

Location:	333 MacArthur Boulevard
Assessor's Parcel Number:	010 -0785-013-02
Proposal:	To demolish a vacant single-family home at 333 MacArthur Blvd, merge lots with the adjacent parcel at 327 MacArthur Blvd. (Temple Beth Abraham), and construct an courtyard surrounded by a sound wall for use by the Temple including an addition, retaining walls, trellises, signage, lighting, a trash enclosure, and landscaping. The Temple additionally owns other adjacent properties together comprising the center. <i>Staff has referred the item to the Board for demolition findings on the single-family home, since the merger will involve an A rated property, the Temple.</i>
Applicant / Phone Number:	Bill Coburn (510) 893-8826
Owner:	Temple Beth Abraham
Planning Permits Required:	Regular Design Review For Nonresidential Facilities and Signs; For Local Register Properties that are not Landmarks or located in the S-7 or S-20 Zone; For Potential Designated Historic Properties that are not Local Register Properties; For Retaining Walls; for demolition of any structure rated "C"
General Plan:	Urban Residential
Zoning:	RU-2 Urban Residential Zone / S-12 Residential Parking Combining Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Exempt, Section 15303 of the State CEQA Guidelines: New Construction or Conversion of Small Structures; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status:	333 MacArthur Blvd: Potential Designated Historic Property; Survey rating: C2+ (secondary importance, contributor to MacArthur Blvd/Adams Pt. Area of Secondary Importance); Temple Beth Abraham, 327 MacArthur Blvd: Designated Historic Property (Study List); Survey rating: A2+ (primary contributor to ASI)
Service Delivery District:	3
City Council District:	3
Date filed:	November 19, 2012
Action to be taken:	Advisory LPAB recommendations to Planning Director on Design Review and Environmental Determination
For Further Information:	Contact interim LPAB secretary Betty Marvin at (510) 238-6879 or bmarvin@oaklandnet.com or case planner Aubrey Rose AICP, Planner II at (510) 238-2071 or arose@oaklandnet.com

INTRODUCTION

The proposal involves alterations at and adjacent to Temple Beth Abraham, an A rated Designated Historic Property. The project requires a Regular Design Review for demolition (of an adjacent structure), an addition, and site alterations at Designated and Potential Designated Historic Properties. Staff requests the LPAB review the proposal and provide a recommendation for the Planning Director.

PROPERTY DESCRIPTION

The properties consists of (1) a 20,000 square-foot upslope lot containing two buildings originally constructed as single family homes, and (2) a 30,000 square-foot lot containing a Temple, both parcels being part of several Temple Beth Abraham properties comprising a center. The southerly house at 341 MacArthur Blvd has been converted with permits into civic offices, known as the Baum Center, to serve the Temple located at 327 MacArthur Blvd. The northerly structure, which is the primary subject of this report, is a vacant single-family home. Oakland Cultural Heritage Survey identifies it as a Period Revival house designed by F.H. Slocombe in 1923 (C rated Potential Designated Historic Property). Mature vegetation screens the building from the street and the 580 freeway. Temple Beth Abraham is a Beaux Arts designed by George Ellinger, constructed in 1929 (A rated Designated Historic Property). The front of the Temple contains a rounded element that is echoed in the north side elevator shaft added in 2008. North of the building is open parking on the site of a house removed in 2006. To the north is Oakland Avenue; to the south is Grand Avenue; to the east is the 580 freeway; to the west is the Adams Point neighborhood.

PROPOSAL SUMMARY

The proposal is to demolish the vacant house at 333 MacArthur Blvd, merge lots with the adjacent Temple parcel, and construct an courtyard surrounded by a 10'-4" sound wall for use by the Temple including an addition to the south side of the Temple, retaining walls, trellises, signage, lighting, a trash enclosure, and landscaping. The applicant's description of Scope of Work is as follows:

Expansion of Temple first floor social hall on south side with an adjacent courtyard (for use by Temple for outdoor gathering) in place of a vacant house and garage and miscellaneous site improvements and landscaping. Project consists of first floor addition of a social hall (895 square feet) with a roof terrace above and reconfigured exit stair from existing sanctuary at Temple second floor. Additional items include:

- *Site grading to create a level, paved courtyard areas, approximately 2,755 square feet surrounded by a curved ten-foot concrete wall and sliding gate*
- *A deck/walkway connecting existing Temple front steps to courtyard*
- *An access path to a trash enclosure within landscaped front yard*
- *Removed exterior door and reconfigured interior stair and exit path from chapel to social hall level*
- *A driveway (for Temple kitchen deliveries) and an accessible ramp from 341 MacArthur Boulevard parking areas to the proposed courtyard*
- *Replaced steps and an accessible ramp from chapel/classroom level to the courtyard*

BACKGROUND

The center, focused on Temple Beth Abraham at 327 MacArthur Boulevard, consists of three adjoined properties along MacArthur Boulevard facing the 580 freeway (a Scenic Highway) west of Grand Avenue, and two properties on the back side of the block along Euclid Avenue. The center is located in the MacArthur Boulevard/Adams Point Area of Secondary Importance consisting of the following properties (with historic information indicated):

- **327 MacArthur Blvd, Temple (Beaux Arts built 1929: Designated Historic Property/DHP; survey rating A2+)**
- **341 ("333) MacArthur Blvd, vacant single-family home** and 341 MacArthur Blvd, converted single family home/office "Baum Center" (*Craftsman 1912: Potential DHP; Cb-2+*)
- **345 MacArthur Blvd, apartment building (Late 20th century apartment building 1964: Non HP; F2-)**

- 353 MacArthur Blvd, single-family home (Colonial Revival 1912: PDHP; C2+)
- 361 MacArthur Blvd: single-family home (Craftsman 1913: PDHP; C2+)
- 363 MacArthur Blvd: apartment building (Mid-20th century flats building 1940: PDHP; Cb-2+)
- 369 MacArthur Blvd: single-family home (Craftsman 1910: PDHP; Cb-2+)
- 375 MacArthur Blvd: single-family home (Craftsman 1910: PDHP; C2+)

(See Attachment B, Oakland Cultural Heritage Survey file, for more historical data)

The applicant representing the Temple submitted a request to the City in 2012. A subcommittee of the Landmarks Preservation Advisory Board was formed consisting of Board members Christopher Andrews and Daniel Schulman. Following are minutes from subcommittee meetings on the proposal:

Meeting at the Site April 4, 2013 (Andrews, Schulman, Staff, Applicants)

- Toured 333 MacArthur C2+ house and site;
- Requested 3-dimensional drawings to better understand proposal;
- Requested that materials be called out on the drawings;
- Requested that more landscaping be added to the parking lot and basketball areas;
- Asked about bike parking
- Overall good concept direction, but needs significant further description to fully understand proposal.

Meeting August 29, 2013 (Andrews, Schulman, Staff, Applicants)

- Suggested articulation of the sound wall exterior (should the vine landscaping proposed to cover it not work, there would be some design interest to the wall);
- Suggested that the sound wall proposal be better integrated with the Temple and the recent elevator tower; look to the elevator tower for detail;
- Overall, proposal needs more detail, including specific design drawings of the trash enclosure with a roof, and the landscape palette.

Meeting September 19, 2013 (Andrews, Staff, Applicants; Absent: Schulman)

Changes since last Sub-committee meeting:

- Landscaping concept has been modified to a Jerusalem (biblical) palette landscape, including date palms, four species of Middle East roses, fig and lemon trees, native myrtle hedge, lavender, native bulb;
- Modified trellis landscaping from wisteria to grape vines;
- Garden is now a walkable feature;
- Articulated sound wall on the exterior with recessed bands, reveals, separated 4' o.;
- Sound wall is a smooth finish concrete with integral color;
- Color samples and paving stone samples to be presented at LPAB meeting;
- Changed black metal to a galvanized fence to match existing fencing on the front of Temple;
- Added a sod green roof to trash enclosure to conceal open view of the individual trash cans from above.

Recommendations:

- Include photographs of the historic resource to be demolished in the Demolition Findings Report;
- Address how the replacement of a single-family house with a landscape and semi-enclosed outdoor space area can be analyzed and concluded to be equal or better, how the comparison of two different structure types can be made;
- Suggested plant identification as an educational component;
- Sub-committee and staff found that the Temple complex, the sum of the parts, the composition of the parts, including the recent circular form elevator tower to the north, the Temple with the new circular form sound wall enclosure to the south of the Temple, and the Temple itself, is equal to or better than the single family residence proposed for demolition.

The applicant resubmitted with Subcommittee revisions for full LPAB review.

