

CITY OF OAKLAND
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2008 NOV 20 PM 1:16

TO: Office of the City Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: December 2, 2008

RE: **An Ordinance Designating The Altenheim At 1720 MacArthur Boulevard As A
Landmark Pursuant To Section 17.136.070 Of The Oakland Planning Code.**

SUMMARY

The Landmarks Preservation Advisory Board and the City Planning Commission recommend designating The Altenheim, located at 1720 MacArthur Boulevard, as a City of Oakland landmark.

The landmark nomination was submitted by the property owner, The Altenheim, Inc./Altenheim Housing Corporation. The Landmarks Board unanimously recommended designation on June 9, 2008, as did the Planning Commission on July 16, 2008. There is no known opposition to the landmark designation.

Staff recommends that the City Council adopt the attached ordinance designating The Altenheim as a City of Oakland landmark.

FISCAL IMPACT

The landmark designation of The Altenheim does not require any additional budget allocation. No additional staffing is required.

BACKGROUND

The Altenheim is currently a Potential Designated Historic Property (PDHP) with an Oakland Cultural Heritage Survey rating of A3 ("A" - highest importance, "3" – not in a historic district). It is part of the City of Oakland's Local Register of Historic Resources and is therefore among the city's most important PDHPs. It is also listed on the National Register of Historic Places.

A recent photograph of the building is included as Attachment B.

Item: _____
CED Committee
December 2, 2008

KEY ISSUES AND IMPACTS

Historical and Architectural Significance. The Altenheim is eligible for landmark designation in that it:

- Includes a number of buildings that comprise a cohesive complex, constructed over a relatively short span of time, with outstanding architectural character-defining features, as described below:
 - An overall prominent H-shaped plan, beginning with the original central administration building and dormitories and carried through the second building campaign in 1914-15, designed to separate dormitories based on a concern for fire safety after the destruction of the first Altenheim building; and
 - The three original buildings, the administration building and dormitories, were built in an excellent example of a Classical Revival residential building, including a raised brick basement and Doric columns surmounted by a continuous cornice decorated with large modillions and a simple frieze, wood porticos at the ends of the dormitories, and typical 2/2 double hung wood sash windows with simple wood surrounds, designed by San Francisco architect Oscar Haupt; and
 - The almost two acres of open space including historic gardens at the east area of the property, which have been open space throughout its history; and
 - The dining hall defined by Craftsman details, including half-timbering at the second story and triangular knee braces supporting the roof; and
 - Interior architectural features including the administration/dormitory complex common spaces at the nodal connections between the dormitories, long double-loaded hallways running longitudinally through the dormitories, and glazed cupolas and oculi marking circulation paths; the administration building entry space which opens into a rotunda with interior finishes and wood detailing including columns, cornice and casework; and, in contrast, a rustic dining hall with exposed stenciled trusses and beams, stained glass windows at the east end, and built-in casework, all reflecting its Arts and Crafts influence; and
- Is associated with the social history of Oakland, specifically immigrants and ethnic communities, and the groups and organizations that provided care to the elderly, informed, and underprivileged; and
- Was built by the Altenheim Society, incorporated in 1890, and was conceived by Charles Meinecke, president of the German Benevolent Society of San Francisco, to develop a retirement home for the German community in the Bay Area, which became the only elderly care institution in Oakland that catered to aging Germans; and

- Is the site of one of the first Altenheim Society fundraising events, a gala picnic held in May of 1891, an annual event that has continued to be hosted by the Altenheim Society since then as the May Festival, a popular event for the community; and
- Will be rehabilitated to the Secretary of the Interior's Standards for Rehabilitation as reviewed and approved by the City's Landmarks Preservation Advisory Board at their July 12, 2004 meeting; and
- Was nominated by The Altenheim, Inc., to the National Register of Historic Places, and was approved unanimously on October 27, 2006 by the State Historical Resources Commission.

PROGRAM DESCRIPTION

Regulatory Effect of Landmark Designation.

Regulations and benefits for a Landmark property include design review of exterior changes, exemption from design review fees, up to 240 days delay of demolition, and a duty to keep in good repair. Landmarks are treated as historic resources for purposes of CEQA review and are eligible to use the State Historical Building Code. Although the historical and architectural significance lists interior features, the City of Oakland preservation regulations, and the attached Ordinance, apply only to the property's exterior features.

