

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

SUMMARY

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

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

BACKGROUND

Zoning

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

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

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

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

Historical and Architectural Significance

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

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

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

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

Effect of Landmark Designation

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

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

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

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

RECOMMENDATION

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

Respectfully submitted:

CLAUDIA CAPPIO
Development Director

Prepared by:

Joann Pavlinec, Planner III
Historic Preservation
Major Projects

ATTACHMENTS

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

