

FILED
OFFICE OF THE CITY CLERK
APPROVED AS TO FORM LEGALITY
2005 APR 12 PM 5:20
CITY ATTORNEY

INTRODUCED BY COUNCIL MEMBER _____

ORDINANCE No. 12659 C.M.S.

AN ORDINANCE DESIGNATING THE MALONGA CASQUELOURD ARTS CENTER (HISTORIC NAME: WOMEN'S CITY CLUB, ALICE ARTS CENTER) AT 1426 ALICE STREET AS A LANDMARK PURSUANT TO SECTION 17.102.030 OF THE OAKLAND PLANNING CODE.

WHEREAS, the Landmarks Preservation Advisory Board at its meeting of February 7, 2005, recommended designation of the Malonga Casquelourd Arts Center (Historic Name: Women's city Club, Alice Arts Center) at 1426 Alice Street as a Landmark pursuant to Section 17.102.030 of the Oakland Planning Code; and

WHEREAS, notice of public hearing on this matter was given to the owner of the subject property, the property was posted, and a hearing was held by the City Planning Commission on April 6, 2005; and

WHEREAS, after the hearing, the City Planning Commission voted on April 6, 2005, to recommend landmark designation of the property; and

WHEREAS, the provisions of the California Environmental Quality Act (CEQA) and the guidelines as prescribed by the **Secretary for Resources, as amended, have been satisfied**, and pursuant to Sections 15061(b)(3), 15308, and 15331 of the **California Code of Regulations**, this designation is exempt from CEQA; and

WHEREAS, the City Council has determined that the proposed Landmark has historical and architectural significance as described and presented in the Landmarks Preservation Advisory Board Resolution 2005-3, and is a unique asset to the City; and that for these reasons the Landmark is worthy of preservation; now therefore

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

SECTION 1. The Malonga Casquelourd Arts Center (Historic Name: Women's city Club, Alice Arts Center) at 1426 Alice Street is hereby designated as a Landmark pursuant to Section 17.102.030 of the Oakland Planning Code as described and presented in Landmarks Preservation Advisory Board Resolution 2005-3, 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 LM05-066, 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 Historic District.

SECTION 4. This ordinance complies with the California Environmental Quality Act.

IN COUNCIL, OAKLAND, CALIFORNIA, JUN 07 2005, 20

PASSED BY THE FOLLOWING VOTE:


AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL,
 REID, QUAN, AND PRESIDENT DE LA FUENTE —8

NOES- ϕ

ABSENT- ϕ

ABSTENTION- ϕ

ATTEST:


LaTONDA SIMMONS

City Clerk and Clerk of the Council
Of the City of Oakland, California

RESOLUTION 2005-3
LANDMARKS PRESERVATION ADVISORY BOARD
CITY OF OAKLAND

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 **LM05-066** and the Oakland Landmark Nomination 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:

- is a large and handsome quasi-civic building with a Renaissance Revival facade said by the architects to have been inspired by the Davanzati palace in Florence;
- was designed by the firm of (Chester) Miller & (Carl I.) Warnecke, an active and prominent partnership from 1917 to 1951, famed for Period Revival homes, commercial buildings, and a wide variety of institutional work including the main Oakland Public Library on 14th Street at the lake;
- retains a number of solid and gracious period interiors in its public lobbies and performance spaces;
- is part of an outstanding concentration of club buildings and luxury apartments in the Lakeside area, including the two Scottish Rite temples as well as Miller & Warnecke's Hill-Castle and Tudor Hall Apartments and Business and Professional Women's Club;
- was built in 1927-28 by the Women's City Club of Oakland and the East Bay, originally a consortium of women's clubs acting as financial holding company and general contractor, for a social center, residence, and income property;
- represents the boom in construction of clubhouses for women's organizations in the 1920s after the Nineteenth Amendment nationally recognized women's right to vote;
- represents later 20th century social history in its transition after 1948 to the Moose Lodge, then to a residential hotel, and in the late 1980s to a City-owned theater and arts center; and
- was renamed by the Oakland City Council on June 1, 2004, to honor the memory of Malonga Casquelourd, master drummer, dancer, and teacher who dedicated his life to promoting African culture in the East Bay.

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 17.144.030D of the Oakland Planning Code, action to establish as a Landmark the following:

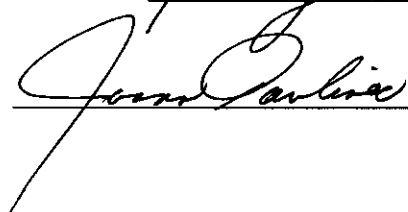
HISTORICAL NAME: Women's City Club, later Alice Arts Center
COMMON NAME: Malonga Casquelourd Arts Center
ADDRESS: 1428 Alice Street
DATE BUILT: 1927-28
ARCHITECT: (Chester) Miller & (Carl I.) Warnecke
ORIGINAL USE: Civic, residential, and commercial (women's club)
PRESENT USE: Civic, residential, and commercial (arts center)
PARCEL NUMBER: 008 0627 024 00

And be it

FURTHER RESOLVED: That this property shall be preserved generally in all its exterior features as existing on the date hereof 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: February 7, 2005

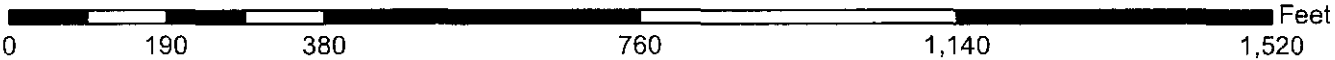
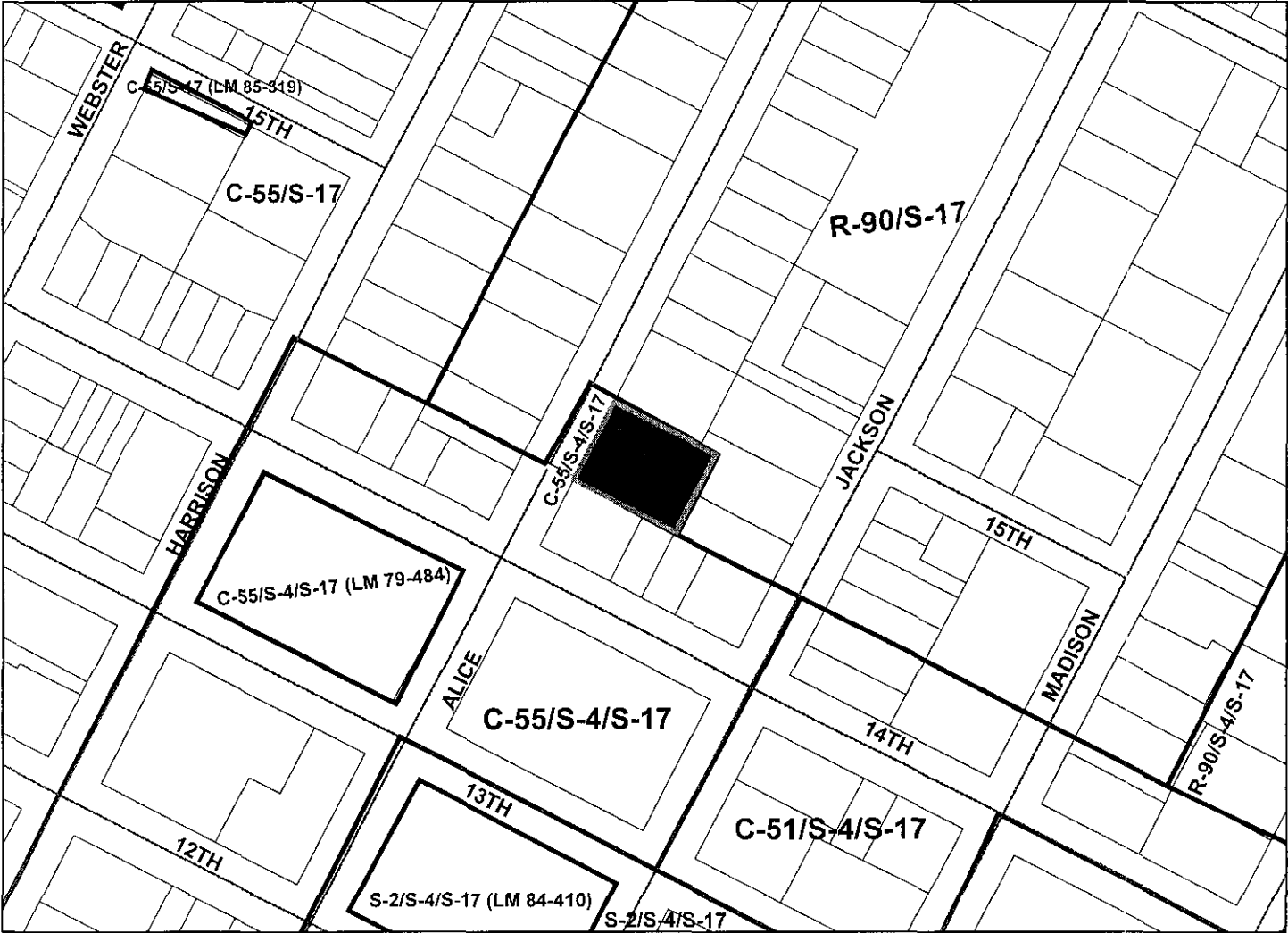
ATTEST: , Secretary

3.	Location: 1426 Alice Street, Malonga Casquelourd Arts Center (Alice Arts Center)
	Proposal: Application to designate 1426 Alice Street as a City of Oakland Landmark
	Owner/Applicant: City of Oakland
	Case File Number: LM05-066
	Planning Permits Required: Landmark Designation
	General Plan: Central Business District
	Zoning: C-55-Central Core Commercial; S-4-Design Review Combining Zone; S-17-Downtown Residential Open Space Combining Zone.
	Environmental Determination: Exempt per Sections 15061(3) and 15331 of the State CEQA Guidelines.
	Historic Status: A1+; Designated Historic Property (Preservation Study List); Local Register of Historical Resources; National Register Status – 3B, appears eligible both individually and as part of a district [Lakeside Apartment District, Area of Primary Importance (API)]
	Service Delivery District: Downtown Metro
	City Council District: 3
	Status: The Landmark Preservation Advisory Board adopted a Resolution to initiate landmark designation, recommended landmark designation to the Planning Commission, and forwarded the landmark initiation to the Planning Commission for public hearing and consideration.
	Action to be Taken: Recommend Landmark Designation and forward to City Council
	Finality of Decision: City Council
	For further information: Contact case planner Joann Pavlinec at (510) 238-6344 or by email at jpavlinec@oaklandnet.com

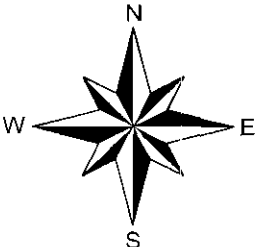
SUMMARY

The nomination of the Malonga Casquelourd Arts Center (Center) was submitted by the Landmarks Preservation Advisory Board. At the August 2003 Landmarks Preservation Advisory Board (LPAB, Board) meeting, the Board selected three city-owned buildings, including the Malonga Casquelourd Arts Center, for potential Landmark Designation. At the October 2003 LPAB meeting, the Board directed staff to move forward with the Landmark process for the Center. Because the Center is a city-owned building, the Board formally notified the City Manager, Mayor, City Council, and the Community and Economic Development Committee by letter and requested their comments. No comments were received on the nomination.