Significant exterior changes to landmarks are referred to the Landmarks Preservation Advisory Board for recommendations (Section 17.136.060) before a decision on the design review application is made by the Director of Planning or the Planning Commission. Minor exterior changes can be processed administratively by the Director of Planning, who may seek input from the LPAB as needed. There are special design review findings for landmarks, including "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

The Altenheim, which recently underwent major renovations consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, is in compliance with the American with Disabilities Act (ADA). Landmark designation does not prohibit future modifications that may be necessary for ADA compliance and in fact can facilitate such modifications through use of the State Historical Building Code.

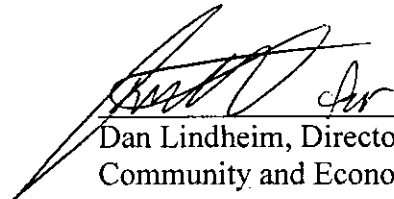
RECOMMENDATION AND RATIONALE

Approve the proposed landmark designation of The Altenheim. 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.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council adopt the attached ordinance designating The Altenheim as a City of Oakland Landmark.

Respectfully submitted,

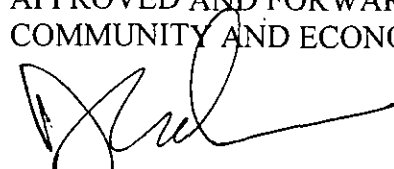


Dan Lindheim, Director
Community and Economic Development Agency

Reviewed by:
Eric Angstadt, Strategic Planning Manager

Prepared by:
Holly Pearson, Planner I
Planning & Zoning Division

**APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:**



Office of the City Administrator

ATTACHMENTS:

- A) July 16, 2008 Planning Commission Staff Report, including landmark nomination form and eligibility rating sheet
- B) Photograph of The Altenheim

Item: _____
CED Committee
December 2, 2008

ATTACHMENT A

**PLANNING COMMISSION STAFF REPORT (JULY 16, 2008),
INCLUDING LANDMARK NOMINATION FORM AND
ELIGIBILITY RATING SHEET**

Location:	1720 Macarthur Blvd (APN: 023-0494-001-07)
Proposal:	Landmark nomination of The Altheim
Applicant:	Altheim Housing Corporation
Owner:	The Altheim, Inc./Altheim Housing Corporation
Case File Number:	LM06-341
General Plan:	Mixed Housing Type Residential
Zoning:	R-50 Medium Density Residential Zone
Environmental Determination:	Exempt per Sections 15061 and 15331 of the State CEQA Guidelines.
Historic Status:	Potential Designated Historic Property (PDHP); Oakland Cultural Heritage Survey rating 'A' – Highest Importance. National Register Status: Approved for listing on the National Register of Historic Places on October 27, 2006
Service Delivery District:	3 – San Antonio
City Council District:	5
Action to be Taken:	Provide recommendation on Landmark status to the City Council.
For further information:	Contact Holly Pearson at (510) 238-3079 or hpearson@oaklandnet.com.

SUMMARY

The nomination of the Altheim for landmark designation was submitted by the owner, Altheim Housing Corporation and reviewed by the Landmarks Preservation Advisory Board (LPAB). The LPAB reviewed and unanimously accepted the eligibility rating, and directed staff to prepare a draft resolution initiating landmark designation. That resolution was unanimously adopted at the LPAB meeting on June 9, 2008, and the LPAB directed staff to forward the nomination to the Planning Commission.