DESIGN REVIEW CRITERIA

The project requires Design Review for demolition at a Potential Designated Historic Property; site alterations and signage; an addition at a Local Register Property; and for retaining walls. Design review approval may be granted subject to the determination that the proposal conforms to the following applicable findings shown in **bold**; staff's preliminary justifications for the findings are shown in *italics*:

Regular Design Review Approval for the demolition or removal of any structure rated "C" by the Oakland Cultural Heritage Survey (OMC Se 17.136.075(D))

- 1. The design quality of the proposed replacement project is at least equal to that of the original structure and the proposed replacement project is compatible with the character of the neighborhood;**
- 2. The public benefits of the proposed replacement project outweigh the benefit of retaining the original structure and the proposed replacement project is compatible with the character of the neighborhood;**
- 3. The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.**

This section is required for demolition of the vacant building at 333 MacArthur Blvd, a Potential Designated Historic Property. The applicant has offered the building for sale and relocation pursuant to City regulations. Only one of the three findings need be made, and must be submitted by a peer reviewer. The peer reviewer has submitted justifications for finding #1 (See Attachment D). The basis of the justification is: the building is a fairly generic and deteriorated example of its type, not central to the generally Craftsman character of the district and enhancing the setting of the districts and as one Designated Historic Property (Temple), will create a rounded design theme and enhance both near and distant views of the Temple. In addition to improved site amenities, the project will result in public benefits from an improved street presence. Staff adds that the fine Craftsman design of the Baum Center building (341 MacArthur Blvd) remains as a strong visual link to the rest of the ASI down MacArthur towards Grand Avenue.

Regular design review criteria/For Nonresidential Facilities and Signs (OMC Se 17.136.050(B))

- 1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;**

After demolition of the Potential Designated Historic Property at 333 MacArthur Blvd, the lot is to be merged with the property containing the Temple (Designated Historic Property). The courtyard with sound wall, addition to the south side of the Temple, trellises, signage, lighting, a trash enclosure, and landscaping are subject to design review. The modifications will improve the appearance of the site, creating a balanced architectural composition, and will consist of high-quality design and materials with appropriate lighting, signage, and landscaping. The project will create a unified campus design for the MacArthur Blvd frontage of the Temple property.

- 2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;**

The modifications will improve the appearance of the site and will consist of a high-quality design and materials with appropriate lighting, signage, and landscaping. The rounded sound wall will honor architectural elements

of the Temple and the courtyard will be used for Temple functions. In addition to the prevailing design element, the removal of the vacant building will result in enhanced open space setting off the Temple and will create an attractive pedestrian experience along MacArthur.

3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

The proposal is consistent with the following Policy of the General Plan's Land Use and Transportation Element:

Policy N2.1 Designing and Maintaining Institutions.

As Institutional uses are among the most visible activities in the City and can be sources of community pride, high-quality design and upkeep/maintenance should be encouraged. The facilities should be designed and operated in a manner that is sensitive to surrounding residential and other uses.

For Local Register Properties that are not Landmarks or located in the S-7 or S-20 zone (OMC Sec. 17.136.050(C)) – 327 MacArthur Blvd:

1. That for additions or alterations, 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, materials, texture, lighting, 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.

Addition is setback on the side at basement level, expanding the social hall into the new courtyard to the south. Except for enlarged openings on the side, the only change to the Temple itself will be a break in the front stair railing to provide an accessible connection to the courtyard. Materials and forms of the addition are designed to harmonize with the Temple. The rounded sound wall will honor architectural elements of the Temple and the courtyard will be used for Temple functions. In addition to the prevailing design element, the removal of the vacant building will result in open space on both sides of the Temple, creating a balanced campus frontage.

For Potential Designated Historic Properties that are not Local Register Properties (OMC Sec. 17.136.050(D)) – 333 MacArthur Blvd:

- 1. The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design;**
- 2. The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or**

Of the three alternative findings, #2 is the most applicable to this project. The proposal "comprehensively modifies" the site at 333 MacArthur Blvd by replacing the C2+ rated house with an extension of the Temple and its functions into a new courtyard gathering space with associated landscaping and site improvements. The thoughtful design and high-quality materials indicate that the result will be "equal in quality," and consideration has been given to the public street presence to insure compatibility with neighborhood character. The design improves the site and ties adjacent sites together, thereby improving the overall design of the complex.

3. The existing design is undistinguished and does not warrant retention and the propose design is compatible with the character of the neighborhood.