CITY OF OAKLAND PLANNING COMMISSION



Case File: LM05-066
Applicant: City of Oakland
Address: 1426 Alice Street
Zone: C-55 / S-4 / S-17



At the November 3, 2003 meeting the Board reviewed and adopted the Preliminary Evaluation for Landmark Eligibility. At the February 7, 2005 LPAB meeting, the Board reviewed and adopted a Draft Resolution and directed staff to forward the nomination to the Planning Commission for public hearing, after which the Commission may recommend designation to the City Council. Landmark designation is accomplished through adoption of an ordinance by the City Council.

BACKGROUND

Zoning

The Malonga Casquelourd Arts Center is zoned C-55-Central Core Commercial; S-4-Design Review Combining Zone; S-17-Downtown Residential Open Space Combining Zone.

The C-55 zoning designation is intended to preserve and enhance a very high-intensity regional center of employment, shopping, culture, and recreation, and is appropriate to the core of the central district.

The S-4 zoning designation requires design review for any construction or alteration pursuant to the design review procedure in Chapter 17.136.

The S-17 zoning designation is intended to provide open space standards for residential development that are appropriate to the unique density, urban character and historic character of the central business district.

Historical and Architectural Significance

The Center is a Designated Historic Property within the Lakeside Apartment District, Area of Primary Importance. It is on the Preservation Study List, a list of properties that are likely Landmark candidates. The Final rating on the Evaluation Sheet for Landmark Eligibility is 'Aa' – the highest importance, indicating outstanding architectural example and/or extreme historical importance. It also appears eligible both individually and as a part of the district.

As reflected in the evaluation sheet and resolution adopted by the Landmarks Board, the Malonga Casquelourd Arts Center has been found eligible for landmark designation in that it:

- is a large and handsome quasi-civic building with a Renaissance Revival facade *said by the architects to have been inspired by the Davanzati palace in Florence;*
- was designed by the firm of (Chester) Miller & (Carl I.) Warnecke, an active and prominent partnership from 1917 to 1951, famed for Period Revival homes, commercial buildings, and a wide variety of institutional work including the main Oakland Public Library on 14th Street at Lake Merritt;

- retains a number of solid and gracious period interiors in its public lobbies and performance spaces;
- is part of an outstanding concentration of club buildings and luxury apartments in the Lakeside area, including the two Scottish Rite temples as well as Miller & Warnecke's Hill-Castle and Tudor Hall Apartments and Business and Professional Women's Club;
- was built in 1927-28 by the Women's City Club of Oakland and the East Bay, originally a consortium of women's clubs acting as financial holding company and general contractor, for a social center, residence, and income property;
- represents the boom in construction of clubhouses for women's organizations in the 1920s after the Nineteenth Amendment nationally recognized women's right to vote;
- represents later 20th century social history in its transition after 1948 to the Moose Lodge, then to a residential hotel, and in the late 1980s to a City-owned theater and arts center; and
- was renamed by the Oakland City Council on June 1, 2004, to honor the memory of Malonga Casquelourd, master drummer, dancer, and teacher who dedicated his life to promoting African culture in the East Bay.

Effect of Landmark Designation

The Malonga Casquelourd Arts Center is located in the S-4 Design Review combining Zone. In the S-4 zone no building, sign, new secondary unit, or other facility shall be constructed or established, or altered or painted a new color in such a manner as to affect exterior appearance, unless plans for such proposal shall have been approved for design review. The issuance of a demolition permit for any structure or portion thereof may be postponed by the Development Director for not to exceed sixty (60) days from the date of application for such permit (17.102.060). As a Designated Historic Property, the Center is considered a Historical Resource (Policy 3.8, Historic Preservation Element). Per Policy 3.8 complete demolition of a Historical Resource will normally be considered a significant effect that cannot be mitigated to a level less than significant and will, in most cases, require preparation of an Environmental Impact Report.

Most regulations for the proposed landmark status would not change the current status of the Center. Design review of exterior changes (only) would be required, but would be referred to the Landmarks Board. The landmark would be treated as a historic resource for purposes of CEQA review, as it already is. As a landmark, demolition could be delayed up to 240 days, there is a duty to keep it in good repair, it would be eligible to use the State Historical Building Code, and it would be exempt from design review fees (the only direct local monetary incentive currently offered to designated historic properties).

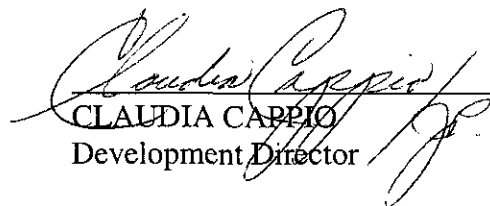
Significant exterior changes to landmark properties are referred to the Landmarks Preservation Advisory Board for recommendations (Section 17.136.040) before the design review application is acted upon by the Development Director or the Planning Commission. Minor exterior changes can be processed administratively by the Development Director, who may seek input from the LPAB, as needed.

For designated landmarks (Section 17.102.030) the design review criteria require “That the proposal will not adversely affect the exterior features of the designated landmark...” and “That the proposal will not adversely affect the special character, interest, or value of the landmark and its site, as viewed both in themselves and in their setting...” unless preserving the landmark is architecturally or economically infeasible.

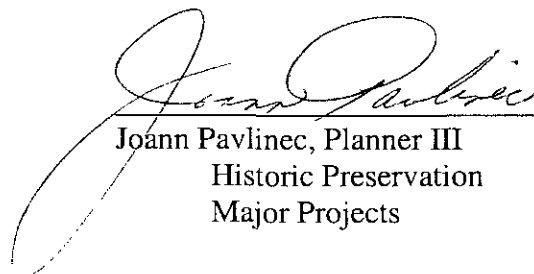
RECOMMENDATION

1. Affirm the environmental determination.
2. Recommend that City Council adopt an ordinance designating the Malonga Casquelourd Arts Center at 1426 Alice Street an Oakland Landmark.

Respectfully submitted:


CLAUDIA CAPPIO
Development Director

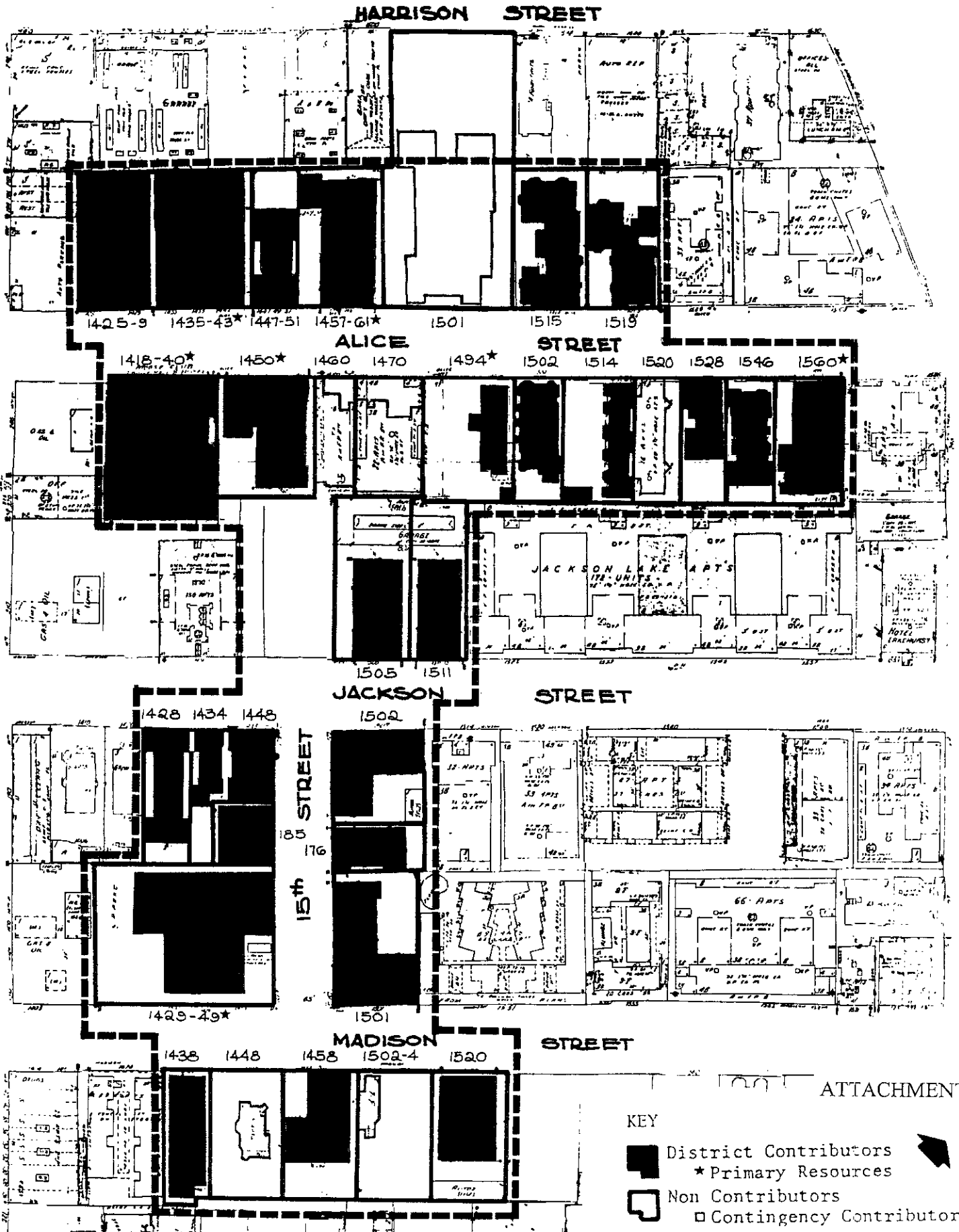
Prepared by:


Joann Pavlinec, Planner III
Historic Preservation
Major Projects

ATTACHMENTS

- A. Map – Lakeside Apartment District API
 - B. Final Evaluation Sheet for Landmark Eligibility
 - C. Final Evaluation Tally Sheet for Landmark Eligibility
 - D. Oakland Landmark Application Form and attached submittals
 - E. Landmarks Board Resolution 2005-3, adopted December 13, 2004
 - F. S-7 and Landmark regulations (Planning Code Sections 17.84.010 and 17.102.030)
- Ref: PlanningCommissionReports-MolongaCasquelourd,AliceArtsCenter

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ATTACHMENT A

- KEY
- District Contributors
 - * Primary Resources
 - Non Contributors
 - Contingency Contributors

**City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY**

Preliminary Final

Address: 1426 Alice Street (1418-40 Alice Street), Oakland CA 94612
Name: Women's City Club of Oakland - Alice Arts Center

12	6	<u>3</u>	0	1. Exterior/Design	
6	<u>3</u>	2	0	2. Interior	
6	3	<u>2</u>	0	3. Construction	
4	<u>2</u>	1	0	4. Designer/Builder	
6	<u>3</u>	2	0	5. Style/Type	
				A. ARCHITECTURE TOTAL (max. 26)	13
30	15	<u>8</u>	0	6. Person/Organization	
30	15	8	<u>0</u>	7. Event	
18	<u>9</u>	5	0	8. Patterns	
8	4	<u>2</u>	0	9. Age	
<u>4</u>	2	1	0	10. Site	
				B. HISTORY TOTAL (max. 60)	23
<u>4</u>	2	1	0	11. Continuity	
14	<u>7</u>	4	0	12. Familiarity	
				C. CONTEXT TOTAL (max. 14)	11
PRELIMINARY TOTAL (Sum of A, B and C) (max. 100)					
-0	-3%	-5%	-10%	13. Condition (From A, B, and C total)	
-0	-25%	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	
				D. INTEGRITY	
ADJUSTED TOTAL (Preliminary total minus Integrity)					47

