

**CITY OF OAKLAND
AGENDA REPORT**

OFFICE OF THE CITY CLERK
OAKLAND
2005 APR 13 PM 6:22

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: April 26, 2005

RE: **AN ORDINANCE DESIGNATING THE FRUITVALE MASONIC
TEMPLE AT 3353-67 INTERNATIONAL BOULEVARD & 1245-49 34TH
AVENUE AS A LANDMARK PURSUANT TO SECTION 17.102.030 OF
THE OAKLAND PLANNING CODE**

SUMMARY

The City Planning Commission recommends designating 3353-67 International Boulevard & 1245-49 34th Avenue as a City of Oakland landmark.

The landmark nomination was submitted to the Landmarks Preservation Advisory Board by the owner, the Unity Council. On December 13, 2004, the Landmarks Board unanimously recommended designation, as did the Planning Commission on February 2, 2005. There is no known opposition to the landmark designation.

Staff recommends that the City Council adopt the attached ordinance designating the Fruitvale Masonic Temple as a City of Oakland landmark.

FISCAL IMPACT

The Landmark designation of the Fruitvale Masonic Temple does not require any additional budget allocation. No additional staffing is required.

BACKGROUND

The Fruitvale Masonic Temple is currently a Potential Designated Historic Property and an anchor in an Area of Secondary Importance, the Fruitvale Commercial District, a potential local historic district.

KEY ISSUES AND IMPACTS

Historical and Architectural Significance: The Fruitvale Masonic Temple is eligible for landmark designation in that it:

Item: _____
CED Committee
April 26, 2005

RE: ORDINANCE DESIGNATING THE FRUITVALE MASONIC TEMPLE
AS A LANDMARK

- reflects the era of strong social organizations in its size and significant design, architect and builder, maintaining its second floor use as a Masonic lodge until the mid 1950s;
- reflects the growth of Fruitvale following the 1906 earthquake and fire of San Francisco, when Fruitvale's population doubled;
- is a monumental and somewhat eccentric 1909 Classical Revival mixed-use commercial building, with Ionic pilasters, elaborate capitals, and a classical entablature with dentils and modillions;
- is architecturally distinctive in that the second floor is windowless to reflect its function as a meeting hall for secret Masonic ceremonies;
- exhibits high quality second floor meeting hall interiors, including Egyptian and Babylonian themes with elaborate columns, painted walls and gold trim;
- was originally designed by Fruitvale architect and engineer Hugo Storch (with the final design apparently by the lodge's building committee) and built by W. G. Thornally, Jr. who was a prominent Oakland contractor and builder of many homes and commercial properties throughout Oakland, including the Scottish Rite Temple on Lake Merritt;
- was expanded in 1926 with an annex designed by Howard Schroeder, where sports has more recently contributed to the building's significance as George Foreman practiced at Babe's Gym located in the annex and African American fencing master Harold C. Hayes established his fencing club there from 1986 through 1995;
- continues to maintain its importance in this era as the current owner, the Unity Council, is one of the strongest community-based development organizations in Oakland;
- is an anchor and gateway building for the Fruitvale commercial district and the Unity Council's Transit Village development, with its prominent corner location at the district's center.

The building has a rating of 'A - Highest Importance' on the Landmarks Preservation Advisory Board Evaluation Sheet for Landmark Eligibility and a 'B - Major Importance' from the Oakland Cultural Heritage Survey. The reason for the difference is that the LPAB updated the Evaluation Sheet for Landmark Eligibility for Item #14, the Exterior Alterations category under Integrity. The rating was 'G - Minor changes to overall character' per the Oakland Cultural Heritage Survey which had been evaluated prior to the most recent façade improvements. Within the last year, the façade has been renovated and this most recent renovation brought back a more compatible character. The Board corrected the form by splitting the difference between 'E - No changes or very minor alterations which do not change the overall character' and 'G - Minor changes to overall character'. This change raised the points from the 'B' rating to the 'A' rating. Landmark ratings are generally higher than the Survey's ratings. Buildings are eligible for Landmark Designation with either an 'A' or 'B' rating.

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RE: ORDINANCE DESIGNATING THE FRUITVALE MASONIC TEMPLE
AS A LANDMARK

Regulatory Effect of Designation: The Fruitvale Masonic Temple is located in the C-28 Zone, Commercial Shopping District Zone. Design Review is currently required for alterations to buildings and new construction.

Regulations for the proposed landmark status provide for design review of exterior changes (only), up to 240 days delay of demolition, and a duty to keep in good repair. The landmark would be treated as a historic resource for purposes of CEQA review, would be eligible to use the State Historical Building Code, and 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.

SUSTAINABLE OPPORTUNITIES

Economic: Landmark designation encourages maintenance and careful rehabilitation of buildings, which creates skilled employment opportunities. Maintenance and rehabilitation of existing buildings also stabilize and enhance property values.

Environmental: Landmark designation encourages the maintenance and re-use of existing historic buildings and therein helps to conserve the materials and energy used to construct those buildings.

Social Equity: Landmark designation encourages continued maintenance and restoration or rehabilitation of existing buildings. Therefore, it acts as a catalyst for neighborhood revitalization and further enhances the community by creating community identity.

DISABILITY AND SENIOR CITIZEN ACCESS

Landmark designation does not prohibit modifications to achieve compliance with the American with Disabilities Act (ADA) and can facilitate such modifications through use of the State Historical Building Code.

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RE: ORDINANCE DESIGNATING THE FRUITVALE MASONIC TEMPLE
AS A LANDMARK

RECOMMENDATION(S) AND RATIONALE

Adopt the attached ordinance designating the Fruitvale Masonic Temple as a City of Oakland Landmark.

Landmark designation has the potential to be a catalyst for further revitalization of Oakland's distinct and diverse neighborhoods and its strong historical character. The honorific designation and requirements for maintenance and repair would continually promote economic, quality of life and sense of community goals throughout the city as the building is restored or rehabilitated.

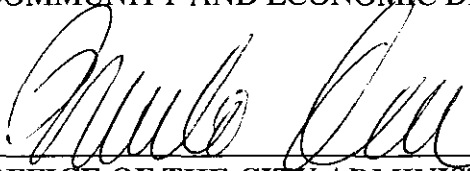
Respectfully submitted,



CLAUDIA CAPPIO
Development Director

Prepared by:
Joann Pavlinec, Planner III
Historic Preservation/Major Projects
Community and Economic Development Agency

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY:



OFFICE OF THE CITY ADMINISTRATOR

ATTACHMENTS:

- A) Ordinance designating 3353-67 International Boulevard & 1245-49 34th Avenue as a City of Oakland landmark
- B) Landmarks Board Resolution 2004-6
- C) February 2, 2005 Planning Commission Staff Report, including landmark nomination form and eligibility rating sheet

Ref: Mydocumetns/citycouncilreports/LM-FruitvaleMasonicTemple

Item: _____
CED Committee
April 26, 2005

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NOTICE & DIGEST

AN ORDINANCE DESIGNATING THE FRUITVALE MASONIC TEMPLE AT 3353-67 INTERNATIONAL BOULEVARD & 1245-49 34th AVENUE AS A LANDMARK PURSUANT TO SECTION 17.102.030 OF THE OAKLAND PLANNING CODE.

This Ordinance designates the Fruitvale Masonic Temple as a City of Oakland Landmark.

2005 APR 13 PM 5:22
[Signature]

CITY ATTORNEY

INTRODUCED BY COUNCIL MEMBER _____

ORDINANCE No. _____ C.M.S.

**AN ORDINANCE DESIGNATING THE FRUITVALE MASONIC TEMPLE AT
3353-67 INTERNATIONAL BOULEVARD & 1245-49 34th AVENUE AS A
LANDMARK PURSUANT TO SECTION 17.102.030 OF THE OAKLAND
PLANNING CODE**

WHEREAS, the Landmarks Preservation Advisory Board at its meeting of December 13, 2004, recommended designation of the Fruitvale Masonic Temple at 3353-67 International Boulevard & 1245-49 34th Avenue 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 February 2, 2005; and

WHEREAS, after the hearing, the City Planning Commission voted on February 2, 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 2004-6, 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 Fruitvale Masonic Temple at 3353-67 International Boulevard & 1245-49 34th Avenue 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 2004-6, 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 LM04-510, and other material in the Department of City Planning;

provided, however, it may be modified to replicate or more closely resemble its original appearance.

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

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

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 20__

PASSED BY THE FOLLOWING VOTE:

AYES-

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

LaTONDA SIMMONS
Interim City Clerk and Clerk of the Council
Of the City of Oakland, California

RESOLUTION 2004-6
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 **LM04-510** 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:

- reflects the era of strong social organizations in its size and significant design, architect and builder, maintaining its second floor use as a Masonic lodge until the mid 1950s;
- reflects the growth of Fruitvale following the 1906 earthquake and fire of San Francisco, when Fruitvale's population doubled;
- is a monumental and somewhat eccentric 1909 Classical Revival mixed-use commercial building, with Ionic pilasters, elaborate capitals, and a classical entablature with dentils and modillions;
- is architecturally distinctive in that the second floor is windowless to reflect its function as a meeting hall for secret Masonic ceremonies;
- exhibits high quality second floor meeting hall interiors, including Egyptian and Babylonian themes with elaborate columns, painted walls and gold trim;
- was originally designed by Fruitvale architect and engineer Hugo Storch (with the final design apparently by the lodge's building committee) and built by W. G. Thornally, Jr. who was a prominent Oakland contractor and builder of many homes and commercial properties throughout Oakland, including the Scottish Rite Temple on Lake Merritt;
- was expanded in 1926 with an annex designed by Howard Schroeder, where sports has more recently contributed to the building's significance as George Foreman practiced at Babe's gym located in the annex and African American fencing master Harold C. Hayes established his fencing club there from 1986 through 1995;

- continues to maintain its importance in this era as the current owner, the Unity Council, is one of the strongest community-based development organizations in Oakland;
- is an anchor and gateway building for the Fruitvale commercial district and the Unity Council's Transit Village development, with its prominent corner location at the district's center.