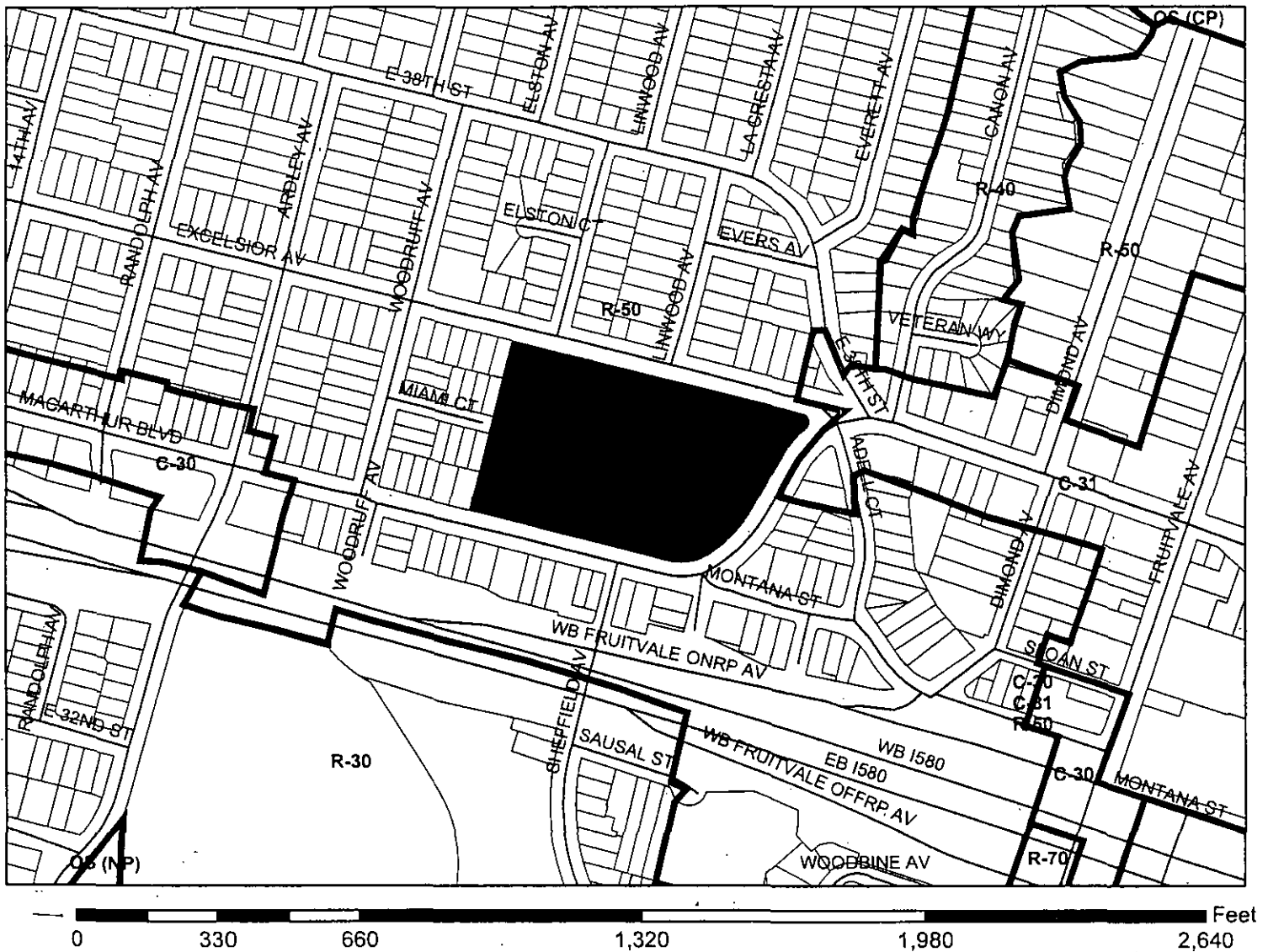
BACKGROUND AND PROJECT DESCRIPTION

Historical and Architectural Significance

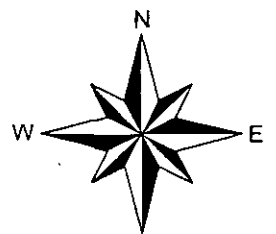
As reflected in the evaluation sheet and Resolution adopted by the Landmarks Board, the Altheim has been found eligible for landmark designation in that it:

- Includes a number of buildings that comprise a cohesive complex, constructed over a relatively short span of time, with outstanding architectural character-defining features, as described below:
 - an overall prominent H-shaped plan, beginning with the original central administration building and dormitories and carried through the second building campaign in 1914-15, designed to separate dormitories based on a concern for fire safety after the destruction of the first Altheim building; and
 - the three original buildings, the administration building and dormitories, were built in an excellent example of a Classical Revival residential building, including a raised brick basement and Doric columns surmounted by a continuous cornice decorated with large modillions and a simple frieze, wood porticos at the ends of the dormitories, and typical 2/2 double hung wood sash windows with simple wood surrounds, designed by San Francisco architect Oscar Haupt; and