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

ATTACHMENT C

City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Preliminary Final

Address: 1426 Alice Street (1418-40 Alice Street), Oakland CA 94612
Name: Women's City Club of Oakland - Alice Arts Center

A. ARCHITECTURE

- | | | | | | |
|----|--|---|--|---------------------------------------|----|
| 1. | Exterior/Design: <u>monumental form, rich detailing at entry</u> | E | VG | <input checked="" type="checkbox"/> G | FP |
| 2. | Interior: <u>elaborate auditorium, dining room, vestibules, etc</u> | E | <input checked="" type="checkbox"/> VG | G | FP |
| 3. | Construction: <u>concrete, ornamental stucco</u> | E | VG | <input checked="" type="checkbox"/> G | FP |
| 4. | Designer/Builder: <u>Miller & Warnecke</u> | E | <input checked="" type="checkbox"/> VG | G | FP |
| 5. | Style/Type: <u>fine Mediterranean/Beaux Arts derivative civic building</u> | E | <input checked="" type="checkbox"/> VG | G | FP |

B. HISTORY

- | | | | | | |
|-----|--|---------------------------------------|--|---------------------------------------|--|
| 6. | Person/Organization: <u>Women's City Club (T-IC)</u> | E | VG | <input checked="" type="checkbox"/> G | FP |
| 7. | Event: _____ | E | VG | G | <input checked="" type="checkbox"/> FP |
| 8. | Patterns: <u>early 20th century feminism (P-LC)</u> | E | <input checked="" type="checkbox"/> VG | G | FP |
| 9. | Age: <u>1927-28</u> | E | VG | <input checked="" type="checkbox"/> G | FP |
| 10. | Site: <u>original site</u> | <input checked="" type="checkbox"/> E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|--|---------------------------------------|--|---|----|
| 11. | Continuity: <u>Lakeside Apartment District API, anchor</u> | <input checked="" type="checkbox"/> E | VG | G | FP |
| 12. | Familiarity: <u>prominent for activities; visually prominent on Alice Street</u> | E | <input checked="" type="checkbox"/> VG | G | FP |

D. INTEGRITY

- | | | | | | |
|-----|---|---------------------------------------|---|---|---|
| 13. | Condition: _____ | <input checked="" type="checkbox"/> E | G | F | P |
| 14. | Exterior Alterations: <u>minor to storefronts</u> | <input checked="" type="checkbox"/> E | G | F | P |

Evaluated by: Chris Buckley, 1983; Betty Marvin, 8/12/2003

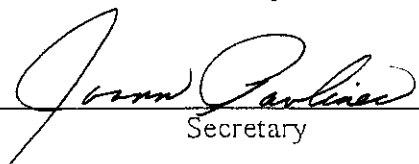
STATUS

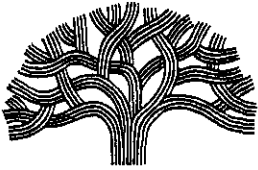
Rating: A

- City Landmark Eligibility: Eligible Not eligible
- National Register Status: Listed In process
- Determined eligible Appears eligible
- Appears ineligible

Site of Opportunity

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of November 3, 2003 (Date)

Attest: 
Secretary ATTACHMENT B



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone. See instructions in "HOW TO COMPLETE OAKLAND LANDMARK AND S-7 PRESERVATION COMBINING ZONE APPLICATION FORM."

1. IDENTIFICATION

A. Historic name if known: Women's City Club, later Alice Arts Center

B. Common Name: Malonga Casquelourd Arts Center

2. ADDRESS/LOCATION

Street and number: 1428 Alice Street, Oakland CA Zip Code: 94612

3. CLASSIFICATION

A. Category

- District
- Building(s)
- Structure
- Site
- Object

D. Present Use (P) and Historic Use (H)

- | | |
|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Museum |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Park |
| <input checked="" type="checkbox"/> Educational | <input type="checkbox"/> Private Residence |
| <input checked="" type="checkbox"/> Entertainment | <input type="checkbox"/> Religious |
| <input type="checkbox"/> Government | <input type="checkbox"/> Scientific |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Military | <input type="checkbox"/> Other (Specify): |

B. Status

- Occupied
- Unoccupied
- Work in progress

E. Number of Resources within Property

- | | |
|--------------------------|-------------------------------------|
| Contributing | Non-contributing |
| <u>1</u> | <input type="checkbox"/> buildings |
| <input type="checkbox"/> | <input type="checkbox"/> sites |
| <input type="checkbox"/> | <input type="checkbox"/> structures |
| <input type="checkbox"/> | <input type="checkbox"/> objects |
| <u>1</u> | <input type="checkbox"/> Total |

C. Accessible

- Yes: restricted
- Yes: unrestricted
- No

F. Application for:

- City Landmark
- Heritage Property
- S-7 District
- S-20 District

4. OWNER OF PROPERTY

Name: City of Oakland

Street and Number: 1 Frank Ogawa Plaza

City: Oakland State: CA Zip Code: 94612

Assessor's Parcel Number: 008 0627 024 00

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal

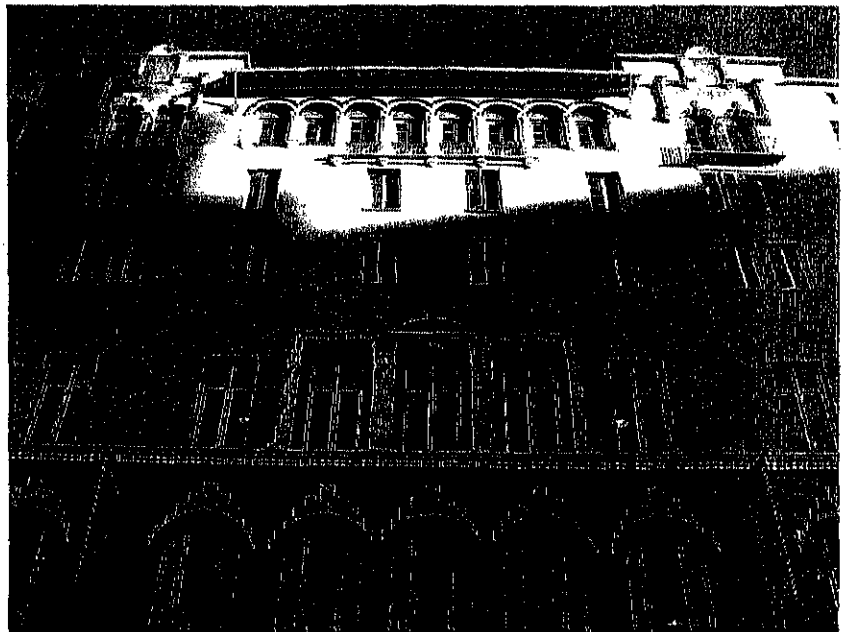
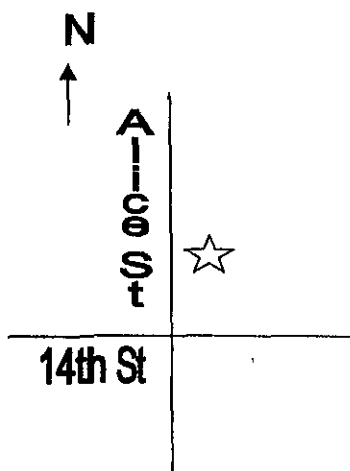
- National Historic Landmark
- Included in National Register of Historic Places
- Determined eligible for inclusion in National Register of Historic Places

B. State

- California Historical Landmark
- California Point of Historic Interest
- State Historic Resources Inventory

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating	Date	Depository
Oakland Cultural Heritage Survey	A1+	1983, 1994	Oakland City Planning Dept.
State Historic Resources Inventory	3S	1985	Office of Historic Preservation, Sacramento



7. DESCRIPTION

- A. Condition: Excellent Deteriorated Good Ruins Fair Unexposed
- B. Alterations: (Check one) Unaltered Altered
- C. Site (Check one) Original Site Moved (Date _____)

D. Style/Type: Mediterranean-Beaux Arts civic building

E. Describe the present and original (if known) physical appearance:

See attached State Historic Resources Inventory form

8. SIGNIFICANCE

- A. Period: Prehistoric Pre-1869 1869-1906 1906-1945 Post-1945
- B. Areas of significance--check and justify below:
- | | |
|--|---|
| <input type="checkbox"/> Archeology-prehistoric | <input type="checkbox"/> Landscape architecture |
| <input type="checkbox"/> Archeology-historic | <input type="checkbox"/> Law |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military |
| <input type="checkbox"/> Art | <input type="checkbox"/> Music |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Communications | <input checked="" type="checkbox"/> Politics/government |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Science |
| <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| <input checked="" type="checkbox"/> Education | <input checked="" type="checkbox"/> Social/humanitarian |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Exploration/settlement | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Invention | |

C. Period of Significance: 1927-28ff

D. Significant dates: 1927-28

E. Builder/Architect/Designer: Miller & Warnecke

F. Significant persons:

G. Statement of Significance (include summary statement of significance as first paragraph):

See attached State Historic Resources Inventory form

9. MAJOR BIBLIOGRAPHICAL REFERENCES

See attached State Historic Resources Inventory form

10. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres): approx. 18,000 sq. ft.

B. UTM References:

USGS Quadrangle Name: Oakland West USGS Quadrangle Scale 1:24,000

A	<u>10</u>	<u>564730</u>	<u>4184020</u>	B	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

C. Verbal boundary description:

Property known as 1428 Alice Street (inclusive addresses 1418-40 Alice Street), APN 008 0627 024 00

11. FORM PREPARED BY

Name/Title: Betty Marvin & Joann Pavlinec, staff

Organization: Oakland Landmarks Preservation Advisory Board Date: December 16, 2004

Street and Number: 250 Frank Ogawa Plaza Suite 3315 Telephone: 510-238-3941

City/Town: Oakland State: CA Zip Code: 94612

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) _____ Recommended _____ Not recommended for landmark/S-7/S-20 designation
Date: _____ Resolution number: _____

(2) _____ Designated as Heritage Property Date: _____

C. Action by City Planning Commission

_____ Recommended _____ Not recommended for landmark/S-7 designation
Date: _____

D. Action by City Council

_____ Designated _____ Not Designated
Date: _____ Ordinance No: _____

Ser. No. _____
HABS _____ HAER _____ NR 3 SHL _____ Loc A1+; SL
UTM: A 10/564730/4184020 B _____
C _____ D _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Alice Club Hotel
2. Historic name: Women's City Club (later Moose Club)
3. Street or rural address: 1418-40 Alice Street
City Oakland Zip 94612 County Alameda
4. Parcel number: 8-627-24
5. Present Owner: Castor, Raymond J. Address: 2332 Harrison Street
City Oakland Zip 94612 Ownership is: Public _____ Private X
6. Present Use: Hotel, theater and Stores Original use: Club and stores