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:

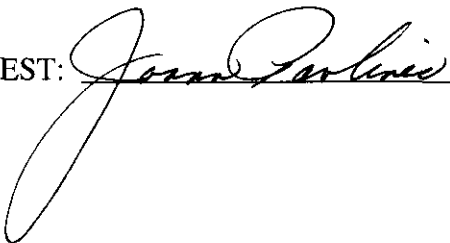
HISTORICAL NAME:	Fruitvale Masonic Temple
COMMON NAME:	Fruitvale Masonic Temple
ADDRESS:	3353-67 International Boulevard & 1245-49 34 th Avenue
DATE BUILT:	1909-10
ARCHITECT:	Hugo Storch, Architect/Engineer
ORIGINAL USE:	Mixed-Use Commercial
PRESENT USE:	Mixed-Use Commercial
PARCEL NUMBER:	033 2195 005 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: December 13, 2004

ATTEST:  _____, Secretary

3.	Location: 3353-67 International Boulevard & 1245-49 34 th Avenue, Fruitvale Masonic Temple (033-2195-005-00)
	Proposal: Application to designate 3353-67 International Boulevard & 1245-49 34 th Avenue, Fruitvale Masonic Temple as a City of Oakland Landmark
	Owner/Applicant: The Unity Council
	Case File Number: LM04-510
	Planning Permits Required: Landmark Designation
	General Plan: Neighborhood Center
	Zoning: C-28
	Environmental Determination: Exempt per Sections 15061(3) and 15331 of the State CEQA Guidelines.
	Historic Status: Potential Designated Historic Property (PDHP), Area of Secondary Importance (ASI) anchor; OCHS: B+a2+
	Service Delivery District: 4 - Fruitvale
	City Council District: 5
	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

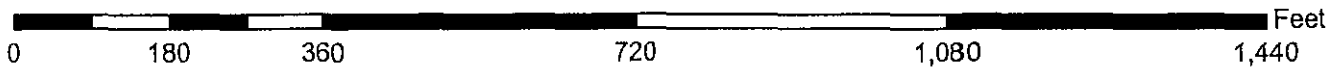
SUMMARY

The nomination of the Fruitvale Masonic Temple for Landmark Designation was submitted by the property owner, the Unity Council, on October 7, 2004, and reviewed by the Landmarks Preservation Advisory Board (LPAB, Board) at its November 8, 2004 meeting. At that meeting the LPAB reviewed and unanimously accepted the preliminary Evaluation Sheet for Landmark Eligibility rating, and directed staff to prepare a draft resolution initiating landmark designation. The draft resolution recommending landmark designation was unanimously adopted at the LPAB meeting of December 13, 2004, and the Board 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.

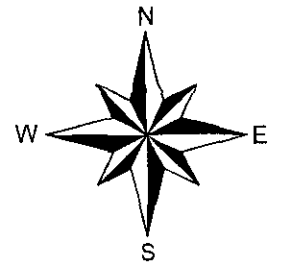
BACKGROUND

The Fruitvale Masonic Temple is currently a Potential Designated Historic Property and

CITY OF OAKLAND PLANNING COMMISSION



Case File: LM04-510
Applicant: The Unity Council
Address: 33-67 International Blvd. & 1245-49 34th Ave.
Fruitvale Masonic Temple
Zone: C-28



an anchor in an Area of Secondary Importance (ASI), the Fruitvale Commercial potential local historic district. (See Attachment A).

Historical and Architectural Significance

As reflected in the evaluation sheet and resolution adopted by the Landmarks Board, the Masonic Temple has been found eligible for landmark designation in that it:

- reflects the era of strong social organizations in its size and significant design, architect and builder, maintaining its second floor use as a Masonic lodge until the mid 1950s;
- reflects the growth of Fruitvale following the 1906 earthquake and fire of San Francisco, when Fruitvale's population doubled;
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- is an anchor and gateway building for the Fruitvale commercial district and the Unity Council's Transit Village development, with its prominent corner location

at the district's center.

The building has a rating of 'A - Highest Importance' on the Landmarks Preservation Advisory Board Evaluation Sheet for Landmark Eligibility and a 'B - Major Importance' from the Oakland Cultural Heritage Survey. The reason for the difference is that the LPAB updated the Evaluation Sheet for Landmark Eligibility for Item #14, the Exterior Alterations category under Integrity. The rating was 'G - Minor changes to overall character' per the Oakland Cultural Heritage Survey which had been evaluated prior to the most recent façade improvements. Within the last year, the façade has been renovated and this most recent renovation brought back a more compatible character. The Board corrected the form by splitting the difference between 'E - No changes or very minor alterations which do not change the overall character' and 'G - Minor changes to overall character'. This change raised the points from the 'B' rating to the 'A' rating. Landmark ratings are generally higher than the Survey's ratings. Buildings are eligible for Landmark Designation with either an 'A' or 'B' rating.

Landmarks Board Hearing

The public comments at the November 8, 2004 LPAB meeting demonstrated support for the designation. Ms. Jenny Kassan of the Unity Council, as property owner and applicant, expressed strong enthusiasm for the building to be landmarked because a big part of the Unity Council's commercial district revitalization is preserving the historic assets of the community and they are excited to be the owner of this building. Ms. Kassan also stated that one of the main purposes of the designation is that it will be an example for the community. Landmarking of the Masonic Temple will draw attention to the importance and beauty of historic buildings. The Unity Council also talks to business owners about their historic buildings and how it would be good to maintain and rehabilitate them. Ms. Kassan informed the Board that the first floor would be commercial space, including a pharmacy. Upstairs is a family literacy program. There will be a public market component on the first floor to create an attraction to the existing commercial district from the new Fruitvale Village.

Effect of Landmark Designation

Regulations for the proposed landmark status provide for design review of exterior changes (only), up to 240 days delay of demolition, and a duty to keep in good repair. The landmark would be treated as a historic resource for purposes of CEQA review, would be eligible to use the State Historical Building Code, and 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.

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RECOMMENDATION

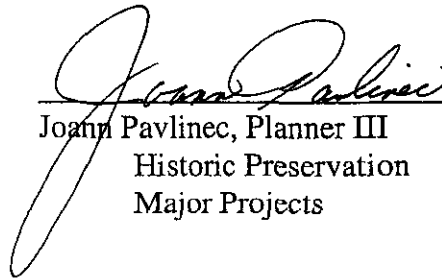
1. Affirm the environmental determination.
2. Recommend that City Council adopt an ordinance designating the Masonic Temple at 3353-67 International Boulevard & 1245-49 34th Avenue an Oakland Landmark.

Respectfully submitted:



CLAUDIA CAPPIO
Development Director

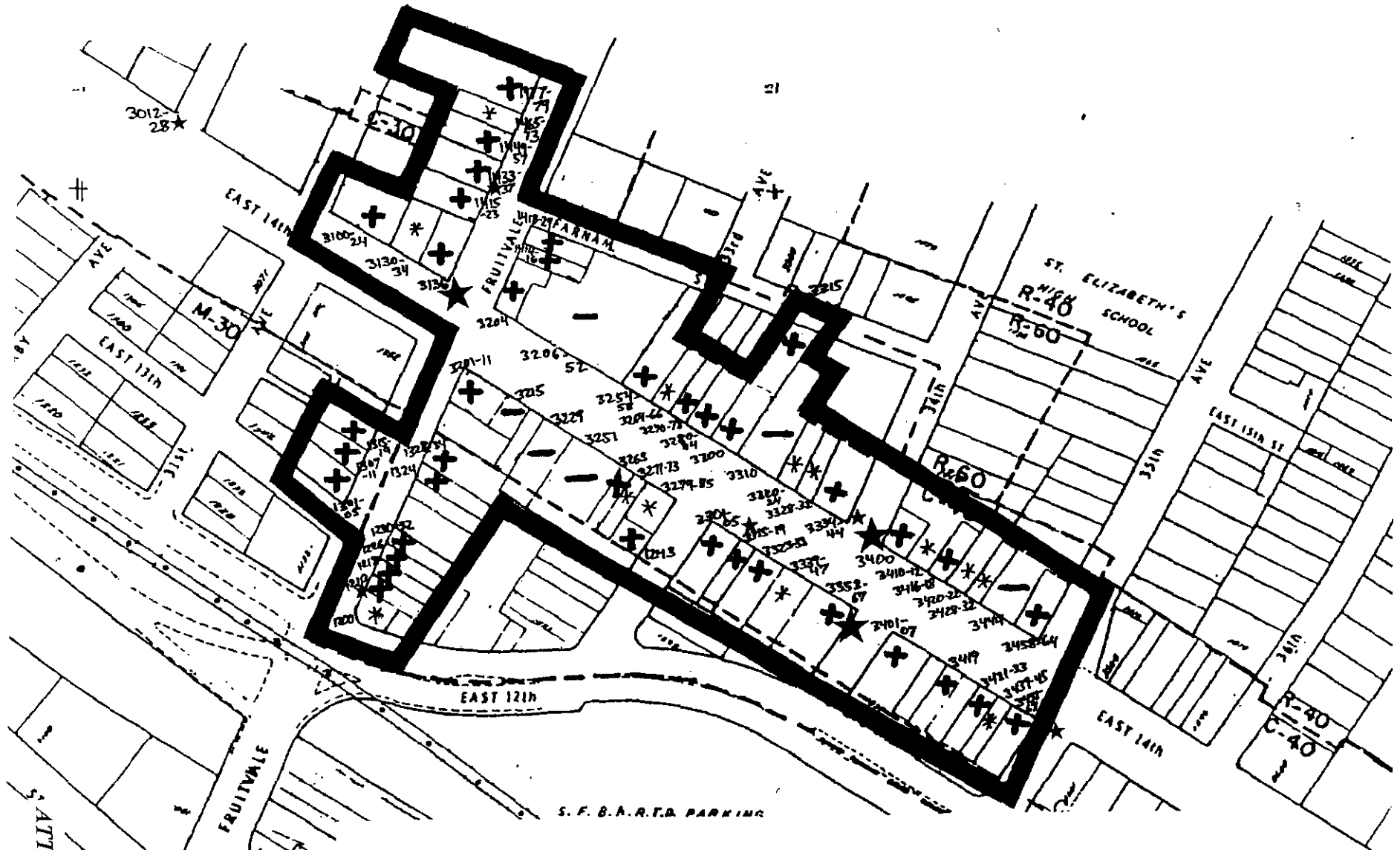
Prepared by:



Joann Pavlinec, Planner III
Historic Preservation
Major Projects

ATTACHMENTS

- A. Map - Fruitvale Commercial ASI
- 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 2004-6, adopted December 13, 2004
- F. S-7 and Landmark regulations (Planning Code Sections 17.84.010 and 17.102.030)



HISTORIC RESOURCES IN THE FRUITVALE NCR AREA SURVEY

█ Fruitvale Commercial ASI (potential local historic district)

+ Contributor

* Contributor if restored

- Noncontributor

★ Buildings that appear eligible for the National Register

★ Buildings that appear potentially eligible for the National Register

ATTACHMENT A

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

Preliminary Final

Address: 3353-67 International Boulevard & 1245-49 34th Avenue
Name: Fruitvale Masonic Temple

A. ARCHITECTURE

Classical Revival; Ionic pilasters w/elaborate capitals;

- | | | | | | |
|----|--|---|-----------|----------|----|
| 1. | Exterior/Design: classical entablature w/dentils & modillions; Masonic cartouche; unique 2 nd Floor w/o windows due to Temple. | E | <u>VG</u> | G | FP |
| 2. | Interior: Egyptian/Classical ornamentation; decorated Masonic mtg. rooms. | E | <u>VG</u> | G | FP |
| 3. | Construction: Wood construction; brick party wall. | E | <u>VG</u> | <u>G</u> | FP |
| 4. | Designer/Builder: Hugo Storch, Architect/Engineer; W. J. Thornally, Jr., Builder. | E | <u>VG</u> | G | FP |
| 5. | Style/Type: Early Classical Revival; mixed-use commercial. | E | <u>VG</u> | G | FP |