CITY OF OAKLAND PLANNING COMMISSION



Case File: LM06-341
Applicant: Altenheim Housing Corporation
Address: 1720 MacArthur Blvd
Zone: R-50



- the almost two acres of open space including historic gardens at the east area of the property, which have been open space throughout its history; and
- the dining hall defined by Craftsman details, including half-timbering at the second story and triangular knee braces supporting the roof; and
- interior architectural features including the administration/dormitory complex common spaces at the nodal connections between the dormitories, long double-loaded hallways running longitudinally through the dormitories, and glazed cupolas and oculi marking circulation paths; the administration building entry space which opens into a rotunda with interior finishes and wood detailing including columns, cornice and casework; and, in contrast, a rustic dining hall with exposed stenciled trusses and beams, stained glass windows at the east end, and built-in casework, all reflecting its Arts and Crafts influence; and
- is associated with the social history of Oakland, specifically immigrants and ethnic communities, and the groups and organizations that provided care to the elderly, informed, and underprivileged; and
- was built by the Altenheim Society, incorporated in 1890, and was conceived by Charles Meinecke, president of the German Benevolent Society of San Francisco, to develop a retirement home for the German community in the Bay Area, which became the only elderly care institution in Oakland that catered to aging Germans; and
- is the site of one of the first Altenheim Society fundraising events, a gala picnic held in May of 1891, an annual event that has continued to be hosted by the Altenheim Society since then as the May Festival, a popular event for the community; and
- will be rehabilitated to the Secretary of the Interior's Standards for Rehabilitation as reviewed and approved by the City's Landmarks Preservation Advisory Board at their July 12, 2004 meeting; and
- was nominated by The Altenheim, Inc., to the National Register of Historic Places, and was approved unanimously on October 27, 2006 by the State Historical Resources Commission.

The Altenheim is currently a Potential Designated Historic Property (PDHP) with an Oakland Cultural Heritage Survey rating of A3 ("A" - highest importance, "3" – not in an historic district). It is also part of the City of Oakland's Local Register of Historic Resources and is therefore among the city's most important PDHPs.

Landmarks Board Action

The LPAB reviewed and unanimously accepted the "Evaluation Sheet for Landmark Eligibility" for the Altenheim. The evaluation sheet gives a Present Rating (Adjusted Total) of 44 points, which corresponds to an 'A' rating (a minimum of 35 points is required for an 'A' rating). 'A' and 'B' rated buildings are eligible for City Landmark designation. The LPAB adopted Resolution 2006-02 in favor of the landmark nomination on June 9, 2008.

Effect of Landmark Designation

Regulations and benefits for a Landmark property include design review of exterior changes, exemption from design review fees, up to 240 days delay of demolition, and a duty to keep in good repair. Landmarks are treated as historic resources for purposes of CEQA review and are eligible to use the State Historical Building Code.

Significant exterior changes to landmarks are referred to the Landmarks Preservation Advisory Board for recommendations (Section 17.136.060) before a decision on the design review application is made by the Director of Planning or the Planning Commission. Minor exterior changes can be processed administratively by the Director of Planning, who may seek input from the LPAB as needed. There are special design review findings for landmarks, including "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.

ENVIRONMENTAL DETERMINATION

The proposed landmark designation is categorically exempt from the California Environmental Quality Act (CEQA) under section 15331 because it involves preservation of an historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

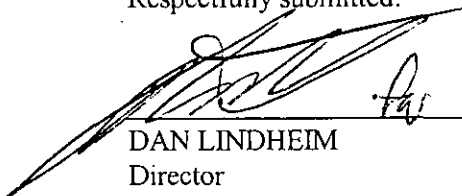
CONCLUSION

Staff and the Landmarks Preservation Advisory Board recommend landmark designation for the Altenheim. As an historic resource it clearly meets the Board's historical and architectural eligibility criteria, and landmark status is sought for its honorific value.