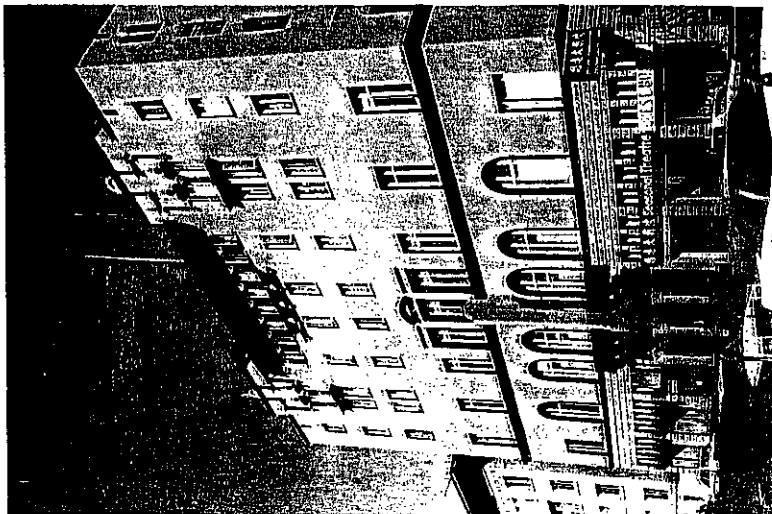
DESCRIPTION

Beaux-Arts Derivative with Mediterranean Renaissance/Baroque

- 7a. Architectural style: ornament.
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Women's City Club is a six-story, mezzanine, basement and attic building of reinforced concrete with a flat roof. It contains stores, a theater, lobby, meeting rooms and hotel rooms. Filling its entire lot, its unornamented south and east (rear) facades are visible due to undeveloped adjacent lots, revealing that the building steps down from its 102-foot-high principal facade to an L-shaped 54-foot section, to the rear auditorium only 36 feet high at the southeast portion. In composition the facade is a symmetrical, two-part block with some ornamentation on top but no differentiated capital. The base consists of the ground floor and mezzanine, surfaced in heavy rustication of stucco wash over concrete. The transitional second floor has stone-patterned scoring of the same material. The shaft surface shows the original concrete forms on the third through sixth floors. All surfaces are painted pale tan with dark brown trim. Belt courses separate base from transition from shaft. The attic features a pair of low, hip-roofed and narrow coquille parapeted towers above the next-to-outside bays, which have extra ornamentation carrying down the line of the towers.

(see continuation page 3)



8. Construction date:
Estimated _____ Factual 1927-8
9. Architect Miller & Warnecke
10. Builder Women's City Club
Co. _____
11. Approx. property size (in feet)
Frontage 120 Depth 153
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1982

13. Condition: Excellent Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Minor to storefronts
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up
Residential Industrial _____ Commercial Other: _____
16. Threats to site: None known Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? Moved? _____ Unknown? _____
18. Related features: 1429 Jackson Street (Hill-Castle Apartments)

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

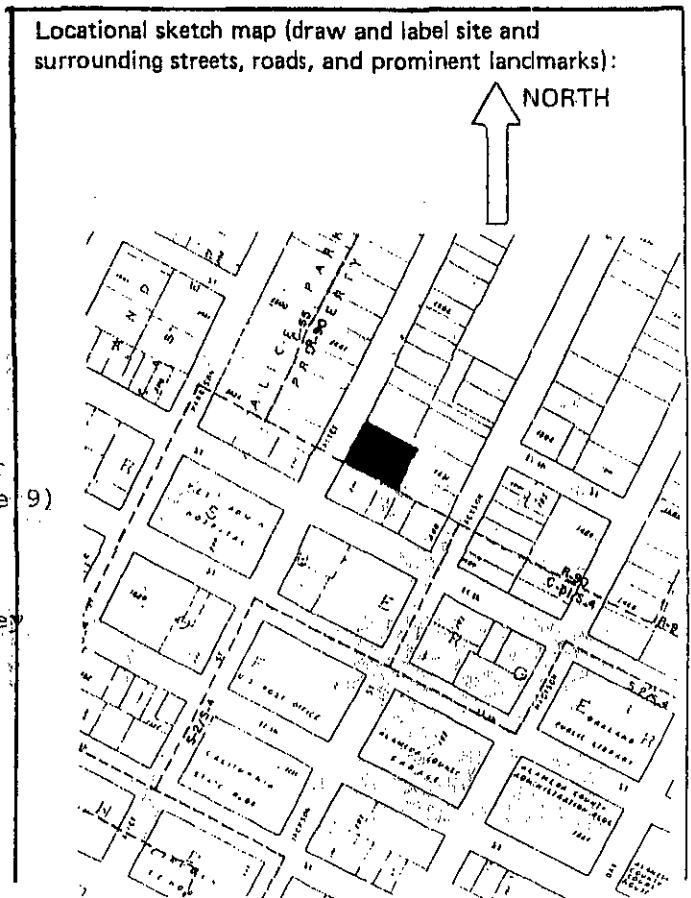
The former Women's City Club Building, erected in 1927-1928, is significant as one of Oakland's most important centers of women's social, political, educational and business activities during the 1920s and 1930s. It is also a major symbol of the increasingly prominent role of women in community and financial affairs during this period which followed women's 1920 achievement of the right and power to vote. The building served as the focus of a new and very successful women's club and also as a central facility for women's groups and other clubs throughout Oakland and the East Bay. Architecturally the structure is significant as a very good example of a large, early twentieth-century club building designed in a Mediterranean Renaissance mode, and as the work of Miller & Warnecke, an important architectural firm.

Six women met on 22 September 1925 to discuss the need for a women's building for Oakland, a central auditorium and meeting place for the various organizations in which women were interested, according to the Oakland Tribune Yearbook, 1929, p.129. That day the plan was formed that resulted in the building, and it was resolved to invite (see continuation page 7)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 2 Arts & Leisure _____
 Economic/Industrial _____ Exploration/Settlement _____
 Government _____ Military _____
 Religion _____ Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates).
 Building permit A29063, issued 31 Aug. 1927, with its plans & specifications
 Oakland Cultural Heritage Survey, "Miller & Warnecke" file (see continuation page 9)

22. Date form prepared April 30, 1983
 By (name) Staff and Consultants
 Organization Oakland Cultural Heritage Survey
 Address: City Planning Dept., City Hall
 City Oakland Zip 94612
 Phone: (415) 273-3941





HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 1418-40 Alice Street

7b. Physical Description (continued from page 1)

The center bays are decorated at several floors. On top the towers sandwich a deeply overhanging roof, which casts a heavy shadow over a sixth-floor pseudo loggia consisting of a doubling of windows surrounded by squat columns, notched arches and a partial balcony. The three central windows on the third floor are differentiated by surrounds, entablatures, and an arched pediment on the center. The second floor center section features a pierced balcony of cast concrete resting on double-stepped consoles. The main building entrance, also centered, is an open vestibule screened by two engaged and two free-standing octagonal columns with modified Corinthian capitals, which support three round-headed arches with bosses on the undersides and voussoirs whose upper edges describe four-centered arches. The vestibule itself has a grilled wrought iron chandelier, a Lombard band cornice and a baseboard of marble matching those of the stores (see below). The original doors from vestibule to lobby have been replaced with aluminum sash, though the broad mullions remain. The ornamental metal grill has been removed from the pointed-arch transom.

The building's base consists of three stores on either side of the vestibule colonnade, and a mezzanine of three small windows over each store and a small ornamental iron balcony that probably continues to exist behind the modern signs. Five of the six stores retain their original copper or bronze show window sash and their bulkheads of black/green marble with white and tan veining.

Most windows are wooden casement type set in deep reveals. Except for the end bays second floor windows on both main (west) and south facades are tall as for a piano nobile, with label-molded arches, transoms, and modillions in an H-shape. Third floor windows are also tall, rectangular, and divided by mullions into four sections each. The top three floors, where hotel rooms are located, have four-light casement windows of ordinary height. They are paired in the next-to-end bays beneath the towers, with exaggerated trefoil arches and hispanic moldings above.

INTERIOR

The interior consists of club rooms on the lower three floors, mezzanine and basement, and hotel rooms on the upper three floors. The club rooms are mostly designed in an early Italian Renaissance mode. Walls and ceilings are mostly plaster, generally textured on the walls. The rooms include several large, originally handsome spaces, most of which have undergone some alteration but which generally retain their most important architectural features. Most of the plaster walls were originally tinted, ⁽¹⁾ but all are now painted. Some of the ceilings were stenciled, but most of them are also now painted. All doors are Philippine mahogany, usually paired with four vertically arranged square panels in each door. Stairs are concrete, usually with ornamented wrought iron rails.

(1) The original specifications for the plasterwork indicate that some of the rooms with multiple finish coats were to have a different tint for each coat. The painting specifications state that the plaster walls in the auditorium, lobbies, and lounge were not to be painted.



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 1418-40 Alice Street

7b. Physical Description (continued from page 3)

The club and hotel are entered through a long, wide lobby, originally called "The Arcade", with low-pitched gable ceiling supported on three wide painted arches. The ceiling is surfaced with wide redwood boards and has exposed purlins, which photographs show were originally stenciled. The floor has large square burnt orange tiles divided by patterned borders into large sections corresponding with the ceiling arches. Grilled hexagonal wrought iron chandeliers hang from the points of the arches. The endmost section of the Arcade, called the "Public Foyer," leads through three sets of double doors with blind tympanums to the Auditorium Foyer on the right. Two matching sets of doors were originally on the left, leading to the "Club Lobby," but have been removed, leaving two open entries. The Public Foyer is similar to the rest of the Arcade, except that the ceiling is flat with exposed girders and joists, all originally stenciled.

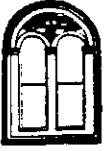
The small square Auditorium Foyer has a groin-vaulted ceiling with another central wrought iron chandelier. Through an open entry with polychrome tile reveal it leads to the Auditorium proper, which extends across the entire rear of the first floor. The 1,000 seat⁽²⁾ Auditorium features an elliptically arched proscenium with splayed border consisting of tripled colonettes with individual Corinthian capitals below tripled archivolts. The proscenium is flanked by angled corner sections, each with a second-level balcony supported on a large console. A corbel table arcade extends across the tops of the walls. The ceiling is divided by paneled cross beams into large square coffers. Beams and coffer infill retain original polychrome stenciling in elaborate designs. Four flat wrought iron chandeliers with amber glass panels hang at the ceiling corners. Designed for a wide range of entertainments, the Auditorium has a 26-foot deep stage with an orchestra pit underneath (Bayreuth fashion), a fly gallery above, spotlight and projection booth at the rear, and dressing room in the basement. All hangings have been removed.

The square, two-level Club Lobby has a quarter-turn concrete stairway on the right side set within a two-bay open arcade. A projecting second level balcony with wrought iron rail is suspended from the ceiling on wrought iron rods. Below it two left-hand openings have paired steel elevator doors with stippled green and black baked enamel finish. The right opening leads to a short foyer, office and basement stairway. The stained redwood ceiling is divided into small square coffers. Suspended from the center is an unusual and elaborate wrought iron and amber glass chandelier.