For Retaining Walls (OMC Sec. 17.136.050(E))

1. That the retaining wall is consistent with the overall building and site design and respects the natural landscape and topography of the site and surrounding areas

The retaining wall along the north side of the Baum Center at 341 MacArthur Blvd will be appropriate for the site and adjacent sites; it will be tall enough to be functional and conceal a trash enclosure but will be designed to a human scale.

2. That the retaining wall is responsive to human scale, avoiding large, blank, uninterrupted or undesigned vertical surfaces;

The retaining wall will be set back from the property line and will also function as a sound wall for a new courtyard given the site is facing a freeway.

3. That the retaining wall respects the natural topography, avoiding obvious scars on the land;

The retaining wall will be located up the slope and requires only minimal grading.

4. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

This finding is met as described by section B finding 3 of this attachment.

ENVIRONMENTAL DETERMINATION

In the City of Oakland, a project would have a significant impact on cultural and historic resources if it would:

Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5. Specifically, a substantial adverse change includes physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be “materially impaired.” The significance of an historical resource is “materially impaired” when a project demolishes or materially alters, in an adverse manner, those physical characteristics of the resource that convey its historical significance **and** that justify its inclusion on, or eligibility for inclusion on an historical resource list (including the California Register of Historical Resources, the National Register of Historical Resources, Local Register, or historical resources survey form (DPR Form 523) with a rating of 1-5).

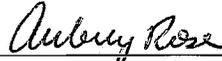
The building to be demolished, 333 MacArthur Blvd, is C2+ rated and, therefore, is not subject to CEQA. The A rated structure, the Temple at 327 MacArthur Blvd, will have only minor alterations and an addition that is discreetly site and clearly subordinate in character, and will benefit from improvement to surrounding site appearance and usability. The City of Oakland CEQA Thresholds/Criteria of Significance Guidelines for impact to Cultural and Historic Resources would, therefore, not be reached.

RECOMMENDATION

Staff recommends that the Board:

1. Receive any testimony from the applicant and interested citizens;
2. Discuss the proposal and give direction on any issues raised by the Board;
3. Find that the proposal with the Conditions of Approval meets the Design Review Criteria and the Secretary of the Interior's Standards for Rehabilitation;
4. Affirm staff's environmental determination; and
5. Forward Board recommendations to the Planning Director

Prepared by:



AUBREY ROSE, AICP
Planner II

Reviewed by:



BETTY MARVIN
Planner III

Interim Secretary to the Landmarks Preservation Advisory Board

Approved for forwarding to the
City Landmarks Preservation Advisory Board:



EDWARD MANASSE
Strategic Planning Manager

ATTACHMENTS:

- A. Proposed Project Specific Conditions of Approval
- B. Plans
- C. Oakland Cultural Heritage Survey file
- D. Peer Review, Demolition Findings

ATTACHMENT A**PROPOSED PROJECT SPECIFIC CONDITIONS OF APPROVAL**

1. **Materials and color samples shall be submitted for review and approval by Historic Preservation staff prior to submitting for a Building Permit and shall be reviewed by staff in the field.**

2. Archaeological Resources***Ongoing throughout demolition, grading, and/or construction***

- a) Pursuant to CEQA Guidelines section 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.
- b) In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out.
- c) Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on the findings for submittal to the Northwest Information Center.

3. Human Remains***Ongoing throughout demolition, grading, and/or construction***

In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoida

alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

4. Paleontological Resources

Ongoing throughout demolition, grading, and/or construction

In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

- 5. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

ATTACHMENT B - PLANS

REVISIONS: NONE
 - ALL LANDSCAPING NOTES TO APPLY TO 2017 MODIFICATION SHEETS
 - ALL UNDESIGNED AREAS TO BE AT 3'-4" MINIMUM OF PLANT SPACING