RECOMMENDATIONS:

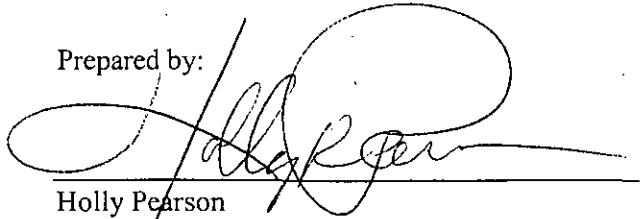
1. Affirm staff's environmental determination.
2. Recommend that City Council adopt an ordinance designating the Altenheim as a City of Oakland Landmark.

Respectfully submitted:



DAN LINDHEIM
Director
Community and Economic Development Agency

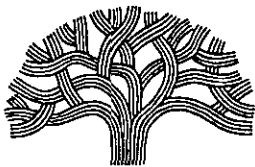
Prepared by:



Holly Pearson
Planner I

ATTACHMENTS:

- A. Resolution 2006-02
- B. Eligibility Rating Sheet
- C. Landmark Nomination form



Oakland Landmarks Preservation Advisory Board

NOTICE OF INTENT OT SUBMIT AN OAKLAND LANDMARK AND S-7 PRESERVATION COMBINING ZONE APPLICATION FORM

The undersigned proposed that the Oakland Landmarks Preservation Advisory Board initiate, pursuant to Section 9502 of the Zoning Regulations, designation of the below described property as an Oakland landmark or to rezone such property to the S-7 Preservation Combing Zone. If after reviewing this proposal and requesting and considering comments from the property owner(s) the Board determines to proceed with the proposal, the undersigned intends to submit a completed Oakland Landmark and S-7 Preservation Combing Zone Application Form within six (6) months from the date of such determination.

1. **TYPE OF APPLICATION:** X Oakland Landmark S-7 Zone

2. **IDENTIFICATION**

A. Historic name if known: The Altemheim Senior Housing

B. Common Name: The Altemheim

3. **ADDRESS/LOCATION** (List all addresses and attach map if more than one address):
 1720 MacArthur Boulevard

4. **OWNER OF PROPERTY** (Use attached sheet if multiple parcels with separate owners):

Name: Altemheim Housing Corporation

Address: 26 O'Farrell Street, Suite 600

City: San Francisco State: CA Zip Code: 94108

Assessor's Parcel Number: APN: 023-0494-001-07



5. SIGNIFICANCE

- A. Date constructed or established, if know: 1893; rebuilt 1908; expanded 1914 and 1923
- B. Builder, architect and/or designer, if know: Oscar Haupt, Architect; Robert Frost, Builder
- C. Summary statement of significance (Please clearly explain why the property is significant and why it merits landmark or S-7 Zone designation)

The Altenheim is significant at the local level under National Register Criterion A, as a distinctive complex of historically related buildings that are associated with the community development of the once predominantly Germanic Dimond District in Oakland, California. Purchased by a retired Irish wholesaler in 1873, the 267-acre district attracted German immigrants with its bucolic and sunny setting. By 1900, the Dimond District, easily accessible from downtown Oakland by railcar, was teeming with Germanic peoples and culture. The original Altenheim building was constructed in 1896 under the auspices of the Altenheim Society, a group of Germanic immigrants dedicated to building an *altenheim* (old people's home) for their aging relatives. The original Altenheim building, destroyed in a fire in 1908, was rebuilt within a year. The Altenheim in Oakland is a unique example of a turn of the century retirement home for peoples of European descent and retains a high degree of integrity.