The second floor front elevation is devoted to the large former Dining Room (now Panel Room) and the smaller Dining Room Foyer or Italian Room (now a bar). To the rear are a private dining room (Gold Room, now a banquet room) and the kitchen. The Dining Room, Italian Room and Gold Room were designed to be converted into a single large banquet space. All three rooms originally had separate entrances from the stairs and elevator lobby, but the Dining Room entrance has been closed off. The Dining Room was designed also as a ballroom, for which it has a spring-loaded maple floor, said by the present management to be the only one surviving in Oakland. The originally stenciled concrete ceiling has been covered over, by acoustic panels on the joists and paint on the girders. Six grilled wrought iron chandeliers in two designs hang from the ceiling. Above the entry is an arcaded balcony. The two inner walls

(see continuation page 6)

(2) Oakland Tribune Yearbook, 1929: p. 129. However, a hand-written calculation on the plans puts the number of seats at 1,261.



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 1418-40 Alice Street



277-1 Entrance detail,
1418-40 Alice St., 7-7-82



277-2 Window & Balcony Detail,
1418-40 Alice St., 7-7-82



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 1418-40 Alice Street

7b. Physical Description (continued from page 4)

were pierced by randomly spaced circular patterned windows with leaded glass, which are now painted or covered over or removed. The two-level Italian Room has a full-height fireplace on the north wall, with monumental cast plaster mantel and tapered chimney. Windows in the front wall have been covered over for the addition of a Moderne style mahogany bar with brass footrails. The single-level Gold Room was originally distinguished by lavish use of gilt mirrors, now removed. The second floor mezzanine is another former assembly room, now a bar, above the Gold Room and kitchen. It now contains a very long L-shaped oak bar of a distinctive undulating streamlined design with widely spaced flutes. Since the Club was constructed during Prohibition, bars had to be added later.

On the third floor a large lounge and library occupy the front elevation, a suite of President's, Directors' and Secretary's Rooms fill the northwest corner, and a Silent Room, Solarium and Tea Room go along the rear. The Solarium and Lounge were originally treated as an essentially single, sunlit space with large windows on opposite sides, divided by a three-bay arcade and by two brick steps up to the higher-level Solarium. Now the arcade has been filled in and doors added, probably the ones that originally joined the Public Foyer and Club Lobby on the first floor. The large rectangular Lounge, now the ballroom, has a fireplace on its south wall with elaborate plaster mantel flanked by wrought iron sconces. The ceiling is a series of transverse elliptical barrel vaults. The room is still very well lit from a series of five large croissette windows along the west side. Along the east side of the Solarium (now the Ballroom Vestibule), a smaller rectangular space, there are three fanlighted French doors leading to an arcaded loggia overlooking the Auditorium roof, which was originally used as a garden with fountain and tennis court. The ceiling has large rectangular and square coffers, the center one with a skylight. The floor is dark red tile, matching the dark red brick steps leading to the Lounge. There are wrought iron wall sconces. Two doorways in the Solarium's south wall lead to the Tea Room, square in plan with groin-vaulted ceiling and circular skylight. The Tea Room overlooks the roof through a modified Palladian window treatment of fanlighted French doors and tall windows. Off the original Lounge is the Library (now the Lounge), which has quartered mahogany walls and book shelves on two sides. The chamfered northeast (inner) corner has an elaborate fireplace bordered by cream colored cast stone and carved mahogany. At the east end of the elevator lobby, the former Silent Room, where members went to rest (now a Laundry), is a square space with paneling its full height. A Committee Room and stair landing against the north wall form the third floor mezzanine.

The fourth, fifth and sixth floors consist of 75 hotel rooms served by an L-shaped double-loaded corridor. Most rooms have private or shared baths. All retain their original wooden entry doors.

The basement contains the orchestra pit to the Auditorium, dressing rooms, a 60' by 20' swimming pool, an exercise room, a locker room and utility areas. Surfaces are mostly plain concrete. The swimming pool is bordered by a band of glazed tiles with poly-chrome low relief wave pattern.



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 1418-40 Alice Street

19. Historical and/or Architectural Importance (continued from page 2)

participation by all women's clubs in Oakland. Eleven groups were represented at the next meeting, on 13 October 1925. The original committee presented and the whole group approved the idea of a building to be, itself, a new women's club, to be headquarters for other clubs, to produce income for its own maintenance, and to provide private living space for individual members. The Club's motto was "United for Service," later inscribed and still visible on the cornerstone. Thus was inaugurated a drive both for funds to erect an ideal women's facility and for memberships in an as-yet-unborn social club. The first president was Ida E. Hill, wife of the real estate entrepreneur Henry G. Hill who was later to commission from the club's architects the Hill-Castle Apartments behind the Club (see SHRI form for 1431 Jackson). Dr. Aurelia Henry Reinhardt, president of Mills College, accepted the honorary presidency. A creative financial plan was projected.

Less than a year and a half after that first committee meeting, the double drive produced visible effects. The Alice Street site purchase was announced on 12 Feb. 1927 (Oakland Tribune, 13 Feb. 1927). On the 27th of the same month there was incorporated the "Women's City Club Company," a seven-member financial holding company intended to be self-liquidating, created to take all responsibility for construction of the building (The Magazine of the Women's City Club, May 1928: p. 7). "The Women's City Club of Oakland and the East Bay," incorporated 1 June 1927, was to become the actual social club itself. Each club member was required to buy one or more \$25, \$50, or \$75 shares in the financial holding company and to donate it or them to the social club, which would thus eventually own all the stock of the financial holding company, which could then dissolve. The seven women who shouldered this \$600,000 responsibility were Ida Hill, Nannie Kramer (Mrs. Peter), Meriell Holmes (Mrs. E. Clarence), Inez Boren (Mrs. Frank), Rose Burckhalter (Mrs. F.L.) and Amy Thurston. An Advisory Board of twelve men included prominent Oakland retailers and realtors probably helpful in obtaining the financing.

The building committee consisted of Mmes. Hill, Boren, Burckhalter, Kramer and Holmes of the holding company, plus Mrs. Harriett A. Haas, Mrs. George A. Riggs and Mrs. W.W. Robson. Their names appeared in the Oakland Tribune on 10 May 1927, along with committee-approved interior and exterior elevations by the architects Miller & Warnecke. An earlier variant of the facade, with a seventh-floor lanai instead of the towers, had been printed in the Tribune on 21 Feb. 1927, but the women kept emphasizing to each other the importance of not changing their minds once a design had been agreed upon. In the May article Ida Hill promised a groundbreaking as soon as the club should have 2,000 members, a goal already more than three-fourths achieved. The groundbreaking came on 12 October 1927. On 6 June 1928, the San Francisco Chronicle published a photograph of the exterior almost complete, in time for the cornerstone-laying on 8 June. Dedication ceremonies were held on 12 September 1928.

Building permit A29063, issued 31 August 1927, shows that the Women's City Club Company (the holding company) acted as its own contractor. Construction was estimated to cost \$350,000. The final investment, including land and furnishings, was almost \$750,000 (Oakland Tribune Yearbook, 1932: p. 105).

By completion of the building, Hill gave up the Club presidency to Burckhalter, staying on as holding company president and taking the new task of building manager.



Street or rural address: 1418-40 Alice Street

19. Historical and/or Architectural Importance (continued from page 7)

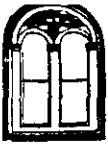
In the first year Club memberships reached 4,000 (Oakland Tribune Yearbook, 1931: p. 91).

The 1930 Oakland Tribune Yearbook, pp. 105-107, indicates that the early years of the club were especially successful. The building was described as "an important factor in community life" and as "the physical expression of a great ideal." During 1929 the total Club indebtedness was reduced by \$105,000, a national record at the time for women in business finance. Income from the building actually supported 89% of its maintenance cost. During 1929 96,000 people had visited the theater, and the dining room served 144,000 meals. Hotel occupancy averaged 68 of the 75 rooms, 60 of them permanent residents. Staff totaled 73 employees. Women's organizations using the building for meetings included the Oakland Council of PTA, Big Sisters of Alameda County, the Alameda County Federation of Women's Club, Council of Jewish Juniors, Alameda County Birth Control League and the Oakland Opera Lecture Club. The building was also used for meetings by nine men's clubs. During 1929 seven state or national conventions were held at the Club. The Women's City Club also formed its own subgroups variously directed to younger members, professional and business women, out of town members, gardeners and those interested in drama and music. Educational activities included classes in law, parliamentary procedure, bridge, public speaking and French. An Art Gallery created in May 1929 was closely affiliated with the Oakland Art Gallery, the Mills College Art Gallery and the Berkeley Art Museum. Weekly events included concerts, bridge parties, drama teas and bridge dinners.

The Women's City Club was a major element in the early twentieth-century development of the surrounding Lakeside Neighborhood, the triangular area roughly bounded by 14th Street, Harrison Street and Lake Merritt, into one of Oakland's leading social and entertainment centers. The most important and one of the earliest was the 1910-12 Hotel Oakland, located diagonally across 14th Street from the Club and one of the grandest hostelries on the west coast (see SHRI and National Register of Historic Places nomination form, 250-98 13th Street). Other major elements were the 1908 Scottish Rite Temple at 1425-1429 Madison Street/155-15th Street and its 1925-1926 successor, the present Scottish Rite Temple at 1443-1447 Lakeside Drive (see SHRI forms). The area's prestigious social atmosphere was further enhanced by the construction during the 1920s and early 1930s of several large luxury apartment buildings (see SHRI forms for 200 and 244 Lakeside Drive) and apartment hotels, such as the Hill-Castle, located directly behind the City Club. Much of this neighborhood is now contained in the Lakeside Apartment Historic District (see SHRI form) of which the Women's City Club forms an important southern anchor.

Both the Hill-Castle Apartments and the Women's City Club were designed by Miller & Warnecke, an architectural partnership organized in 1917 and disbanded in 1951 upon the senior partner's retirement. Chester H. Miller began independent practice in 1911 after education in the Oakland public schools and by apprenticeship; he assisted a structural engineer for two years and then passed the state architectural examination. The Architect and Engineer illustrated his Franklin Theater and Nelson Apartments in Oakland, and some residences in Stockton and Santa Cruz. Carl I. Warnecke (1891-1971) had a more formal education, beginning with apprenticeship under San Francisco architect Loring P. Rixford. In night school he studied mechanical drawing and later Beaux Arts architecture in Arthur Brown Jr.'s atelier sponsored by the San Francisco

(see continuation page 9)



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 1418-40 Alice Street

19. Historical and/or Architectural Importance (continued from page 8)

Architectural Club. From 1911 to 1912 Warnecke worked for the company that produced the 1915 Panama Pacific International Exposition, then for Arthur Brown, Jr. He did charcoal drawings on the Palace of Fine Arts for Bernard Maybeck. In 1914 Warnecke passed the entrance exam for the Ecole Des Beaux Arts in Paris and began to study there, but World War I's commencement ended his education. He then worked for Miller before becoming a partner.

The Miller & Warnecke firm exercised influence on the architectural world for a long time, beginning with its wide variety of structures and styles in the 1920s, enduring with grim tenacity through the Depression of the 1930s and the war years of the 1940s, and continuing with the 1949-1951 Art Moderne Oakland Public Library. Their apartments in addition to the Hill-Castle included the Tudor Hall and the Prince George (see SHRI forms for 150 - 17th Street and 1428 Jackson Street). Their survival work in the 1930s included small commercial structures such as Safeco on 15th Street and the Edy Candy Company (see SHRI form for 3272-3276 Lakeshore). Their residential work displayed a wide variety of styles: Tudor, Spanish Colonial, Georgian, bungalow. In 1938 the firm was appointed to design some public housing projects in Oakland. Under World War II contracts they participated in the design of housing units, cafeterias, piers and docks, military installations, recreation, administration and infirmary units.