B. HISTORY

- | | | | | | |
|-----|---|----------|-----------|----------|-----------|
| 6. | Person/Organization: Fruitvale Masonic Temple, Unity Council, Sports (Fencing/Boxing) T, I-C; | E | VG | <u>G</u> | FP |
| 7. | Event: | E | VG | G | <u>FP</u> |
| 8. | Patterns: Fraternal and social organizations; Fruitvale Community/commercial anchor; expansion following San Francisco 1906 earthquake/fire. | E | <u>VG</u> | G | FP |
| 9. | Age: Built 1909-10. | E | VG | <u>G</u> | FP |
| 10. | Site: Has not been moved. | <u>E</u> | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|---|---|-----------|----------|----|
| 11. | Continuity: Fruitvale Commercial District; ASI (Area of Secondary Importance) Anchor | E | <u>VG</u> | G | FP |
| 12. | Familiarity: A conspicuous and familiar feature in the context of the neighborhood. | E | VG | <u>G</u> | FP |

D. INTEGRITY

- | | | | | | |
|-----|--|----------|----------|---|---|
| 13. | Condition: | E | <u>G</u> | F | P |
| 14. | Exterior Alterations: Storefront modifications. | <u>E</u> | <u>G</u> | F | P |

Evaluated by: Betty Marvin, Joann Pavlinec

Date: October 25, 2004

STATUS	
Rating: Aa	
City Landmark Eligibility: <input checked="" type="checkbox"/> Eligible	<input type="checkbox"/> Not eligible
National Register Status: <input type="checkbox"/> Listed	<input type="checkbox"/> In process
<input type="checkbox"/> Determined eligible	<input type="checkbox"/> Appears eligible
<input type="checkbox"/> Appears ineligible	
Site of Opportunity <input type="checkbox"/>	

ATTACHMENT B

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its

meeting of November 8, 2004

(Date)

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

Preliminary Final

Address: 3353-67 International Boulevard & 1245-49 34th Avenue
Name: Fruitvale Masonic Temple

12	<u>6</u>	3	0	1. Exterior/Design	
6	<u>3</u>	2	0	2. Interior	
6	<u>3</u>	<u>2</u>	0	3. Construction	
4	<u>2</u>	1	0	4. Designer/Builder	
6	<u>3</u>	2	0	5. Style/Type	
	14	2		A. ARCHITECTURE TOTAL	16 (max. 26)
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	
4	9	10		B. HISTORY TOTAL	23 (max. 60)
4	<u>2</u>	1	0	11. Continuity	
14	7	<u>4</u>	0	12. Familiarity	
	2	4		C. CONTEXT TOTAL	6 (max. 14)
PRELIMINARY TOTAL (Sum of A, B and C)					45 (max. 100)
-0	<u>-3%</u>	-5%	-10%	13. Condition (From A, B and C total)	1.4
<u>-0</u>	<u>-25%</u>	-50%	-75%	14. Exterior Alterations (From A, B and C total excluding 2)	-5.6
				D. INTEGRITY	7.0
ADJUSTED TOTAL (Preliminary total minus Integrity)					38

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

1. OWNER OF PROPERTY

Name: The Unity Council

Street and Number: 3411 East 12th Street

City: Oakland State: CA Zip Code: 94601

Assessor's Parcel Number: 33-2195-5-0

5. EXISTING FEDERAL/STATE DESIGNATIONS - None

A. Federal

 National Historic Landmark

 Included in National Register of Historic Places

 Determined eligible for inclusion in National Register of Historic Places

A. State

 California Historical Landmark

 California Point of Historic Interest

 State Historical Resources Inventory

6. REPRESENTATION IN EXISTING SURVEYS

Name of Survey	Survey Rating (if applicable)	Date	Depository
Oakland Cultural Heritage Survey	B+2+	3/11/94	City of Oakland

(Photo)

(Location Map)



International Boulevard view



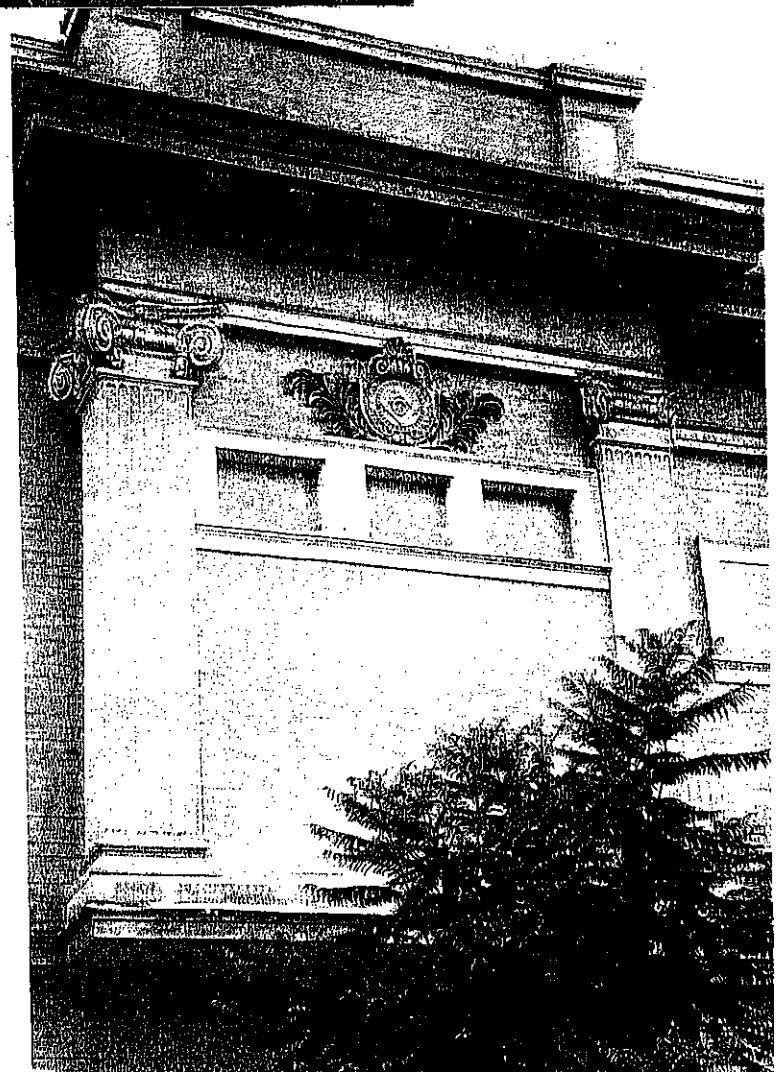
34th Avenue/Avenida De La Fuente view

(Photo)

(Location Map)



View of annex,
1245-49 34th Avenue/Avenida De La Fuente



Detail, rectangular bay
with Mason's cartouche

DESCRIPTION Two-story Classical Revival Hall and Store

- A. Condition: Excellent Good Fair
- B. Alterations: (Check one) Unaltered Altered
- C. Site (Check one) Original Site Moved (Date _____)
- D. Style / Type: Classical Revival
-

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

See attached description (2 pages)

7. 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 checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Communications | <input 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 type="checkbox"/> Education | <input checked="" type="checkbox"/> Social/humanitarian -
Masons /Fraternal organizations |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Exploration/settlement | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Industry | <input checked="" type="checkbox"/> Other (specify)
sports - boxing and fencing |
| <input type="checkbox"/> Invention | |

C. Period of Significance: 1905-2004

D. Significant dates:

E. **Builder/Architect/Designer:** Hugo Storch, Architect , W.G. Thornally, Builder

F. **Significant persons:** Order of Masons, George Foreman

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

Please see attached statement of significance , 3 pages, plus referenced articles

8. **MAJOR BIBLIOGRAPHICAL REFERENCES:** Various Oakland newspapers, quoted; Biography of W. G. Thornally, Jr. by Chris Patillo, granddaughter, and principal, PGA Design, landscape architects, Oakland, CA ; Fruitvale Board of Trade, *Beautiful Fruitvale, 1905*; Oakland Cultural Heritage Survey, Oakland City Planning Department, research file and State Historic Resources Inventory forms dated 1981 & 1993.

9. **GEOGRAPHICAL DATA**

A. Land area of property (square feet or acres): 75' (frontage) by 115' (depth)

B. UTM References:

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

A 10 568440 B 4181100

Zone Easting Northing Zone Easting Northing

C _____ D _____

C. Verbal boundary description: APN/address 33-2195-5-0/3353-67 International Boulevard,
includes 1245-49 34th Avenue, Oakland , CA , 94601

FRUITVALE MASONIC TEMPLE – DESCRIPTION

3353-67 International Boulevard is a Classical Revival hall and store building on a corner lot in the Fruitvale commercial district. It was built in 1909 (the 1910 city tax assessment block book notes \$7,000. in “new” improvements on the site) on the Levy Tract at the SW corner of East 14th (later International Boulevard) and Brandon Streets (renamed 34th Avenue, and recently reconfigured as a pedestrian plaza named Avenida De La Fuente). It is two-story, rectangular plan (about 75’ x 130’) wood-frame building with brick party wall intersecting the International Boulevard property line. It was designed for ground floor commercial (which it still retains) with second floor Masonic meeting hall, banquet room and rooms.

The first floor commercial was originally designed for four tenants, according to newspaper accounts - Oakland Tribune, May 2, 1910, special section for the Eagle Carnival⁴ - and has seen extensive alterations over the years for different tenants needs. Recently, the first floor has been redesigned for a single tenant, Farmacia, to somewhat resemble the original. Large signs and a billboard have been removed; transom windows have been replaced; plate glass display windows opened up; a corner entrance has been re-established. The original recessed entry with stairs to the upper level at the northwest end of the building still remains. Siding on the first level is wide horizontal board; a molded belt course separates the two floors.

A photograph of the building, accompanying the Tribune’s Eagle Carnival story, shows the second level remarkably unchanged. The almost windowless second floor elevations have unusually spaced Ionic pilasters (5 on the International Boulevard side) with elaborate capitals. Wall sections between the pilasters are covered with either plain narrow horizontal wood siding or, a pair of blind window frames are above the recessed entry, a set of five near the center of the building. Above the pilasters is a classical entablature with modillions above a dentil course.

A wall section in the right end of the 34th Avenue side has a projecting rectangular bay with a panel of 3 blind windows and an elaborate Masonic cartouche above it.

Rectangular panels with two blind windows flank the bay. At the far left wall section of the 34th Avenue/Avenida De La Fuente side are two double hung windows.

Over all, a parapet above the entablature has paneled posts above each of the pilasters with an extra post between two of the pilasters on the East 14th Street side. Behind the parapet is a slightly domed roof probably supported by trusses over the 2nd floor Masonic hall.

The second floor interior, when last seen in the late 1990s, had most of its features intact with themed rooms, in Egyptian and Babylonian styles. The windowless feature of the second story speaks to its function as a meeting hall for lodges with their secret ceremonies.

⁴ - Note: superscript numbers in the text refer to articles attached to the application.