NO	SIZE	NAME	CONTAIN	DATE	PLANT
1	4'-5' GAL	PHORBUM EXALTATUM	DATE	12/1/17	CLEROD
2	1 GAL	INDULA OFF	ENSLIGHT	LAURENDEL	
3	4'-5' GAL	FICUS CALICA	FIG		
4	1 GAL	APERTHUSA AFRICANA	DESERT	WORLDWOOD	
5	1 GAL	CHROMOLAETUM TOCUM	HIGI	TELANEVA	PERENNIAL
6	1-5 GAL	PHORBUM EXALTATUM	STATION	OFFICE	
7	10 GAL	CITRUS MEDICA	CITRUS		
8	1 GAL	CONDOLLENA	COUDEN	SIENNA	
9	2-5 GAL	CITRUS	PAPYRUS		
10	1 GAL	FICUS PUMILA	ENSLIGHT	PLANT	
11	1 GAL	MAGNOLIA SPIDA	SIENNA	HORTICULT	
12	1-5 GAL	OFF	STORAX		
13					
14	1 GAL	CARPET ROSE, RED			
15					
16					
17	1-5 GAL	CITRUS PAPERUS	PAPYRUS		
18					
19	10 GAL	CARPET ROSE PINK			
20	1 GAL	CARPET ROSE WHITE			
21					
22	10 GAL	MARCELIUS TAZETA ZINA	PAPERUS	MARCELIUS	
23	1 GAL	MARCELIUS TAZETA ZINA	PAPERUS	MARCELIUS	
24					
25	10 GAL	ULMUS GRANDIFOLIUS	MARCELIUS	ULMUS	
26	10 GAL	MARCELIUS TAZETA ZINA	MARCELIUS	MARCELIUS	
27	1 GAL	MARCELIUS TAZETA ZINA	MARCELIUS	MARCELIUS	
28	1 GAL	MARCELIUS TAZETA ZINA	MARCELIUS	MARCELIUS	
29	1 GAL	FUNICA GRANATUM	PAPERUS	FUNICA	

26	1 GAL	IRIS PALLIDA	MARCELIUS	IRIS	
27					
28	2-5 GAL	CONDOLLENA	COUDEN	SIENNA	
29	1 GAL	VITEX VIRIFOLIA	CONDOLLENA		
30	1-5 GAL	BURKUS BURKIANA	ENSLIGHT	PLANT	
31	1 GAL	IRIS PURPLE	IRIS	PURPLE	
32	1 GAL	IRIS PURPLE	IRIS	PURPLE	
33	1 GAL	IRIS PURPLE	IRIS	PURPLE	
34	1 GAL	IRIS PURPLE	IRIS	PURPLE	
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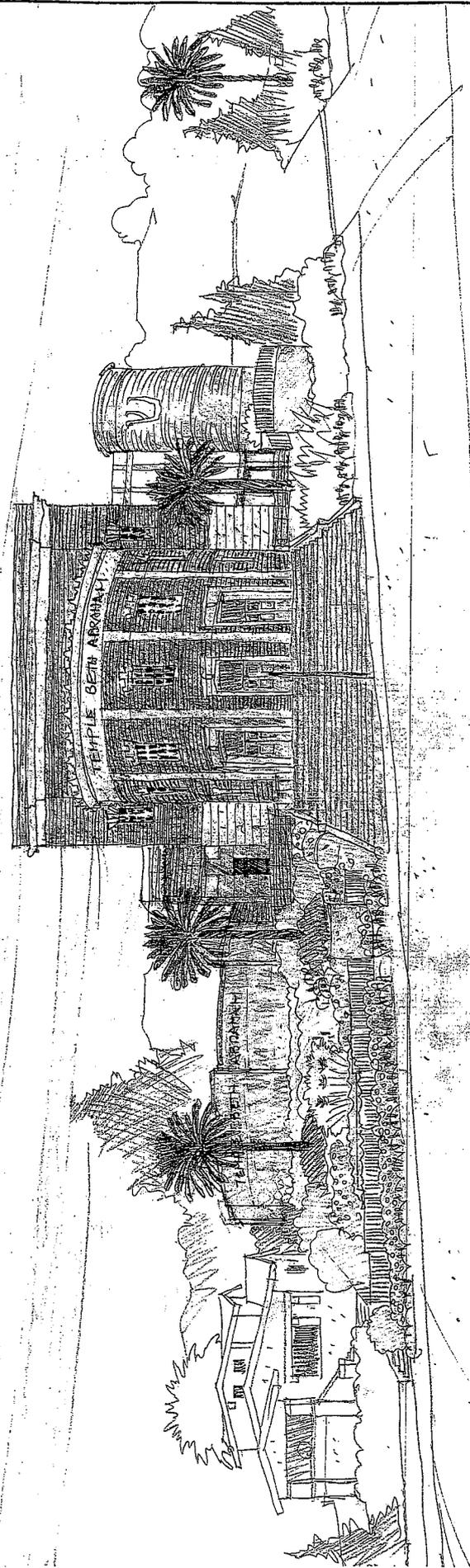
REVISIONS	BY

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 wco@wcoarch.com

CLIENT:
 TEMPLE BETH ABRAHAM
 CONTACT: SAM BOND MARGOLIN
 318 EIGHTH AVENUE OAKLAND, CA 94610
 (510) 832-0820
 margol@sabw.com