6. NOTICE SUBMITTED BY

Signature:  Date: 8/30/05

Name/Title: James M. Buckley, Vice President

Organization: Altenheim Housing Corporation

Address: 26 O'Farrell Street, Suite 600; San Francisco, CA 94108 Telephone: 415/421-8605

DEPARTMENTAL USE ONLY

Accepted by: _____ Date: _____

Included in Oakland Cultural Heritage Survey: ☐ Yes ☐ No Survey rating: ☐

State Historical Resources Inventory Form prepared: ☐ Yes ☐ No

Included in Preliminary Citywide Historical and Architectural Inventory:

☐ Yes ☐ No; Preliminary rating: ☐

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

☒ Preliminary ☐ Final

Address: 1720 MacArthur Blvd. / 1687 Highland

Name: Alteneheim (German Old Peoples Home)

A. ARCHITECTURE

- | | | | | | | |
|----|-------------------|--|---|----|---|----|
| 1. | Exterior/Design: | <u>Classical Revival, Craftsman, Moderne</u> | E | VG | G | FP |
| 2. | Interior: | <u>Dining Room</u> | E | VG | G | FP |
| 3. | Construction: | <u>Brick, Bacc. Wood, Plaster, etc.</u> | E | VG | G | FP |
| 4. | Designer/Builder: | <u>Not Listed in Directories</u> | E | VG | G | FP |
| 5. | Style/Type: | <u>Institutional / Residential</u> | E | VG | G | FP |

B. HISTORY

- | | | | | | | |
|-----|----------------------|--|---|----|---|----|
| 6. | Person/Organization: | <u>Tertiary Local Level Ethnic Group</u> | E | VG | G | FP |
| 7. | Event: | <u>—</u> | E | VG | G | FP |
| 8. | Patterns: | <u>Immigrants, Ethnic Group, Institutional</u> | E | VG | G | FP |
| 9. | Age: | <u>Between May 1906 and 1945</u> | E | VG | G | FP |
| 10. | Site: | <u>Original Site, Not Moved</u> | E | VG | G | FP |

C. CONTEXT

- | | | | | | | |
|-----|--------------|--|---|----|---|----|
| 11. | Continuity: | <u>Helps Establish Character of Area</u> | E | VG | G | FP |
| 12. | Familiarity: | <u>Familiar Feature in Neighborhood</u> | E | VG | G | FP |

D. INTEGRITY

- | | | | | | | |
|-----|-----------------------|---|---|---|---|---|
| 13. | Condition: | <u>No Apparent Surface Wear / Structural Problems</u> | E | G | F | P |
| 14. | Exterior Alterations: | <u>Very Minor, No Real Change Character</u> | E | G | F | P |

Evaluated by: Jean Carline / Betty Marvin Date: 12/2/02

STATUS

Rating:

City Landmark Eligibility: ☒ Eligible

☐ Not eligible

National Register Status: ☐ Listed

☐ In process

☐ Determined eligible

☒ Appears eligible

☐ Appears ineligible

Site of Opportunity ☐

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

(Date)

Attest: _____

Secretary

☒ Preliminary ☐ Final

Name: Altenheim (German Old Peoples Home)

STATUS/RATING

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



Photo by Frank Domin

INTRODUCED BY COUNCIL MEMBER _____

FILED
OFFICE OF THE CITY CLERK
OAKLANDMark P. Wald
City Attorney

2008 NOV 20 PM 1:16

OAKLAND CITY COUNCIL
ORDINANCE No. _____ C.M.S.**AN ORDINANCE DESIGNATING THE ALTENHEIM AT 1720 MACARTHUR BOULEVARD AS A LANDMARK PURSUANT TO SECTION 17.136.070 OF THE OAKLAND PLANNING CODE.**

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

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

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

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

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

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

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

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

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

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

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

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES-

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California

DATE OF ATTESTATION: _____

RESOLUTION 2006-2
LANDMARKS PRESERVATION ADVISORY BOARD
CITY OF OAKLAND

Altenheim
1720 MacArthur Boulevard

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

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

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

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

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

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

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

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

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

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

Now therefore be it

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

HISTORICAL NAME: Altenheim

COMMON NAME: The Altemheim Senior Housing

ADDRESS: 1720 MacArthur Boulevard

DATE BUILT: 1908; expanded 1914 and 1923

ARCHITECT: Oscar Haupt, architect;
Robert Frost, builder

ORIGINAL USE: German Elders Home (institutional residential, sanitarium for elderly)

PRESENT USE: Currently under rehabilitation for future use as affordable, independent senior rental housing

PARCEL NUMBER: 023 0494 001 07

And be it

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

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

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

ATTEST: , Secretary

Ref: Resolutions:2006-2Altemheim

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

mfw

NOTICE & DIGEST

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

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