The building has a two story wood annex, 1251-59 34th Avenue, to the rear, built in 1926. It originally had ground floor commercial space with a banquet room, stage and mezzanine in the second level. The second floor façade is a symmetrical arrangement of three large semicircular blind arches defined by plain shallow plaster architraves. These are flanked by paired 6-light casement windows (now blocked by plywood). The first floor originally had two storefronts; at a later date it was covered and used for storage. In the early 2000s, the street level façade was altered to single tenant with recessed entry and double row of transom windows above. It is now the offices of the Fruitvale Community Development Corporation.

FRUITVALE MASONIC TEMPLE – SIGNIFICANCE

The Fruitvale Masonic Temple is an anchor for the Fruitvale commercial district with its significant corner location at the district's center. Its size and significant design, architect and builder, attest to the importance of the Masons, and reflect an era of strong social organizations. The building also stands as a testimony to Fruitvale's, and the city of Oakland's, fantastic growth (especially from 1890s – 1930s) and Fruitvale's importance as a social, cultural and commercial center. The building's importance continues in this era as its current owner, the Unity Council, is one of the strongest political, financial and community organizations in Oakland.

The building (and annex as a supporting element) appears eligible for the National Register. The building is in good condition considering its age and other alterations of commercial buildings in the neighborhood. Its integrity is good. When last seen in the late 1990s, the second floor interior with its secret meeting halls in Babylonian and Egyptian themes, fancy columns, painted walls and gold trim, had most of its features intact.

Social and fraternal organizations were at their height in the early 1900s. A page in *Beautiful Fruitvale*¹, a 1905 promotional pamphlet published by the Fruitvale Board of Trade, talked about the many fraternal organizations that met at (an earlier) Fruitvale Masonic Lodge. The organizations were "...rich in membership and funds, and do great deal of good for the members, as also for humanity."

The Masons had been at another location on East 14th Street (now International Boulevard), listed at 3123 East 14th since at least 1904. The "new" Fruitvale Masonic Temple was dedicated on November 20th, 1909². The lot had been owned by the Masons since around 1905, and building their own temple had been a long cherished plan for the Fruitvale Masons. Various newspaper articles from 1905 to 1909 attest to differing designs and dimensions for the building, with building costs from ranging from \$20, to 75,000

The 1905 Oakland Herald³ describes a "handsome" stone building, completely covering the lot to be built at the cost of \$35,000. The Lodge had received "...a donation from H.W.Storch, formerly an architect, (of) the plans and specifications..." for the design of the building.

In January 1906 the Oakland Herald describes plans for a three-story building, costing \$40,000, with "enough stock pledged by members to warrant calling for bids and builders." The proposed design had a "second story for a music hall and modern stage with dressing rooms with all the modern appliances and will be a boon to the many musical entertainments that have had to go away from Fruitvale to find a suitable place..." and the third floor would be Masonic halls.

1- Note: superscript numbers in the text refer to articles attached to the application.

In May 1906, after the San Francisco earthquake and fire, the Fruitvale Progress has an article about the Mason's altering their plans for a new temple, because similar buildings to those contemplated by the Masons went down with the earthquake or were destroyed in the fire.

An Oakland Herald article, May 1907, showed a drawing of the prospective building as a two-story, 75x150', with costs projected at \$75,000.

A February 1909 Oakland Enquirer stated that the cornerstone "has been laid" for the new two-story lodge "...fronting 15 feet on East 14th Street and has a depth of 115 feet on Brandon Street." At an estimated cost of \$20,000, plans had been drawn by architect H.W.Storch, who at that time was secretary of the lodge.

The first newspaper account, with a photograph of the building as we know it, is a special edition of the Tribune announcing the week-long Eagle Street Carnival⁴. The photo of the temple shows Parker's Millinery and Alpha Restaurant on the East 14th Street side and describes the building as 75x115 feet, with four stores on street level, recessed entrance at the rear of the Brandon Street (34th Avenue) side. It mentions that "many plans had been drawn ... but it wasn't until the efforts of this present board of directors, that matters were hashed out and the building finally built." The article continues "...not having an architect, the board formed themselves into a building committee and with the assistance of the contractor the various designs were worked out." The building was erected by W. G. Thornally, Jr., a Fruitvale contractor, and a member of the Fruitvale Lodge. The article also notes that on the second level were a lodge room, banquet hall, anterooms and a ladies parlor. Besides the Masons, the Improved Order of Red Men, Order of the Eastern Star, Native Daughters of California and First Church of Christ, Scientist, also called the building home.

The complicated and drawn out construction history and design by committee, using Storch's plans, may account for the unique look of the building, its eccentric approach to Classical Revival design. Hugo Storch was born in Mexico in 1873 and worked in the office of San Francisco architect John Nash⁵. He lived in the Fruitvale neighborhood (3114 Lynde Street), and, according to 1981 Oakland Cultural Heritage Survey (OCHS) file, for a brief period around 1911 maintained an office on East 14th Street. He was known primarily as an engineer, but had built two churches. Both were designed in the Mission Revival style: Fruitvale Congregational Church on Fruitvale Avenue (demolished around 1975) and Park Congregational Church in Berkeley. Storch died in his early 40s.

W. J. Thornally, Jr., builder and contractor, was better known⁶. Born in 1876, he built many single family homes, multi family housing & commercial properties through out Oakland, but particularly in the Fruitvale. Of his significant buildings in Oakland, the most prominent are the Scottish Rites Temple on Lake Merritt, and two in Fruitvale for the Telephone and Telegraph Company: one on 2112 Fruitvale Avenue, the other on 3430 Foothill Avenue. He also built a number of commercial properties on East 14th street at 3323-33, 3315-19, and 3600-04. He was president of the Oakland Builders Exchange for five years, also president of the California State Builders Exchange, and was a Master of the Fruitvale Lodge of Masons. He collapsed of a heart attack in downtown Oakland and was taken to Highland Hospital where he died at age 53 in 1934.

In Fruitvale, two other fraternal organizations built halls at this time. The Knights of Pythias had their three story lodge hall at 3254-58 East 14th Street in 1913. Originating on the East Coast, their lodges in Alameda County were among the earliest in California. (Originally built in the Mission Revival style, the lodge was significantly remodeled to black and white Art Deco tile in the 1940s by the Associacao Protectora Uniao Madeirense do Estado da California, APUMEC, a Portuguese Benevolent society. The building is now an apostolic Christian Church.) Another fraternal order of importance in the neighborhood were the Eagles. It is the opening of their brick lodge hall at 3718 East 14th that was the foundation for a week long celebration, the Eagle Street Carnival, subject of the special edition of the May 1910 Oakland Tribune mentioned earlier. (The Eagle hall was demolished in the 1920s to make way for a movie theater.)

The beginning of the 20th century was an important period for Fruitvale's development. Population had doubled when refugees escaped from and settled after the 1906 earthquake and fire of San Francisco. With an already established commercial district at the intersection of East 14th and Fruitvale, and both local and national train service, the area grew with the help of an enthusiastic group of real estate developers, the draw of a "felicitous" climate, and local industry for jobs (canneries and the California Cotton Mills). In a November 1909 election, the district (along with Melrose and the rest of East Oakland) had voted for annexation to the city of Oakland. The vote was not without opposition, and many reassurances had had to come from the city of Oakland before Fruitvale was convinced, but now it was ready to show off. A February 4, 1910⁷ Fruitvale Progress noted, that, with the building of their new hall the Eagles proposed a street festival "...a week of jollity and celebration....which wouldput Fruitvale and Melrose before the outside public." The event had the support of the local merchants and eventually included 3 blocks of banners and booths, dedication of the Eagles' hall, a parade, and a crowning of a queen, a local Fruitvale girl, on the last evening^{8,9}. The Masonic Temple was open to the public all week in celebration of the grand event.

By the 1920s, with mushrooming growth, there was a fully established commercial district offering a hospital, medical offices, culture, shopping and many banks, and tourism (Bentley's Ostrich Farm was amongst its attractions.) It was during this period that alterations were made to the Masonic Temple. Permit #A17952, dated June 22, 1926, with builder Alex Weiben, for the cost of \$18,000 for a two story addition, indicates that this is when the 34th Avenue annex was built. In 1928, '36 and '38 minor alterations (each less than \$1000.) were made to the annex by J.B. Petersen & Son, also a well know builder in the Fruitvale.

From the 1930s through the 1980s (gone by the 1988 telephone directory), Gabardine's was the main commercial tenant on the ground level. It was advertised as a general merchandise store. In 1992-93 Oakland Furniture is listed there in directories, and, according to OCHS forms, by 1994 Bargain Furniture is the tenant.

The Masons presence in East 14th Street ended in the 1950s. A November 11, 1954 Oakland Tribune¹⁰ article showed the Masons digging a cornerstone for a new hall on Galindo and Fruitvale Avenue. A modern building, whose \$125,000 price includes furnishings, a sheltered interior court and kitchen storage facilities, it was "... in keeping with a new era in lodge building in the Bay area."

Sports play a large part in the Temple annex on 34th Avenue from about 1959 to 1995. Babe's Gym is listed there in phone directories from 1953 through 1970.

According to Henry Winston, a boxing promoter who promoted George Foreman, and who is still in the business, Babe's is one of the places that George Foreman practiced when he was in town¹¹. Also Pacific Fencing Club, owned by Harold C. Hayes, moved from downtown to this location in 1984. A graduate of Stanford, Hayes, as an African American fencing master, is a rarity in an already unusual field. He had established his club in 1984 at 570 14th Street and moved to the Temple annex in 1986. It was a popular venue and drew students from around the Bay area. But a Spring 1995 article in the Oakland Tribune laments the fact that, due to a skyrocketing rent increase, the club was forced to move out of the building¹². The club relocated to 2329 Santa Clara Avenue in 1996, and is still there today.

Regarding ownership of the building after the Masons, the owner, according to the 1981 OCHS form, was the Shoong Foundation located at 829 Sacramento Street, San Francisco. In the 1993 OCHS form, the owner, since 1986 was Raymond J. Castor, c/o Milton Shoong Foundation, 1611 Telegraph Avenue in Oakland. Sometime around 1995-96 the building went into receivership.

In 1996 Cessaly Hutchison, who had been a student at the Pacific Fencing club, sent a letter to the city¹³, noting the building's historic status, and urged them to buy the building. The Spanish Speaking Unity Council bought the building in 1996. The Unity Council has positioned the Masonic Temple as a gateway building, connecting the commercial district along International Boulevard to the Transit Village, through the new pedestrian plaza.

Source: "Beautiful Fruitvale"
Fruitvale Board of Trade
1905

This date seems
to precede construction
of our bldg.

Fraternal Orders.

In Fruitvale there are many fraternal orders, meeting in the commodious Masonic Hall, in which Fruitvale Lodge meets, as do also several other fraternal and beneficial orders, among them being Fruitvale Lodge, Woodmen of the World; Fruitvale Lodge, Independent Order of Odd Fellows; Ah Wah Nec Tribe, Order of Red Men; Golden Link Rebekah Lodge; Laruka Council, Degree of Pocahontas, and Fruitvale Circle, Women of Woodcraft. All of these are rich in membership and funds, and do great deal of good for the members, as also for humanity.

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Fruitvale Progress

FRUITVALE, CAL., FRIDAY, NOVEMBER 26, 1909

Dedication of the New Masonic Temple.