After Miller's retirement in 1951, Warnecke took as partner his son John Carl Warnecke, who gradually assumed control of the firm. The son's firm has achieved an enviable record of important structures in San Francisco, on the Berkeley campus and elsewhere.

Miller & Warnecke's Business and Professional Women's Club Building of 1924 (see SHRI form for 1600-1608 Webster Street) shows interesting parallels and contrasts with their Women's City Club of 1927-1928. The buildings contrast in style: Georgian Colonial Revival v. Beaux Arts Derivative with Mediterranean ornament; in size: three stories v. six; and in budget: \$40,000 v. \$350,000. However the Webster Street club building seems to have been the other's prototype in its mixture of ground-floor stores, upper offices and rear auditorium with club functions; in its significance as a milestone in the women's movement; and in its ownership and contracting by the "Women's Holding Corporation." The fact that the Women's City Club organizers described their financing organization as a "holding corporation" indicates Mrs. Hill and her co-directors were copying the earlier, smaller organization. It is significant that they chose the same architects.

Miller & Warnecke claimed the Women's City Club design was inspired by the 14th-century Florentine palace of the Davanzati family, that has a 15th-century loggia on top (The Magazine of the Women's City Club, Oct. 1928: p.32, and Oakland Tribune Yearbook, 1931: p.91). The principal borrowings seem to have been the progression from heavy rustication on the ground floor, through scoring on the second, to a nearly smooth wall surface above; the use of an overhanging roof and loggia-like elements on the top floors; and the entry pairing of round-headed and four-centered arches. The original elevation published in the Tribune 21 Feb. 1927 had a loggia much more like that of the Davanzatis.

(see continuation page 10)

Street or rural address: 1418-40 Alice Street19. Historical and/or Architectural Importance (continued from page 9)

In June 1939 the Women's City Club building was sold to real estate operators George E. Austin and Harry Krieger, who had previously purchased the Mill Castle Apartment Hotel and intended to combine the two properties into a single large hotel with 371 rooms, the only hotel in northern California with a ballroom, swimming pool and theater (Oakland Tribune, 18 June 1939). In spite of the sale, the Club continued to occupy the same spaces and carry on its usual programs; it continued to be listed in Oakland Telephone Books until 1948, but it now has ceased to exist. In 1948 the premises were first listed as occupied by the Moose Lodge. Much of the interior redecoration and remodeling appears to have occurred at the time of the change. The Lodge has also since departed. Today most of the former club rooms are not used, although dances are still held in the ballroom/dining room, and the Auditorium has been leased to motion picture operators. The hotel continues as a commercial operation.

21. Sources (continued from page 2)

Oakland Tribune Yearbook, 1929: 129; 1930: 105-107;
1931: 91-92; 1932: 105

The Magazine of the Women's City Club, May 1928: 7;
Oct. 1928: 29-75

Newspaper articles as cited in items 7b and 19:

Oakland Tribune 21 Feb. 1927; 10 May 1927; 11 Mar 1928;
18 June 1939

Oakland Times 13 Oct. 1927; 13 Mar 1928

San Francisco Chronicle, 5 June 1928



296-2A THEATER
1418-40 Alice St.,
6-20-84



■ KING ESTATES UPDATE

The King Estates Neighborhood Association, Oak Knoll Neighborhood Improvement Association, and Crest Avenue Neighborhood Association have united in opposition to a planned unit development on open space known as King Estates, west of Highway 580 near Keller Avenue (see OHA News, Winter, 1989). Much of the development was to be on 18.3 acres owned by the City of Oakland. That property was acquired in 1956 for development as a park, but was never formally dedicated. An adjacent 58 acres, owned by the Trust for Public Land, was also part of the proposed planned unit development site. Much of this larger acreage has steep slopes and landslide activity which inhibit development. Both parcels together form a splendid natural open space of grassy knolls which residents hope to preserve.

Last November the development option which the Urban Housing Institute held on the city-owned land expired. At that time the neighborhood associations moved for formal dedication of the parkland, gaining support from the Elmhurst Community Development District Board. In March the Oakland Parks and Recreation Advisory Commission, with the support of staff, recommended to the Oakland City Council that the city-owned open space be dedicated and preserved by the City as natural parkland. Councilors Bazile and Gilmore, representing southeast Oakland, have endorsed that recommendation and on April 4 the Council committee that reviews community services recommended the dedication to the City Council, including a rezoning and General Plan amendment.

The King Estates Park issue now goes to

the City Planning Department and Planning Commission as well as to the City Council. Support for preservation of the parkland as natural open space can be directed to the Oakland City Planning Commission, Mayor Lionel Wilson, and members of the Council.

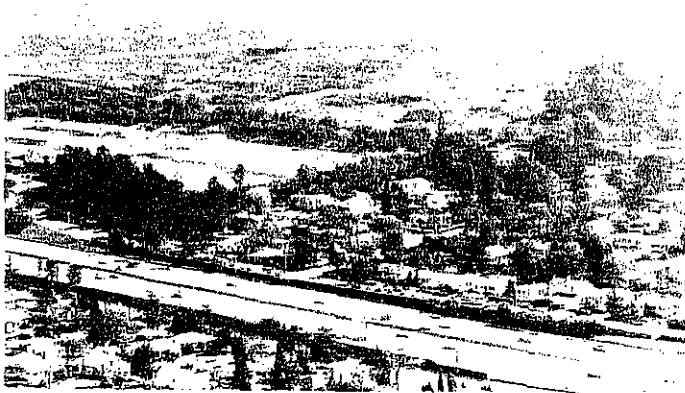
--Robert Seymoure & Barbara Sutherland

■ ALICE ARTS CENTER

In April city officials took a big step toward creating a cultural arts center for Oakland when they allocated nearly \$6 million for work on the Alice Arts Center. Formerly the Alice Club Hotel, the six-story Mediterranean style building erected in 1927-28 is located at Alice and 14th Street in a neighborhood of other distinctive lakeside apartment buildings. Redevelopment agency members (city councilors in their alternate role) voted 5-0 to add \$6 million to the \$2.9 million allocated in 1986 which enabled the city to buy the building and perform initial renovation. The Cultural Arts Division, headed by Mary Anne Hedderson, and mandated to oversee and coordinate arts activity in Oakland, has offices in the building. Other major arts tenants include Oakland Ensemble Theatre and CitiCentre Dance Theatre. Mary Anne Hedderson's presentation to the Redevelopment Agency made the point that rehabilitating the Alice Hotel at \$83 per square foot is far cheaper than building a new arts center, estimated at \$200 per square foot.

The Alice Hotel was originally the Oakland Women's City Club and was designed by Miller and Warnecke, an influential architectural firm in the East Bay for over 40 years. The design for the Women's City Club was said to have been inspired by the 14th century Florentine palace of the Davanzati family. Its rusticated ground floor, overhanging eaves, round-headed arches, and top floor loggia certainly evoke images of a Renaissance palazzo.

The Women's City Club was a major element in the development of the surrounding Lakeside neighborhood, the triangular area between 14th Street, Harrison, and Lake Merritt, into one of Oakland's leading social and entertainment centers. The tone was set by the 1910-12 Hotel Oakland, located diagonally across 14th Street from the Club and once one of the grandest hostel-



View across freeway to King Estates shows its strategic location as urban open space. (Phil Bellman)

How New Women's City Club Will Look

Here is a reproduction of the architect's sketch of the new Oakland Women's City club, which local women propose to build in Alice street, north of Fourteenth street, and in which women's activities of the city will be concentrated. The type of architecture proposed is largely Italian and this style will prevail throughout the building, a six-story structure.



Drawing by Miller and Warnecke for Women's City Club, published in Tribune, Feb. 21, 1927. Auditorium, roof garden, shops, and committee rooms now adapt well to arts use.

ries on the west coast. Other centers of activity were the two Scottish Rite temples in the 1400 blocks of Madison Street and Lakeside Drive. The area's prestigious atmosphere was enhanced in the 1920s and 30s by the construction of several large luxury apartment buildings and apartment hotels such as the Hill-Castle, located directly behind the City Club. Much of this neighborhood is contained in the Lakeside Apartment Historic District identified by the Oakland Cultural Heritage Survey. The Women's City Club is an important southern anchor of the district.

The Survey's Historic Resources Inventory cites the City Club's significance "as one of Oakland's most important centers of women's social, political, educational and business activities during the 1920s and 1930s. It is also a major symbol of the increasingly prominent role of women in community and financial affairs during this

period which followed women's 1920 achievement of the right and power to vote. The building served as the central facility for women's groups throughout Oakland and the East Bay."

Now that further funds have been allocated, plans can go forward for structural rehabilitation, electrical work, plumbing, heating and ventilation, and constructing soundproof rehearsal and performance spaces. When completed in 1990, the center will provide office, rehearsal, and performing space for dance, theater, and music organizations. Hedderson's report to the Redevelopment Agency states: "Support for the arts in Oakland, particularly in the central district, is a community need and a very important bond to the community and development of the center district."

This trend of locating arts centers in historic buildings downtown is taking place nationwide. A recent issue of the National Trust publication Preservation Forum points out how "revitalization ties it all together, first by renovating and preserving architecturally significant buildings, then by recruiting local artists and organizing events that will attract residents and tourists downtown."

"It's working, folks," Benny Sato Ambush, director of the Oakland Ensemble Theatre, told the Tribune. "The Alice Arts Center is working. You go down there on a weekend and people are streaming in and out." Funding the Alice Arts Center has placed Oakland in the mainstream of this revitalization trend.

--Annalee Allen

■ WESTERN AEROSPACE MUSEUM

The Western Aerospace Museum has moved into a larger former hangar, Building 621 at Oakland Airport's historic North Field. This was built in 1940 by Boeing School of Aeronautics, then a division of United Air Lines, as an Army Air Corps aviation mechanics school. It will allow the museum to house and display 10 to 12 airplanes-- something that has not been possible before (they have turned down several over the past two years). Museum membership is \$25 a year, and the museum needs volunteers every weekend to clean, paint, create exhibits, and serve as docents. The Museum's mailing address is Box 11332, Oakland 94611, or contact president Ronald Reuther, 644-8031.

TIMECAPSULE

Oakland regains creative center

By Steven LaVoie

TODAY'S open house at the newly renovated Alice Arts Center in downtown Oakland celebrates more than a new place to appreciate East Bay culture. It marks a venerable landmark's return to its roots as a gathering place for the East Bay's creative energies.

The festivities will also recognize the triumphs of two outstanding Oakland architectural firms — one that gave the building its original Florentine flair and another that helped the place meet the needs of contemporary audiences.

In the late 1920s, the firm Miller and Warnecke designed the Alice Street facility for the Women's City Club of the East Bay — a union of the East Bay's most effective women's organizations. Two generations later, the modern-day firm Hansen-Murakami-Eshima, battled seemingly insurmountable obstacles to bring new life to the old clubhouse — and renew Miller and Warnecke's design and the dream of East Bay women of the 1920s for a multi-use center of culture in central Oakland.

Dedicated in 1929, the Women's City Club soon became a cornerstone for one of the Bay Area's fastest growing and most beautiful neighborhoods — the Lakeside District.

Partners Chester H. Miller, an Oakland native, and Carl I. Warnecke, raised in San Francisco, teamed up in 1917 to form Oakland's longest operating architectural firm and arguably its most successful.