PROJECT:
 TEMPLE SOCIAL HALL EXTENSION & REMODEL,
 NEW COURTYARD & SITE MODIFICATIONS
 OAKLAND, CALIFORNIA
 333 MACARTHUR BOULEVARD

DATE: 11/14/13
 DRAWN BY: WPC
 CHECKED BY: WPC
 PROJECT: TEMPLE BETH ABRAHAM
 SHEET: A10
 OF 20



SKETCH FACADE RENDERINGS OF TEMPLE BETH ABRAHAM
 STREET ELEVATION OF PLANTING &
 COURTYARD WALL

WILLIAM P COBURN ARCHITECTS, 1224 CENTER ST, OAKLAND CA 94607
 510-883-8828
 10.18.13

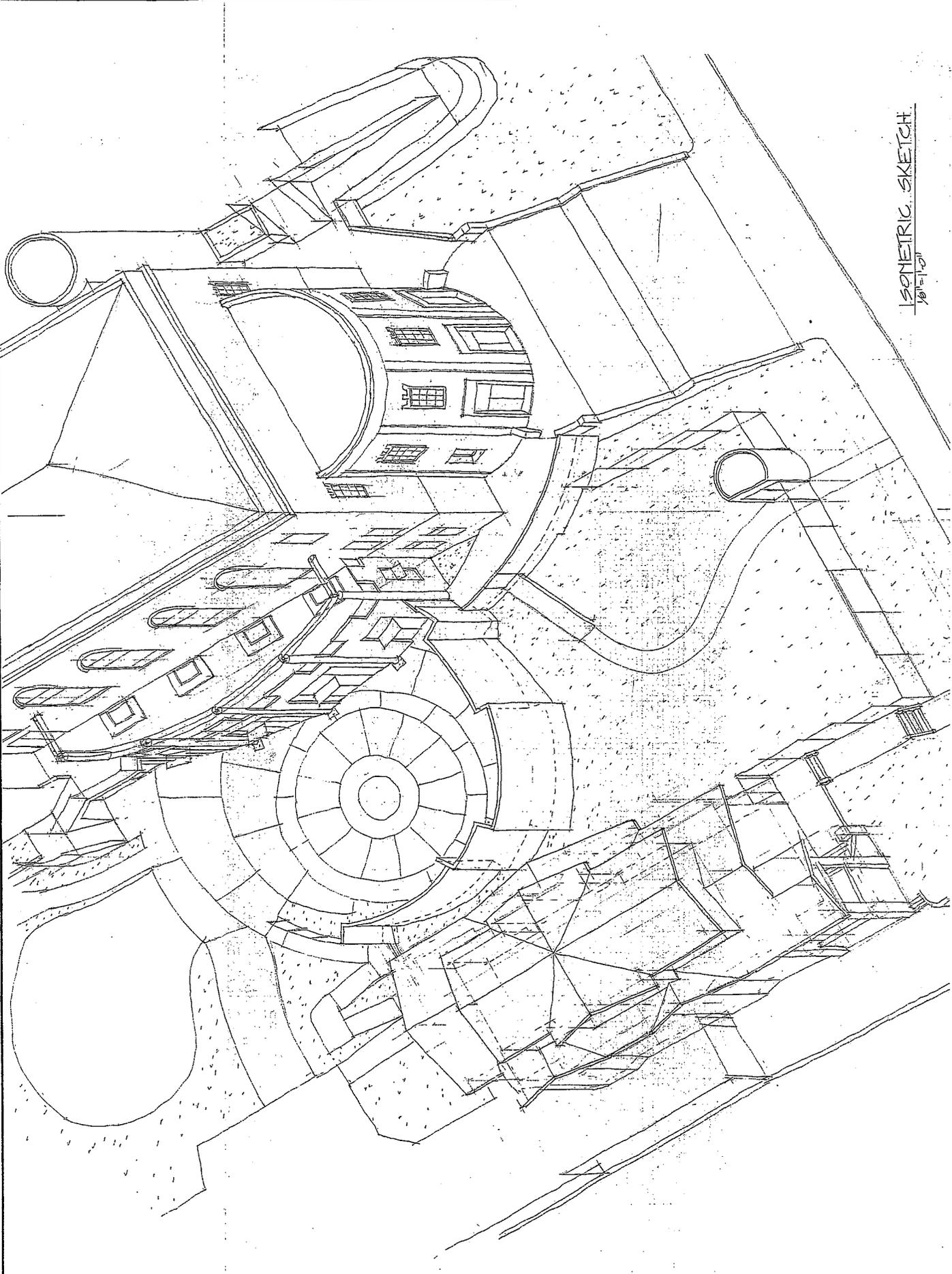
REVISIONS

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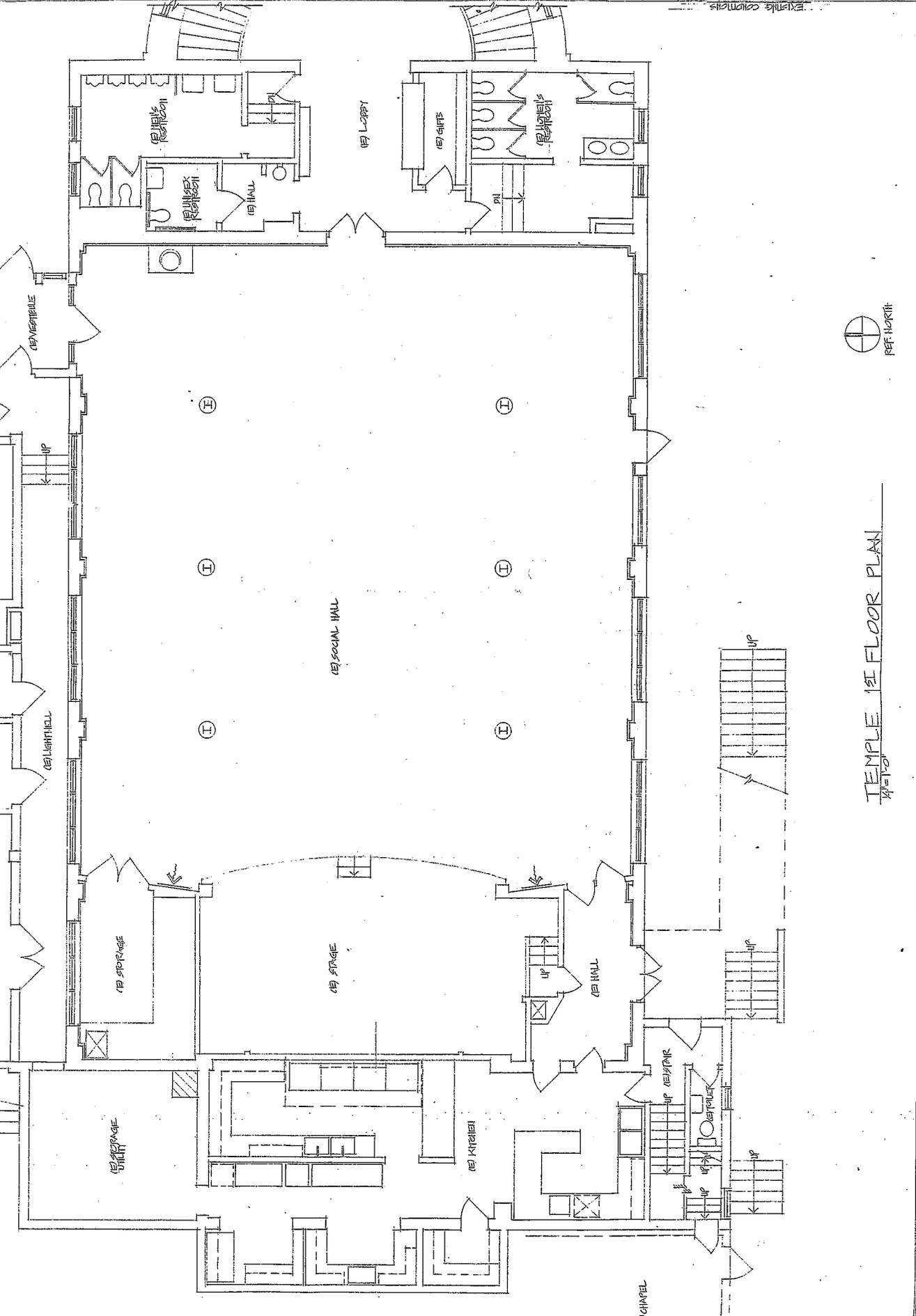
CLIENT:
 TEMPLE BETH ABRAHAM
 CONTACT: SANDRA MANOLIN
 236 EUCALYPTUS OAKLAND, CA 94610
 (510) 832-0058