The new Masonic Temple erected by Fruitvale Lodge No. 338 F. and A. M., was dedicated Saturday, Nov. 20th, 1909. The Grand Lodge was opened in the old meeting place of Fruitvale Lodge and forming in a procession the Grand Lodge, together with about 600 members of the fraternity, proceeded to the new temple where the Grand Officers turned over the very impressive ceremony of dedication to the officers of Mission Lodge No. 169, who conducted the dedication according to the ancient rites of Masonry.

After the ceremony of dedication the visiting brethren adjourned to the banquet hall where a splendid banquet was enjoyed, and addresses made by the Grand Junior Warden, Grand Orator and Grand Secretary, together with the speakers on the regular program.

The new temple is a very imposing structure situated on E. 14th street, and contains a lodge room 40 x 60 feet, with all accommodations, a spacious banquet hall and ladies' parlor. There are four stores on the ground floor.

The plans were drawn by Hugo W. Storch, a member of the Lodge.

DEDICATION.

Dedication Services by Mission Lodge No. 169, by request of the Most Worshipful Grand Lodge.

Music—Orchestral selection.

Address of Welcome—Worshipful H. E. Truitt, Master of Fruitvale Lodge.

Music—Mission Quartette.

BANQUET.

Doxology—Invocation.

Music—Orchestral selection.

Prayer—Bro. Max Kuhl.

Music—Mission Quartette.

Address—Worshipful Frank Thrall, Master of Mission Lodge No. 168.

Remarks—Bro. Geo. E. Lund, president Fruitvale Masonic Hall Association.

Music—Mission Quartette.

Addresses by the following brethren: Robt. Allen, F. D. McBeth, Robt. B. Gaylor, John Thompson, Harry Leland.

Music—Auld Lang Syne—Mission.

Labor Unions Demand Better Protection.

An ordinance providing for the better supervision of amusement devices, so as to insure their safety, is being prepared at the instance of a committee of the Central Labor Council, composed of A. W. Sellon, Jr., R. E. Glenn, and A. M. Thompson.

This committee recently conferred with the Board of Public Works, asking for the inspection of certain amusement devices and were informed that there was no ordinance providing for such inspection.

The Central Labor Council has decided to give a grand ball. The date has not yet been decided.

Falls Off Ladder.

Edward L. Bowsbey, manager of the Union Electric Company, fell through a second-story window to the pavement in front of the office of Dr. J. Hamilton, 3164 East Fourteenth street, last Saturday afternoon, and escaped with minor injuries.

Bowsbey struck directly upon his head and was rendered unconscious, but in falling he struck an awning, which broke the force of his descent and probably saved his life.

Bowsbey was engaged in doing electrical wiring in Dr. Hamilton's office, when the ladder on which he was standing collapsed. Instead of falling to the floor he was pitched directly through a window pane.

Oaklanders Seek to Unite County.

No time is to be lost by the Progress and Prosperity Committee of the Chamber of Commerce in working toward the accomplishment of a city and county government for Oakland. A resolution was passed last Monday night by that committee, providing for the organization of a corps of campaign workers similar to those employed in the recent annexation and bond elections, whose duties

Incineration of the "Silurian" Spirit of the Oakland That Was.

The unprogressive citizen was burned last Saturday night with the bones of his ancestors. While the fire bells back of the city hall tolled lugubriously, business men marched the streets escorting a heroic pyre, with bands wailing dirges and death wench torches burning. The cortege wound to the shores of Lake Merritt, where the effigy of the silurian was incinerated.

Following the automobile bearing the Mayor and Bell came the grand marshal and his aids. City officials marched next, then a squad of election boosters, bands, the silurian float with its pallbearers and a platoon of boosters.

By acclaim of those assembled on the grand stand at the lake, H. C. Capwell was chosen High Priest of the funeral service. He said in part:

"Fellow citizens of Greater Oakland there is a joy in sorrow that none but the mourner can know"

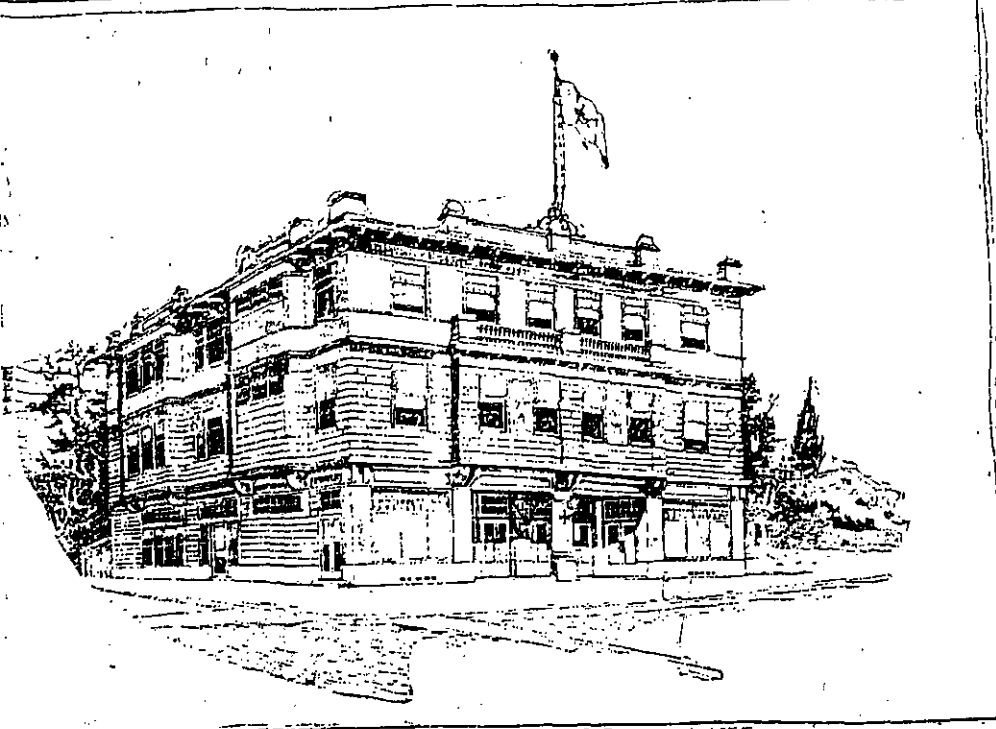
"Amen!" shouted a small boy from his perch on the limb of a neighboring tree.

"That's what you should have all said," declared the speaker, and then in a few words pointed out the wonderful changes that have recently taken place in Oakland.

Councilman Elliot referred to the time 40 years ago when "Cy Lurian" first came to Oakland. "He had been ailing all these years," he said, "and on Monday night, when he read the returns, he took a turn for the worse, which the doctors diagnosed as dropsy; on Tuesday he faded out, and the autopsy showed that he had died of enlargement of the heart."

"To-night, if the spirit of Old Cy is above us (but I guess he checked his baggage on the way), he would be a joyed to see us all standing in the mud of this street, which his objections and protests prevented being properly paved. But there is now raging in Oakland an epidemic caused by the bacilli annexationis."

"I warn the Boards of Health of Alameda and Berkeley that if they do not



PROPOSED NEW MASONIC TEMPLE AT FRUITVALE.

FRUITVALE MASONS TO BUILD FINE TEMPLE

Association of Members of Blue Lodge to Erect Handsome Structure at Cost of \$35,000.

FRUITVALE, October 15.—The Masonic Temple Association of Fruitvale is received as a donation from H. W. Torch, formerly an architect, the plans and specifications for the new Blue Lodge Masonic Temple that is to be erected on the property now owned by the association at East Fourteenth and Brandon streets at a cost of \$35,000. Work on the structure is to be commenced early in the spring and work in the incorporated Temple Association is to be held to secure funds for the purpose. The lot has been fully paid for.

department, bathroom and other apartments are also on this floor. The third or top floor is to be used solely for the Masonic lodges. The building is to be furnished lavishly throughout. An elevator and organ loft are to be

completed.

REFLECTION OF WEEK IN FRATERNAL CIRCLES

"Fraternal news" intended for this department must be sent to "The Herald" office not later than Wednesday evening to insure insertion. It is also requested that copy be written on one side of the paper only. Otherwise it can not be used.

MASONIC
 Brooklyn Lodge No. 225, F. and A.M., of East Oakland, is to confer the third degree Tuesday evening, October 24.

BEN HUR
 Ben Hur Court No. 12 anticipates having a delightful time tomorrow evening at their hall, No. 1200 1/2 Seventh street. Plans have been made to give an entertainment and reception to Ben Hur members and Oakland Court No. 6. The two courts from San Francisco have been invited.

among the appointments of the structure. It is believed that the entire amount necessary for the completion of the structure can be raised by the sale of stock to local Masons.

Officers of Association.
 The officers of the Masonic Temple Association of Fruitvale are as follows: C. H. Greenman, president; J. C. Hummel, treasurer; George E. Lund, secretary; A. N. Prost, C. Carew, W. H. Fraser and C. Laport.

In all probability a chapter of the Eastern Star order and a lodge of the Royal Arch Masons will be established at Fruitvale when the new temple is completed.

There was the usual large attendance, and considerable business was transacted. It was announced that Oakland Lodge is to give a picnic at Lora Park Tuesday, October 24, and that the annual ball of Oakland Lodge is to be held November 16. The members anticipate considerable pleasure at both of these entertainments.

Several applications for membership were read and quite a number of candidates were initiated. The new by-laws were read for the last time and after considerable discussion were adopted. Under the food of the order there was a discussion of various matters of interest to the lodge and to the order in general, and the business meeting adjourned at a late hour. After the business session the usual social entertainment and dancing were indulged in.

Oakland Lodge No. 230 is rapidly increasing in membership, and is becoming quite popular on account of its sound policy, as well as the enjoyment afforded to its members at its attractive entertainments.

WOODMEN OF AMERICA

Golden Gate Camp No. 7226, Modern Woodmen of America, held its first logging bee last Thursday night. A fine literary and musical program was rendered, after which dancing and a banquet were enjoyed.

The Royal Neighbors of Golden Gate Camp No. 2335 provided the banquet, and it was excellent. Large delegations from Richmond, Diamond and San Francisco were present. Dancing was continued until a late hour.

This evening there is to be a meeting of unusual interest at the camp hall, Eleventh and Clay streets, and it is desired that all members attend. Besides the regular meeting of the camp there are to be several candidates conducted through the forest and a very important business meeting held. It is imperative that every member who has the good of the order at heart be present.

RED MEN

The chief of Uncas Tribe of Redmen at the last council, held on the thirteenth sleep of traveling moon, assembled in force around the council fire and a most delightful evening was enjoyed by all.

It is becoming a common matter now to hear the brothers say they look forward to the tribal meetings with mingled feelings of pride and pleasure—pride in the personnel and workings of the tribe and pleasure in the genuine good fellowship and true fraternal spirit displayed.

Brother PAUL chairman of the committee working on the new by-laws, reports that he is to present them to the tribe during this moon.