Before Miller's ill-health forced him to retire in 1950, the firm he co-founded had designed many of the East Bay's most prominent structures. In the Lakeside District alone, Miller and Warnecke buildings include the Hill Castle Apartments, Tudor Hall at 150 17th Street, The Prince George, now Marvin Gardens, at 1428 Jackson Street, and the classic Art Moderne-style Oakland main public library. Their other buildings in-



The Women's City Club was built as a place for women to gather.

decorated Castlemont High School in East Oakland, San Leandro High School, and Mulford and LeConte Halls on the UC-Berkeley campus.

The Women's City Club chose Miller & Warnecke after seeing the firm's first women's club project — the Georgian style brick Business and Professional Women's Club at 1600-08 Webster Street, built in 1924 and since converted to apartments.

The suffrage movement had succeeded in winning women the right to vote in 1922. That right quickly swelled the ranks of East Bay women active in community service and politics.

Women saw the need to coordinate their efforts and the Women's City Club was formed in 1925. Its motto: "United for Service." The building the club

meeting place for women's groups throughout the Bay Area, for little theater and for special events.

Smart boutiques filled the ground level of the club, along Alice Street. Seven national conventions held at the club in its first year of existence could use three dining rooms, a lounge, a library, card rooms, a solarium, tennis courts, a swimming pool and 75 guestrooms. Smoking cigarettes had recently become acceptable for upright, fashionable women in 1929. Miller & Warnecke included "a room designed especially for the feminine devotees of Lady Nicotine" as an Oakland Tribune writer described it in 1929.

A theater is central to the building, designed originally to seat 900 people for lectures and performances. Its stages quickly became headquarters for

actors, playwrights and directors to hone their skills before making runs on Broadway or Hollywood. The first foreign films to reach the East Bay were shown in the theater and no less than a dozen drama troupes found friendly audiences at the City Club.

One veteran of the Alice Street stage reached glory on Broadway. Piedmont native John Glines, producer of the Tony-award winning "Torch Song Trilogy," founded the Comedy Theater in 1956, when the Women's City Club building was known as the Paris Theater and Glines was known as John Owen. Comedy Theater failed to complete its first season and Glines, who found Piedmont "stultifying," headed for New York City. His little theater would be the last residents of the Alice Street stage until 1985, when the Oakland Ensemble Theater moved in. The OET led the battle to obtain city help upgrading its aging home.

Lorna Dare of Hansen-Murakami-Eshima, lead architect for the city-sponsored renovation of the Alice Arts Center, took extreme care preserving the building's original appeal. Miller & Warnecke found inspiration for their original design from the Davangati Palace, a Renaissance-era building in Florence, Italy. Despite serious seismic safety problems as well as damage from the Loma Prieta earthquake of 1989, Dare managed to preserve the structure's original Florentine flourishes. Other problems, such as poor sight lines in the theater and ambient noise from other parts of the building made the renovation project a major undertaking.

For many years to come, Bay Area performing arts will benefit from a unique collaboration between architects from two eras and activists of different times who shared a similar vision: to make a place in Oakland for culture to thrive.

Time Capsule is a regular Sunday feature in the Ideas and Opinions section. If you have comments or suggest please leave a message Street 1-415-763-6161

Ensemble Theater finds new home

Oakland Ensemble Theater presents "The Meeting" by playwright Jeff Stetsons, opening Friday at the landmark Alice Arts Center, 1428 Alice St. The production runs through Jan. 24.

The Meeting depicts a hypothetical encounter between Malcolm X and Martin Luther King Jr. and explores the philosophic tenets of both civil rights giants.

Funded in 1974 by actor-director Ron Stacks Thompson, OET's first home was the ballroom of the Ginn mansion on 13th Street, just west of Martin Luther King Jr. Way (then known as Old Grove Street).

For more than a decade OET mounted critically acclaimed productions in the time-worn, three-story former residence, paying \$1 rent per year to its landlord — the city's Redevelopment Agency.

The Ginn, designed in the Arts and Crafts style in 1890 by architect A. Page Brown, belonged first to book publisher Frederick Burrell Ginn and later to a men's fraternal organization known as the Nile Club. In 1911, club members built a theater addition joined to the original building by a passageway.

By 1985, the Redevelopment Agency would impact OET's future greatly. The agency's Preservation Park project called for the renovation of 16 Victorian-era houses — including the Ginn. Several other unoccupied 19th century houses were moved from the path of the I-980 freeway connector then under construction, and assembled to form a re-created neighborhood.

The interiors were reconfigured into office suites for "market rate" paying tenants.

Once the Preservation Park project got under way, OET was forced to look for other quarters.

Across town, the aging Alice Hotel proved promising. It too had an interesting history and presented opportunities for adaptive reuse. The six-story structure contained a mezzanine, lobby, basement swimming pool,



1-10-99

The landmark Alice Arts Center is the site of an Oakland Ensemble Theater production.

NICK LAMMERS — Staff



LANDMARKS

rooftop tennis courts, meeting rooms, lounges, dining hall, solarium, hotel rooms and a theater.

The Redevelopment Agency financed a total renovation of the complex after acquiring the property in 1984. After cost overruns and setbacks caused by the Loma Prieta earthquake, OET and several other arts organizations finally were able to take up residence there in January 1993.

The Tribune archives reveal the landmark's previous heyday was in the 1930s when it was the center of East Bay women's activities. A staff of 70 looked to the

needs of dozens of organizations, including the Oakland Council of PTAs, Big Sisters of Alameda County, Council of Jewish Juniors and the Alameda County Birth Control League.

Classes offered included law, public speaking, French and parliamentary procedure. Concerts, bridge parties, "drama teas" and art openings were held weekly.

Researchers determined the building's design was inspired by the 14th century Davanzati Palace in Florence. Its rusticated ground floor, overhanging eaves, rounded arches and top floor loggia certainly evoke images of a Renaissance palazzo.

To learn more about OET's current production, tune in Thursday at 9 p.m. for KTOP Channel 10's "Culture Chat." OET artistic director Helena Joyce-Wright and actor Michael Lange will be interviewed.

General admission is \$15, seniors and students are \$10; group rates are available. For more information call (510) 763-7774.

RESOLUTION 2005-3
LANDMARKS PRESERVATION ADVISORY BOARD
CITY OF OAKLAND

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 **LM05-066** and the Oakland Landmark Nomination 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:

- is a large and handsome quasi-civic building with a Renaissance Revival facade said by the architects to have been inspired by the Davanzati palace in Florence;
- was designed by the firm of (Chester) Miller & (Carl I.) Warnecke, an active and prominent partnership from 1917 to 1951, famed for Period Revival homes, commercial buildings, and a wide variety of institutional work including the main Oakland Public Library on 14th Street at the lake;
- retains a number of solid and gracious period interiors in its public lobbies and performance spaces;
- is part of an outstanding concentration of club buildings and luxury apartments in the Lakeside area, including the two Scottish Rite temples as well as Miller & Warnecke's Hill-Castle and Tudor Hall Apartments and Business and Professional Women's Club;
- was built in 1927-28 by the Women's City Club of Oakland and the East Bay, originally a consortium of women's clubs acting as financial holding company and general contractor, for a social center, residence, and income property;
- represents the boom in construction of clubhouses for women's organizations in the 1920s after the Nineteenth Amendment nationally recognized women's right to vote;
- represents later 20th century social history in its transition after 1948 to the Moose Lodge, then to a residential hotel, and in the late 1980s to a City-owned theater and arts center; and
- was renamed by the Oakland City Council on June 1, 2004, to honor the memory of Malonga Casquelourd, master drummer, dancer, and teacher who dedicated his life to promoting African culture in the East Bay.

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 17.144.030D of the Oakland Planning Code, action to establish as a Landmark the following:

HISTORICAL NAME: Women's City Club, later Alice Arts Center
COMMON NAME: Malonga Casquelourd Arts Center
ADDRESS: 1428 Alice Street
DATE BUILT: 1927-28
ARCHITECT: (Chester) Miller & (Carl I.) Warnecke
ORIGINAL USE: Civic, residential, and commercial (women's club)
PRESENT USE: Civic, residential, and commercial (arts center)
PARCEL NUMBER: 008 0627 024 00

And be it

FURTHER RESOLVED: That this property shall be preserved generally in all its exterior features as existing on the date hereof or may be modified to restore, replicate, or more closely resemble its original of 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: February 7, 2005

ATTEST: , Secretary

Title 17 PLANNING

Chapter 17.84 S-7 PRESERVATION COMBINING ZONE REGULATIONS

17.84.010 Title, purpose, and applicability.

17.84.020 Zones with which the S-7 zone may be combined.

17.84.030 Design review for construction, alteration, demolition, or removal.

17.84.035 Special residential design review for Secondary Units.

17.84.040 Design review criteria for construction or alteration.

17.84.050 Design review criteria for demolition or removal.

17.84.060 Postponement of demolition or removal.

17.84.070 Duty to keep in good repair.

17.84.010 Title, purpose, and applicability.

The provisions of this chapter shall be known as the S-7 preservation combining zone regulations. The S-7 zone is intended to preserve and enhance the cultural, educational, aesthetic, environmental, and economic value of structures, other physical facilities, sites, and areas of special importance due to historical association, basic architectural merit, the embodiment of a style or special type of construction, or other special character, interest, or value, and is typically appropriate to selected older locations in the city. These regulations shall apply in the S-7 zone, and are supplementary to the provisions of Section 17.102.030 and to the other regulations applying in the zones with which the S-7 zone is combined.

(Prior planning code § 6400)

17.84.020 Zones with which the S-7 zone may be combined.

The S-7 zone may be combined with any other zone.

(Prior planning code § 6401)

17.84.030 Design review for construction, alteration, demolition, or removal.

In the S-7 zone no building, sign, or other facility other than a new Secondary Unit shall be constructed or established, or altered or painted a new color in such a manner as to affect exterior appearance, and no structure or portion thereof shall be demolished or removed, unless such proposal shall have been approved pursuant to the design review procedure in Chapter 17.136 and the applicable provisions of Sections 17.84.040, 17.84.050, and 17.84.060. However, after notice to the Director of City Planning, demolition or removal of a structure or portion thereof shall be permitted without such approval upon a determination by the Inspectional Services Department, the Housing Conservation Division, their respective appeals boards, or the City Council that immediate demolition is necessary to protect the public health or safety, or after expiration of the periods of postponement referred to in Section 17.84.060. Whenever it is proposed that demolition or removal be followed within a reasonable period of time by new construction, review of the new construction shall take place in conjunction with review of the demolition or removal.

(Ord. 12501 § 60, 2003; prior planning code § 6402)

ATTACHMENT F

17.84.035 Special residential design review for Secondary Units.

No Secondary Unit shall be constructed or established unless plans for the proposal have been approved pursuant to the special residential design review procedure in Chapter 17.146.
(Ord. 12501 § 61, 2003)

17.84.040 Design review criteria for construction or alteration.

Design review approval for construction, establishment, alteration, or painting of a facility may be granted only upon determination that the proposal conforms to the general design review criteria set forth in the design review procedure in Chapter 17.136 and to both of the following additional design review criteria:

A. That the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to design, form, scale, color, materials, texture, lighting, detailing and ornamentation, landscaping, Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.