Uncas Tribe is planning a series of whist tournaments for the pleasure of the members and their friends during the winter months. The first is to be given early in November, under the direction of the ways and means committee, of which Mokka Shaffer is chairman.

SONS OF ST. GEORGE

A rousing big meeting was held last Tuesday evening by the Albion Lodge, Sons of St. George, Captain L. C. Robinson occupying the chair.

Four new members were initiated into the lodge, and several names were handed for application to the order. Judging by the numerous applicants in view, it looks as though this will be a banner term in the history of Albion

FREE



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1054 Was
 48 East Al

were initiated into will long be some assistance of their fellow Charles H. Keller, C. Isaac, to be pronounced by or as "letter perfect." The members of forming another cent three more

The esquire ran next Monday eye prominent orators order are to be pr in the work.

ROYAL HIGH

California (ast) Highlanders met their ball Tuesd 27, at which they passed the ballot of refugees cru and found refuge stronghold. Acte

Next to the enjoyment afforded by the fine in practice is that of being able to preserve nice, fresh, juicy meat, such as Crosby & Co. make a specialty of at the Boulevard Home Market, at 2136 Boulevard, opposite King street. This firm has the reputation of serving you the very best butcher's stock, together with the finest cured meats of all kinds. Cleanliness, courteous treatment and prompt attention are the

J. B. Cunningham, Grocer.

Appreciation of the many commercial advantages Fruitvale has to offer the merchant. Mr. Cunningham has recently opened a new grocery at No. 3111 East Fourteenth street. This gentleman is well and favorably known on both sides of the bay, as a man of absolute integrity and just business acumen. In making a bid for the trade of the residents of Fruitvale, Mr. Cunningham realizes he must offer inducements that will warrant their patronage. These inducements are, first, a consist of an up-to-date line of dry and grocery groceries, such as you will find at the lowest possible market price. A full line of delicatesse foods will also be kept, as well as fresh eggs and dairy products.

In addition to the new store, Mr. Cunningham has provided the latest modern wire-meshed roving for all exposed articles, and tightly sealed jars for a complete line of preserves. This assures the consumer perfect sanitary protection for his goods, and other desirable bread-baking permits.

At Fruitvale, you will find an experienced and gentlemanly staff of experienced clerks, who have been trained and effort made to make the Cunningham store a leading grocery store in the Fruitvale community.



CITIZENS BANK OF FRUITVALE

John R. Hodges, president; L. W. Forsting, vice-president; L. Rowlett, cashier and manager. During the financial panic of two years ago, this bank paid off every dollar of currency, and was one of the few banks in the United States that did not issue one dollar's worth of scrip. Your money and credit is with this bank.

withdrawing which have popularized this well established market, and the lowest living prices have always prevailed since the opening of the place. The Boulevard Home Market has steadily increased in patronage, through the liberal policy of its proprietors and their enterprise in keeping constantly abreast of the times by the introduction of every modern convenience for the handling of their trade. Prompt delivery of orders has played an important part in the market.

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Ever Ready Garage, 4009-4011 East Fourteenth Street.

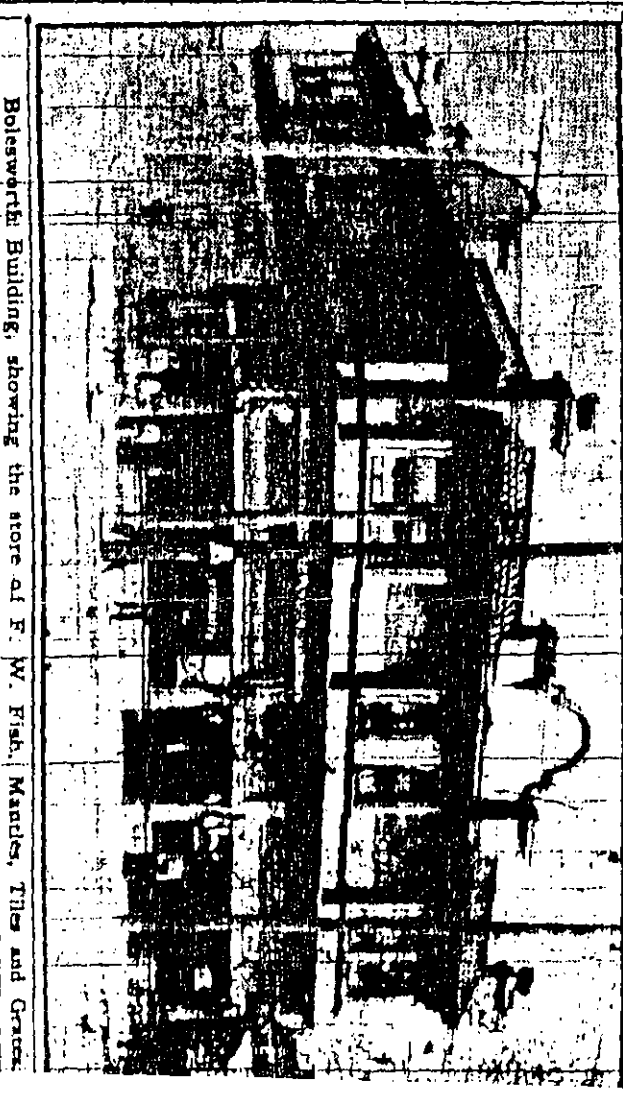
Fruitvale boasts of one of the most complete and up-to-date garages in Alameda county. The proprietor, H. Andrus, is an expert machinist, and having made the automobile a career, is able to handle the most intricate jobs that may be brought into his shop. The garage is a large frame and advanced iron building, located on East Fourteenth street, between Fort and Perry streets. It contains 5000 square feet of floor space, which affords ample space for storing a large number of private machines, whose owners prefer to keep them at a public garage rather than at their homes. A dormitory room for the exclusive use of lady patrons is a feature of the garage. The machine shop occupies the entire east end of the building and is equipped with the most modern machinery.

Don't forget the Ever Ready Garage, 4009-4011 East Fourteenth street.



on beautiful rest in street. The Gold Medal Water plant, on Twenty-fourth street, has the reputation for its ability in its among the builders and commercial

leading con-



Bolesworth Building, showing the store of F. W. Fish, Mandles, Tins and Groceries.

Mr. Bolesworth has been a resident of after his real estate interests. He has not being non-pressed with the business for over fifty years. Like many always been a believer in Fruitvale, and at which he supplies them the

the building department of the Mason McDuffie Company. He designed the row of shops on Arlington Avenue in Kensington and the Roberts Studio, 2134 Allston Way (1930). The June 1936 issue of *Architect and Engineer* features a Ranch-style home he designed in Sacramento.

Walter Steilberg (1886-1974)

Walter Steilberg graduated from the University of California, Berkeley, in 1910 and worked in the architectural offices of Irving Gill, Myron Hunt, John Galen Howard, and Julia Morgan before setting up his own practice in 1921. He resided on Panoramic Hill where many of his residential buildings can be found. The College Women's Club at 2680 Bancroft Way (1928) is Steilberg's largest commission still standing and is a Berkeley landmark.

Louis S. Stone & Henry C. Smith

The architectural firm of Stone and Smith designed several schools in Berkeley, which are no longer standing, and many San Francisco commercial buildings. Henry C. Smith was born in San Jose in 1873 and graduated from the University of Pennsylvania. He returned to the Bay Area in 1900 and became a partner of Stone's. In 1909 he opened his own office. His Mikkelsen and Berry Building at 2124 Center Street (1902) and the Francis Kittredge Shattuck Building at 2100 Shattuck Avenue (1901) are Berkeley landmarks.

Hugo Storch (1873-1917)

Hugo Storch was born in Mexico. During the 1890s he worked in the office of San Francisco architect John Nash. Storch did more engineering than design, and was an expert at integrating elevators into existing buildings. Park Congregational Church, 1802 Fairview Street (1912), is his only building in Berkeley.

John Hudson Thomas (1878-1945)

John Hudson Thomas was born in Nevada. He graduated from Yale University in 1901 and the University of California, Berkeley, in 1904. Between 1904 and 1906 he worked for John Galen Howard. He

formed a partnership with George Plowman in 1907, and in 1910 set up his own office. During his career he designed a large number of important homes in several eclectic styles and is considered one of the most innovative East Bay architects during the first quarter of the century. His Berkeley landmarks are the Hume Cloister, 2900 Buena Vista Way (1928), the Captain Maury House, 1317 Shattuck Avenue (1922), and the Loring House, 1730 Spruce Street (1914).

William Weeks (1866-1936)

William Weeks was born on Prince Edward Island the son of a builder-architect. He settled in Watsonville in 1896 and designed several buildings for the Spreckels Sugar Company. In 1904 he established a practice in San Francisco and became a prolific designer of schools, libraries, and public buildings in California. His own house was at 800 Highland Avenue, Piedmont (1922). His Berkeley buildings include: the Bishop Berkeley Apartments, 2709 Dwight Way (1928), and the Durant Hotel, 2600 Durant Avenue (1928), a Berkeley landmark.

Oscar Wenderoth (1897-1938)

Oscar Wenderoth was born in Philadelphia and died in Washington D. C. He began working for the United States Supervising Architect in 1897 and became head of the department in 1912. He retired in 1929. During his career he designed many post offices across the United States including Berkeley's main post office, 2004 Allston Way (1914).

William Wharff (1836-1936)

William Wharff came to California in 1875 from Maine, and settled in Berkeley in 1899. Wharff appears to have been a self-taught architect and an active member of the Masonic Temple. His Berkeley landmarks are the Pfister Knitting Mill, 2602 Eighth Street (1906), the Masonic Temple, 2105 Bancroft Way (1905), and the Carlson Block, 3228 Adeline Street (1903).

William Wurster (1895-1973)

William Wurster was born in Stockton and graduat-

William G. Thornally Jr.

FULL/MAIDEN NAME: William George ?
BIRTH DATE: 1876
BIRTH PLACE: Oakland ?

PROFESSION: Contractor

DATE(S) MARRIED:
MARRIED TO: Agnus
CHILDREN: Ralph & George

DATE DIED: Feb. 16, 1944
CAUSE OF DEATH: Heart attack
BURIED:

MEDICAL HIST:

BIOGRAPHY: Lived in Oakland as a young man with his family at 3027 East 16th Street. Worked with his father as a carpenter. Became a successful contractor and built many single family homes, multi-family housing, and commercial properties throughout Oakland particularly in the Fruitvale neighborhood.

His most significant construction projects include the Scottish Rite Temple on the shore of Lake Merritt, several buildings for Pacific Telephone & Telegraph, the Arroyo Sanitarium in Livermore, Montclair School and Bay City Iron Works which he built for his brother Harry's business at 4th & Washington in downtown Oakland.

William served as vice president (1939) and president (1940) of the California State Builders Exchange. It is rumored that William may have had an affair with the secretary of the Oakland Builders Exchange. The two of them travelled together frequently.

William was also president of the Oakland Builders Exchange for 5 years. He was a member of the Sequoia Country Club and helped arrange for Ed & Lottie Pattillo to hold their wedding reception at the club.