B. That the proposed development will not substantially impair the visual, architectural, or historic value of the total setting or character of the surrounding area or of neighboring facilities. Consideration shall be given to integration with, and subordination to, the desired overall character of any such area or grouping of facilities. All design elements or effects specified in subsection A of this section shall be so considered. (Prior planning code § 6403)

17.84.050 Design review criteria for demolition or removal.

Design review approval, pursuant to Section 17.84.030, for demolition or removal of a structure or portion thereof may be granted only upon determination that the proposal conforms to the design review criteria set forth in subsections A and B of this section, or to one or both of the criteria set forth in subsection C of this section:

A. That the affected structure or portion thereof is not considered irreplaceable in terms of its visual, cultural, or educational value to the area or community;

B. That the proposed demolition or removal will not substantially impair the visual, architectural, or historic value of the total setting or character of the surrounding area or of neighboring facilities;

C. If the proposal does not conform to the criteria set forth in subsections A and B of this section:

1. That the structure or portion thereof is in such condition that it is not architecturally feasible to preserve or restore it, or

2. That, considering the economic feasibility of preserving or restoring the structure or portion thereof, and balancing the interest of the public in such preservation or restoration and the interest of the owner of the property in the utilization thereof, approval is required by considerations of equity. (Prior planning code § 6404)

17.84.060 Postponement of demolition or removal.

If an application for approval of demolition or removal of a structure or portion thereof, pursuant to Sections 17.84.030 and 17.84.050, is denied, the issuance of a permit for demolition or removal shall be deferred for a period of one hundred twenty (120) days, said period to commence upon the initial denial by the reviewing officer or body. However, if demolition or removal of the structure or portion thereof has also been postponed pursuant to Section 17.102.060, the initial period of postponement under this section shall be reduced by the length of the period imposed pursuant to Section 17.102.060. During the period of postponement, the Director of City Planning or the City Planning Commission, with the advice and assistance of the Landmarks Preservation Advisory Board, shall explore all means by which, with the agreement of the owner or through eminent domain, the affected structure or portion thereof may be preserved or restored. The reviewing officer or body from whose decision the denial of the application became final may, after holding a public hearing, extend said period for not more than one hundred twenty (120) additional days; provided, however, that the decision to so extend said period shall be made not earlier than ninety (90) days nor later than thirty (30) days prior to the expiration of the initial one hundred twenty (120) day period. Notice of the hearing shall be given by posting notices thereof within three hundred (300) feet of the property involved. Notice of the hearing shall also be given by mail or delivery to the applicant, to all parties who have commented on the initial application, and to other interested parties as deemed appropriate. All such notices shall be given not less than ten days prior to the date set for the hearing. Such extension shall be made only upon evidence that substantial progress has been made toward securing the preservation or restoration of the structure or portion thereof. In the event that the applicant shall have failed to exhaust all appeals under Sections 17.136.080 and 17.136.090 from the denial of the application, the decision to extend said period shall be appealable under the provisions of Sections 17.136.080 and 17.136.090 to those bodies to whom appeal had not been taken from the initial denial of the application. (Ord. 12237 § 4 (part),

2000: prior planning code § 6405)

17.84.070 Duty to keep in good repair.

Except as otherwise authorized under Sections 17.84.030 and 17.84.050, the owner, lessee, or other person in actual charge of each structure in the S-7 zone shall keep in good repair all of the exterior portions thereof, as well as all interior portions the maintenance of which is necessary to prevent deterioration and decay of any exterior portion. (Prior planning code § 6406)

OS, S-1, S-2, S-3 and S-15 zones.

17.102.430 Regulations applying to check cashier and/or check cashing activity.

17.102.010 Title, purpose, and applicability.

The provisions of this chapter and Chapters 17.104 through 17.108 shall be known as the general regulations. The purpose of these provisions is to set forth certain of the regulations which apply throughout the city or in several zones. These regulations shall apply in the zones and situations specified hereinafter.

(Prior planning code § 7000)

17.102.020 Supplemental zoning provisions.

The definitions, special use classification rules, and other provisions set forth in Chapters 17.07, 17.09 and 17.10; the provisions of Section 17.108.130; the nonconforming use regulations in Chapter 17.114; the rezoning, variance, and other provisions set forth in Chapters 17.130 through 17.152; and the provisions of the zoning maps in Chapter 17.154 shall apply throughout the city. The provisions of the performance standards in Chapter 17.120 and the planned unit development regulations in Chapter 17.122 shall apply in the zones and situations specified in said chapters. The provisions of development control maps are in addition to, or supersede when so specified, the regulations applying in the zones covering the same areas.

(Prior planning code § 7001)

17.102.030 Special regulations for designated landmarks.

A. Designation. In any zone, the City Council may designate as a landmark any facility, portion thereof, or group of facilities which has special character, interest, or value of any of the types referred to in 17.07.030P. The designating ordinance for each landmark shall include a description of the characteristics of the landmark which justify its designation and a clear description of the particular features that should be preserved. Each ordinance shall also include the location and boundaries of a landmark site, which shall be the lot, or other appropriate immediate setting, containing the landmark. Designation of each landmark and landmark site shall be pursuant to the rezoning and law change procedure in Chapter 17.144.

B. Design Review for Construction, Alteration, Demolition, or Removal. Within any designated landmark site, no building, sign, or other facility shall be constructed or established, or altered or painted a new color in such a manner as to affect exterior appearance and no structure, portion thereof, or other landmark shall be demolished or removed, unless such proposal shall have been approved pursuant to the design review procedure in Chapter 17.136 and the applicable provisions of this section. Furthermore, for a publicly owned landmark, the designating ordinance may require such approval of proposed changes in major interior architectural features. However, in any case, after notice to the Director of City Planning, demolition or removal shall be permitted without such approval upon a determination by the Inspectional Services Department, the Housing Conservation Division, their respective appeals boards, or the City Council that immediate demolition is necessary to protect the public health or safety, or after expiration of the periods of postponement referred to in subsection D of this section.

C. Design Review Criteria. Design review approval pursuant to subsection B of this section may be granted only upon determination that the proposal conforms to the general design review criteria set forth in the design review procedure in Chapter 17.136 and to the criteria set forth in subdivisions 1 and 2, or to one or both of the criteria set forth in subdivision 3:

1. That the proposal will not adversely affect the exterior features of the designated landmark nor, when subject to control as specified in the designating ordinance for a publicly owned landmark, its major interior architectural features;

2. That the proposal will not adversely affect the special character, interest, or value of the landmark and its site, as viewed both in themselves and in their setting;

3. If the proposal does not conform to the criteria set forth in subdivisions 1 and 2:

a. That the designated landmark or portion thereof is in such condition that it is not architecturally feasible to preserve or restore it, or

b. That, considering the economic feasibility of alternatives to the proposal, and balancing the interest of the public in protecting the designated landmark or portion thereof, and the interest of the owner of the landmark site in the utilization thereof, approval is required by considerations of equity.

D. Postponement of Demolition or Removal. If an application for approval of demolition or removal of a facility, pursuant to subsections B and C of this section, is denied, the issuance of a permit for demolition or removal shall be deferred for a period of one hundred twenty (120) days, said period to commence upon the initial denial by the reviewing officer or body. However, if demolition or removal of the facility has also been postponed pursuant to Section 17.102.060, the initial period of postponement under this subsection D shall be reduced by the length of the period imposed pursuant to Section 17.102.060. During the period of postponement, the Director of City Planning or the City Planning Commission, with the advice and assistance of the Landmarks Preservation Advisory Board, shall explore all means by which, with the agreement of the owner or through eminent domain, the affected facility may be preserved or restored. The reviewing officer or body from whose decision the denial of the application became final may, after holding a public hearing, extend said period for not more than one hundred twenty (120) additional days; provided, however, that the decision to so extend said period shall be made not earlier than ninety (90) days nor later than thirty (30) days prior to the expiration of the initial one hundred twenty (120) day period. Notice of the hearing shall be given by posting notices thereof within three hundred (300) feet of the property involved. Notice of the hearing shall also be given by mail or delivery to the applicant, to all parties who have commented on the initial application, and to other interested parties as deemed appropriate. All such notices shall be given not less than ten days prior to the date set for the hearing. Such extension shall be made only upon evidence that substantial progress has been made toward securing the preservation or restoration of the facility. In the event that the applicant shall have failed to exhaust all appeals under Sections 17.136.080 and 17.136.090 from the denial of the application, the decision to extend said period shall be appealable under the provisions of Sections 17.136.080 and 17.136.090 to those bodies to whom appeal had not been taken from the initial denial of the application.

E. Duty to Keep in Good Repair. Except as otherwise authorized under subsections B and C of this section, the owner, lessee, or other person in actual charge of each designated landmark shall keep in good repair all of the exterior portions thereof, all of the interior portions thereof when subject to control as specified in the designating ordinance, and all interior portions thereof the maintenance of which is necessary to prevent deterioration and decay of any exterior portion. (Ord. 12237 § 4 (part), 2000; prior planning code § 7002)

17.102.040 Effect of prior permits.

A. Building and Sign Permits and Development Agreements. Whenever any subsisting building permit or sign permit has been lawfully issued beforehand, or whenever a subsisting development agreement has been approved beforehand under Section 17.102.310 and the development agreement procedure in Chapter 17.138, neither the original adoption of the zoning regulations nor the adoption of any subsequent rezoning or other amendment thereto shall prohibit the construction, other development or change, or use authorized by said permit or agreement. The uses as they result shall be deemed nonconforming uses and subject to the nonconforming use regulations in Chapter 17.114, except to the extent that they are authorized by a subsisting conditional use permit, development agreement, variance, or other special zoning approval.

B. Alcoholic Beverage Control Licenses. On premises for which a valid state of California Alcoholic Beverage Control license had been issued, and which premises had been used in the exercise of the rights and privileges conferred by the license at a time immediately prior to the effective date of the applicable provisions of Section 17.102.210, the premises may hereafter be used in the exercise of the same rights and privileges without requiring a conditional use permit or having to meet the provisions of the aforesaid section. Such use shall be deemed a nonconforming use and subject to the nonconforming use regulations, except as otherwise provided in Sections 17.114.020 and 17.114.030. For the purposes of this subsection, the word "premises" shall mean and include only the actual space within a building devoted to the sale of alcoholic beverages on said effective date. (Prior planning code § 7003)

17.102.050 Revocation of unused prior zoning approvals after one year.

Unless a specific termination date has been prescribed in the granting thereof, all conditional use permits, variances, and other special zoning approvals granted prior to the effective date of the zoning regulations shall become void one year after said effective date unless the privileges granted by such approval have been exercised before the end of such period by the beginning of actual construction or alteration of, or other change in, the authorized facilities or actual commencement of the authorized activities. (Prior planning code § 7004)

17.102.060 Study list--Postponement of demolition.

The issuance of a demolition permit for any structure or portion thereof may be postponed by the Director of City Planning for not to exceed sixty (60) days from the date of application for such permit. The Director may do so upon determination that the structure or portion thereof is on a study list of facilities under serious study by the Landmarks Preservation Advisory Board, the City Planning Commission, or the Director, for possible landmark designation under

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NOTICE & DIGEST

AN ORDINANCE DESIGNATING THE MALONGA CASQUELOURD ARTS CENTER (HISTORIC NAME: WOMEN'S CITY CLUB, LATER ALICE ARTS CENTER) AT 1426 ALICE STREET AS A LANDMARK PURSUANT TO SECTION 17.102.030 OF THE OAKLAND PLANNING CODE.

This Ordinance designates the Malonga Casquelourd Arts Center as a City of Oakland Landmark.