He was also a member of the Eastbay Breakfast Club, the Scottish Rite and the Aahmes Temple of the Shrine. He held the position of master of the Fruitvale Lodge of Masons.

William lived at 832 Paramount Road and 377 Lennox. Other addresses for Will include 285 Lee Street and 150 Lake. Lottie Pattillo remembers visiting her uncle, aunt Agnus and cousins at their Paramount home which was considered very ritzy at the time. She remembers her uncle as very nice and kind to her.

William Thornally Jr. continued

William died at Highland Hospital where he was taken after collapsing at 17th and Webster Streets in downtown Oakland. Funeral services were held at Clarence N. Cooper Chapel in Fruitvale. William's wife Agnus was born on December 2, 1882 and died on December 12, 1934 at age 53.

William and Agnus's son **Ralph** worked for the Army at Moffett Field, CA. Their son **George Francis** was very handsome and nice as a young man. Both he and Ralph graduated from college. George became a Lieutenant Commander in the Navy.

SEE ALSO information on buildings built by William G. Thornally.



Will Thornally Jr.

W. G. Thornally, Noted Oakland Engineer, Dies of Heart Attack

Feb 2/17/44
William G. Thornally, 50, prominent Oakland construction engineer, who was superintendent of construction of the Scottish Rite Temple and the local Pacific Telephone and Telegraph Building, died of a heart attack, after collapsing on the sidewalk at 15th and Franklin Streets, last night.

Thornally, who lived at 377 Lenox Avenue, died shortly after arrival at Highland Hospital.

In 1940, Thornally was elected to the presidency of the California State Builders Exchange, after holding the post of vice-president in 1939. He was also president of the Builders' Exchange of Oakland for five years.

FRUITVALE PIONEER

One of the original settlers of the Fruitvale area, the contractor had lived in Oakland for more than 50 years. In addition to superintending the 1927 construction of the \$1,500,000 Temple on the shores of Lake Merritt, Thornally constructed the Arroyo Sanitarium at Livermore and other buildings for the Pacific Telephone and Telegraph Company

in this area. His most recent job was the construction of the Montclair School.

Thornally was a member of the Sequoia Country Club and the Eastbay Breakfast Club, as well as the Scottish Rite and the Aulines Temple of the Shrine. He was believed to be the oldest living past master of Fruitvale Lodge of Masons.

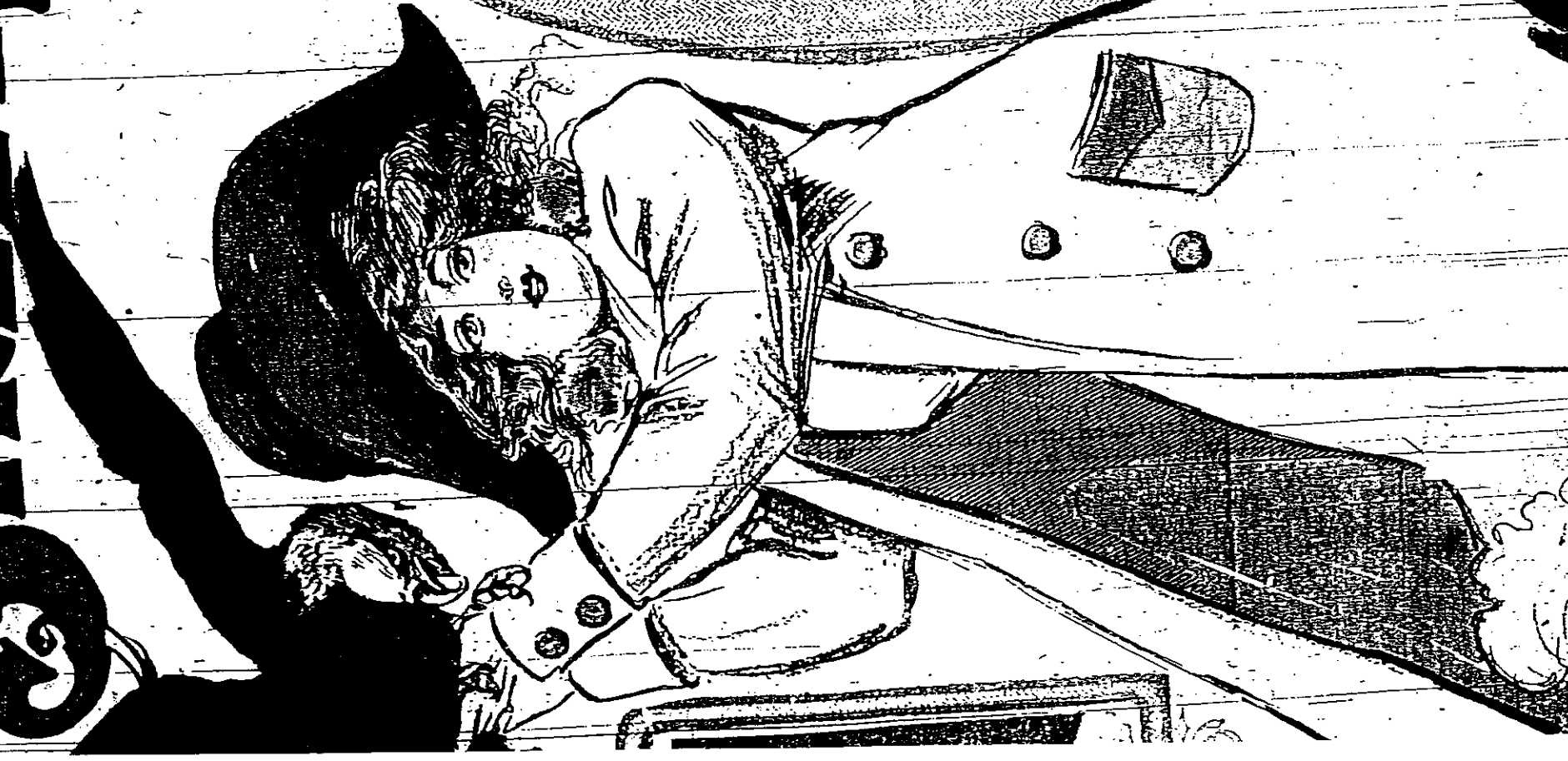
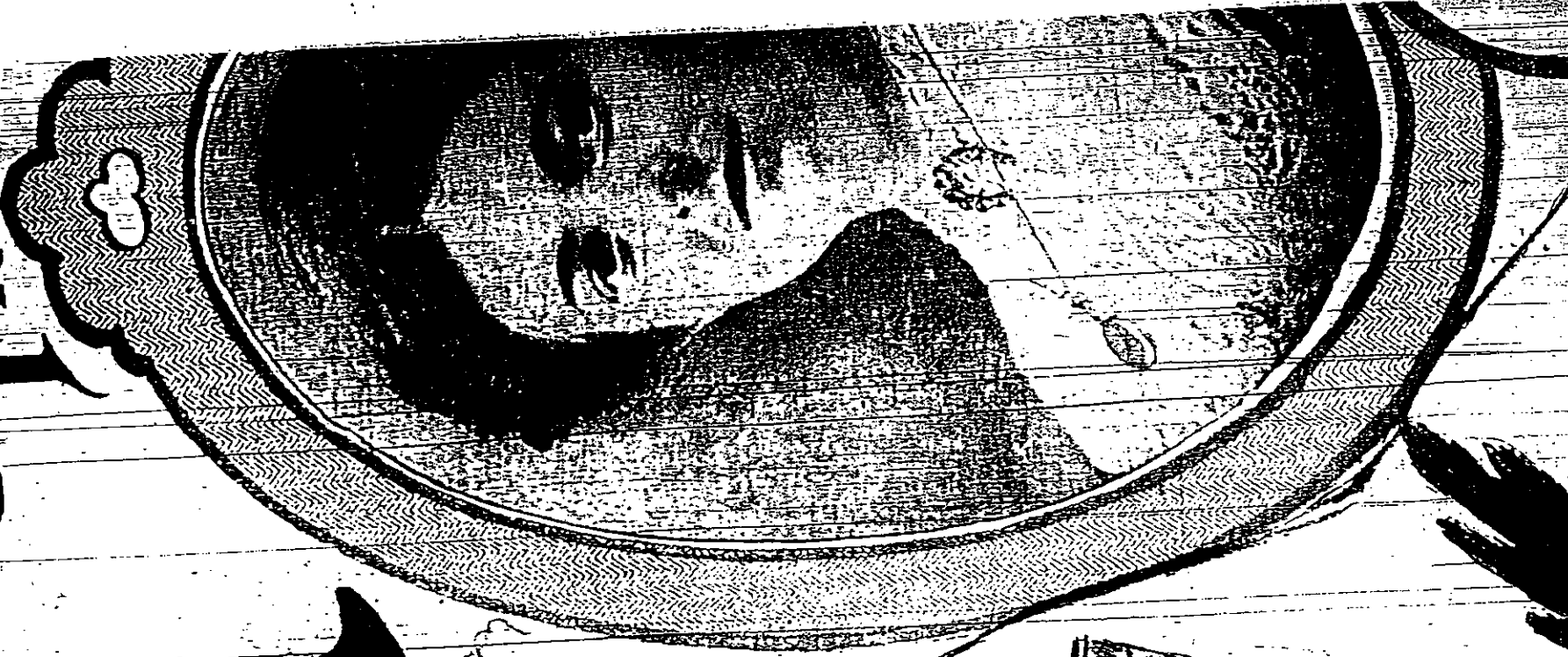
TWO SONS SURVIVE

Surviving are two sons, George, a lieutenant in the Navy, and Ralph, with the Army at Moffett Field; a brother, John, and a sister, Miss Rosemary Thornally of New York.

Funeral services will be held Saturday at 3:30 p.m., at the Clarence N. Cooper Chapel in Fruitvale.

Engineer's Biography

STREET & GARDEN



20th Anniversary of
Establishment of
Spartan - 1944



Fruitvale Masonic Temple Cornerstone Rite Saturday

The grand master of the California Grand Masonic Lodge and Grand Officers will officially lay the cornerstone for the new \$125,000 Fruitvale Masonic Temple Saturday.

The temple, which is at Fruitvale Ave. and Galindo St., has been under construction for a month and a half and is expected to be completed in the spring.

The ceremony starts at 3 p.m. and is open to the public.

Henry C. Clausen, grand master and the other Grand Lodge officers will be introduced by Frank R. Killinger Jr., past master of Fruitvale Lodge and current inspector of the 356th Masonic District.

Arthur Lindh, master of Fruitvale Lodge, also will officiate at the event.

Walter A. Rose, past master of Fruitvale Lodge and chair-

man of the affair, said a luncheon for the Grand Lodge officers will be held at 12:15 p.m. at the lodge's present meeting hall at 3256 E. 14th St.

A special Grand Lodge session will follow. Rudy Jenny, Fruitvale past master, will be the escort for the grand master when the group travels to the new building site.

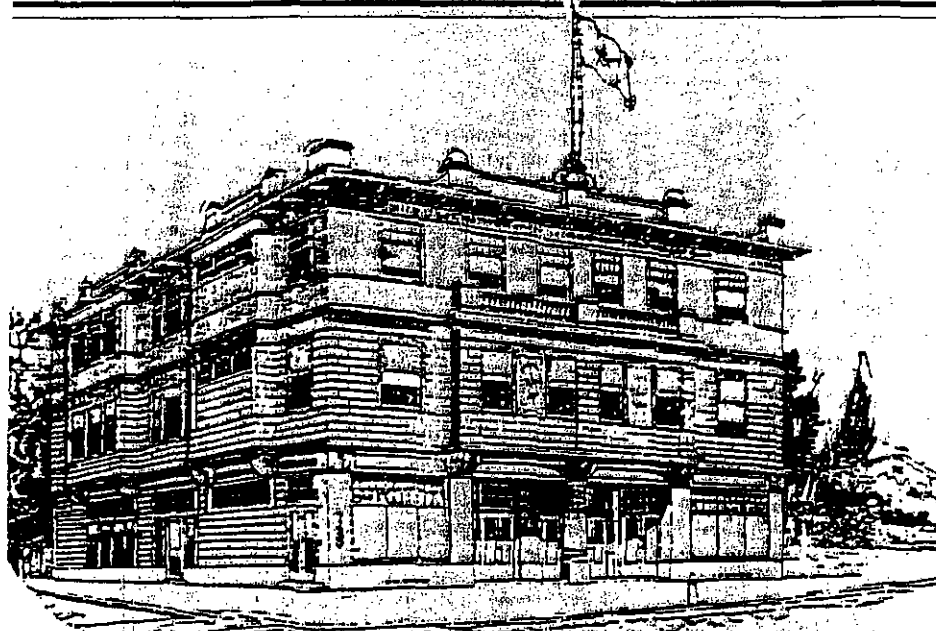
Theodore S. Bean, president of the Lodge's Temple Association, is responsible for directing activities on the construction of the new building. He said the \$125,000 cost includes furnishings.

The building will include a lodge room, a lounge room, a sheltered interior court, a kitchen and storage facilities and is modern in design and in keeping with a new era in lodge building in the Bay Area," Bean said.

Francisco



PHOTO BY AP/WIDEWORLD



The architect's design as it appeared in the 1906 Oakland Herald.

occupied the ground floor retail space facing East 14th Street for many years. On the second floor directly above the store, the lodge's ceremonial room took up most of the space.

A California feature

Pillars and other classical detailing, including delicate stenciling, along the cornice of the oblong-shaped chamber are still visible, attesting to the dignified functions once performed there.

Throughout California, Masonic Halls often among the earliest buildings in a community (several can be found in the Gold Country) still stand. Typically they were located in business districts, had ground floor merchant activities that generated rent, and upper floor meeting rooms, banquet halls and ceremony chambers.

Fruitvale's Masonic Association relocated to a new facility in 1954 and the building has had a succession of owners since. Recently it went into receivership. A brick wall along the west side of the structure qualifies it as an unreinforced masonry building under the city's URM Ordinance. Because of its receivership status, it is uncertain when the necessary retrofitting will be completed.

The fencing club, unable to

come to terms with the rent increase has left the building and has relocated temporarily to the Oakland Ballet Academy on MacArthur Boulevard in the Diamond District.

Cessaly Hutchinson is sorry to see the fencing club leave, but believes that because of the building's historic status, financial assistance might be found to carry out a restoration.

The building could be eligible for Historic Preservation Tax Credits and the State Historical Building Code might apply with regard to code upgrades. If the building received local landmark status, a Mills Act Contract (a property tax reassessment for qualified historic buildings) might prove attractive to a future buyer.

The old Masonic Hall is located in the heart of Fruitvale's identified NCR (Neighborhood Commercial Revitalization) District and the city is awaiting word on whether Oakland is designated a California Mainstreet Community. The East 14th Street corridor in Fruitvale is the "mainstreet" targeted for the technical assistance provided by California Mainstreet, a program used successfully in many communities statewide. The local nonprofit organization, Spanish Speaking Unity Council is coordinating the various revitalizing efforts underway,

The front portion of the building was built in 1909 and an annex portion (containing the fencing studio) was added in 1926.

including plans for a transit village concept for the Fruitvale BART station.

"I think this building, if rehabilitated would make a fine addition to the neighborhood," says Cessaly.

The fencing club recently received its nonprofit 501(c)3 status and is pursuing grants to expand its classes and offer instruction to local youth. Those interested in learning more about the Pacific Fencing Club and the availability of classes should contact Harold C. Hayes, the number is 436-3800.

Annalee Allen is past president of Oakland Heritage Alliance and is currently on the Oakland Landmarks Preservation Advisory Board.



CHESTER KING VEGA — Staff

A fencing class practices at an evening session at the Pacific Fencing Club, which will move from Oakland's Fruitvale district.

Fencers need a new place to duel

By Stacey Wells
STAFF WRITER

OAKLAND — For seven years, Cessaly Hutchinson has walked up the wide, wooden staircase every Wednesday at 6 p.m. to the Pacific Fencing Club.

When she steps over the threshold onto the raised hardwood floor, she enters another world. Within seconds, the workday pressures of commuting and being a legal analyst are gone.

For the next few hours it's just Hutchinson and her foil, bound together in an intricate sport that's half brains, half physical endurance and completely intoxicating.

"It's like playing a physical chess game," she said. "You have the tools to win, but it's just how you put it together. The possibilities of winning and enjoying the game are endless."

But Hutchinson and her classmates at the Oakland fencing club are worried.

A \$1,100-a-month rent increase has forced owner Harold Hayes to close his 11-year-old academy in the Fruitvale district, temporarily relocate to the Oakland Ballet Academy and search for a new, permanent facility.

Students worried

While Hayes brushes off the predicament as a minor inconvenience and an opportunity to start over, his students are concerned that this may lead to the end of Oakland's only club dedicated to fencing.

"Oh God, it's really depressing," said Steve Baker, a one-year student who travels from Richmond to study under Hayes. "I'm concerned because it's tough. And a fencing master is not a high-paid job."

"People are beginning to identify the club as being Oakland. We get people from Concord and San Mateo and sometimes as far away as Livermore," said Hutchinson.

“It's like playing a physical chess game. You have the tools to win, but it's just how you put it together. The possibilities of winning and enjoying the game are endless.”

Cessaly Hutchinson
legal analyst, fencer

"Us moving is going to take away from that stability. We can all recover from setbacks, but how long does it take us?"

Hayes' landlord, Frank Satterwhite, a Hayward attorney, said the rent hike from \$600 to \$1,700 a month enforces a lease agreement between Hayes and the building's former owner. But Hayes said that agreement was waived by his former landlord because tenant improvements were not completed in time, forcing Hayes to lose business.

Hayes moved into the nondescript building on 34th Avenue in 1986, after relocating from downtown. The building was constructed in 1909 as the Fruitvale Masonic Temple, according to the Oakland Cultural Heritage Survey. Hayes' club is upstairs, in a room once occupied by Babe's Gym, where heavyweight champion boxer George Foreman reportedly once trained.

Classical training

There is a renaissance feeling to the club. Hayes' collection of swords — mostly the lightweight, flexible foil, but also the epee and sabre — line walls. Dozens of pictures of champions, instructors and groups of students hang on the walls. There is a library to teach students the history of fencing. Hayes, whose background is in philosophy, traced the lineage of his own instructors back to 18th century Rome.

It's that history, and what students describe as Hayes' philosophical approach to teaching fencing, that have brought them here. Some come from as far away as Con-

cord, San Mateo, Livermore and even San Francisco, which boasts a renowned club of its own. Hayes utilizes the Socratic method in teaching, compelling students to find their own answers and solutions to complex dilemmas that arise during bouts.

Plus, Hayes and instructor Arthur Lane offer students a combined 82 years of experience to about 100 students.

"If you look at the general world of things, there are people very interested in recreation, health, fitness, personal growth, social contact and historical continuity," he said. "Fencing has all that."

"I needed to get some exercise and it's a good way to do that," said Mark Byrne of Oakland. "It's really cerebral — kind of keeps your mind off of working out."

Must stay focused

Andrejka Coklyat of San Francisco began fencing three years ago at Hayes' club because she thought she would enjoy the combat. As a little girl, she always day dreamed of sword fights.

"Now I realize how much it's a more serious art," she said. "It's about focus and self-control."

Hayes admits the pending move will be disruptive and some of what makes the club unique will be lost. But he refuses to let upset his own composure.

"This may be an opportunity to improve everything," he said. "Improve the location, improve the level of operation and redesign the business I am in."

OAKLAND TRIBUNE - Spring '95

RESOLUTION 2004-6
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 **LM04-510** 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:

- reflects the era of strong social organizations in its size and significant design, architect and builder, maintaining its second floor use as a Masonic lodge until the mid 1950s;
- reflects the growth of Fruitvale following the 1906 earthquake and fire of San Francisco, when Fruitvale's population doubled;
- is a monumental and somewhat eccentric 1909 Classical Revival mixed-use commercial building, with Ionic pilasters, elaborate capitals, and a classical entablature with dentils and modillions;
- is architecturally distinctive in that the second floor is windowless to reflect its function as a meeting hall for secret Masonic ceremonies;
- exhibits high quality second floor meeting hall interiors, including Egyptian and Babylonian themes with elaborate columns, painted walls and gold trim;
- was originally designed by Fruitvale architect and engineer Hugo Storch (with the final design apparently by the lodge's building committee) and built by W. J. Thornally, Jr. who was a prominent Oakland contractor and builder of many homes and commercial properties throughout Oakland, including the Scottish Rite Temple on Lake Merritt;
- was expanded in 1926 with an annex designed by Howard Schroeder, where sports has more recently contributed to the building's significance as George Foreman practiced at Babe's gym located in the annex and African American fencing master Harold C. Hayes established his fencing club there from 1986 through 1995;

- continues to maintain its importance in this era as the current owner, the Unity Council, is one of the strongest community-based development organizations in Oakland;
- is an anchor and gateway building for the Fruitvale commercial district and the Unity Council's Transit Village development, with its prominent corner location at the district's center.

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:

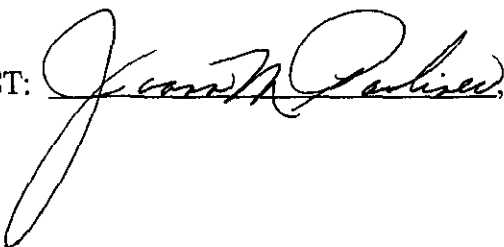
HISTORICAL NAME:	Fruitvale Masonic Temple
COMMON NAME:	<i>Fruitvale Masonic Temple</i>
ADDRESS:	3353-67 International Boulevard & 1245-49 34 th Avenue
DATE BUILT:	1909-10
ARCHITECT:	Hugo Storch, Architect/Engineer
ORIGINAL USE:	Mixed-Use Commercial
PRESENT USE:	Mixed-Use Commercial
PARCEL NUMBER:	033 2195 005 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: December 13, 2004

ATTEST:  Secretary

Chapter 17.84

S-7 PRESERVATION COMBINING ZONE REGULATIONS

Sections:

- 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)

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)