PROJECT:
 TEMPLE SOCIAL HALL EXTENSION & REMODEL
 NEW COURTYARD & SITE MODIFICATIONS
 333 MCARTHUR BOULEVARD

DATE: 1/11/11
 DRAWN BY: J. J. J.
 CHECKED BY: J. J. J.
 SCALE: 1/8" = 1'-0"



ISOMETRIC SKETCH
 1/8" = 1'-0"

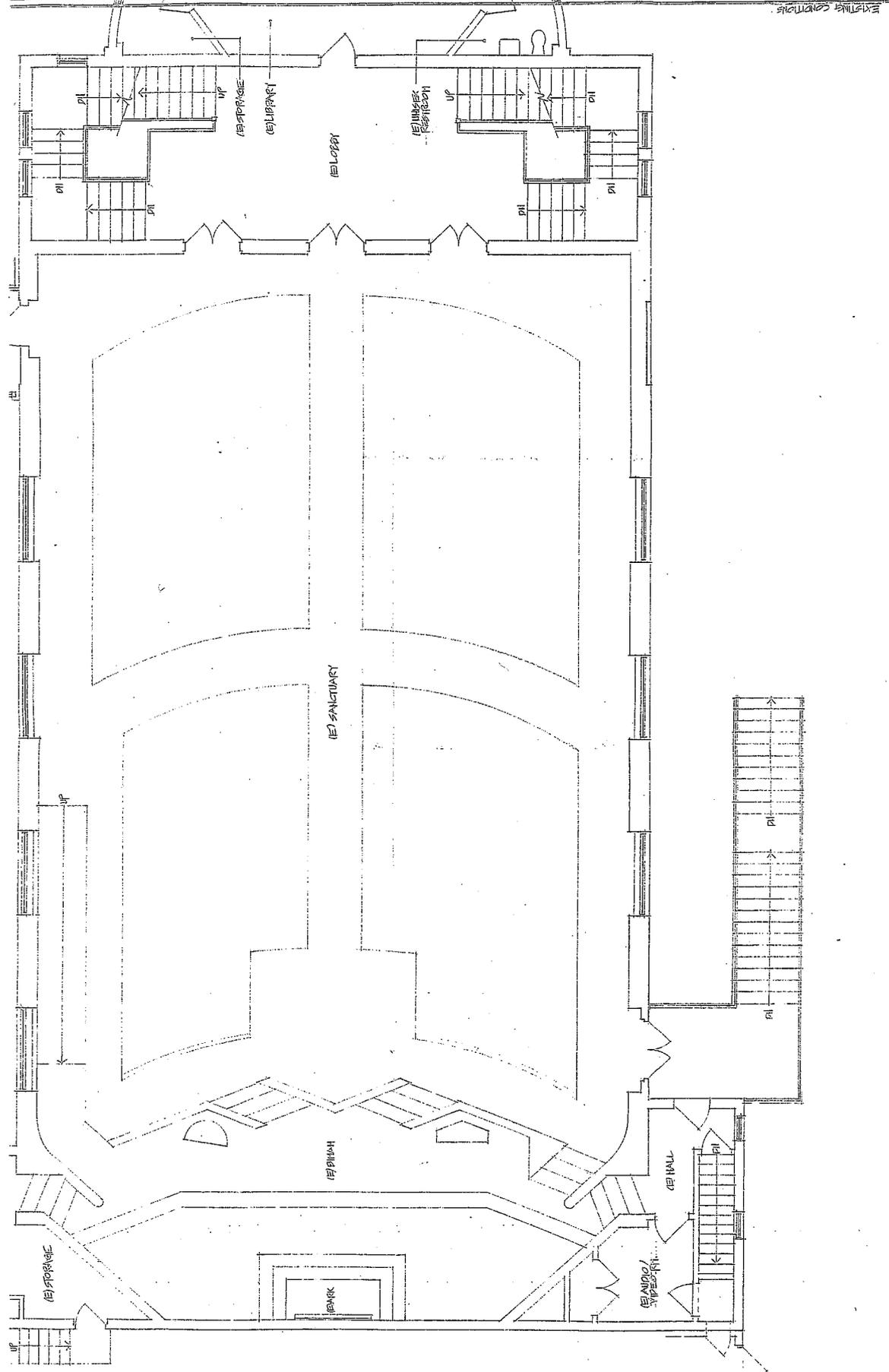


TEMPLE 1ST FLOOR PLAN

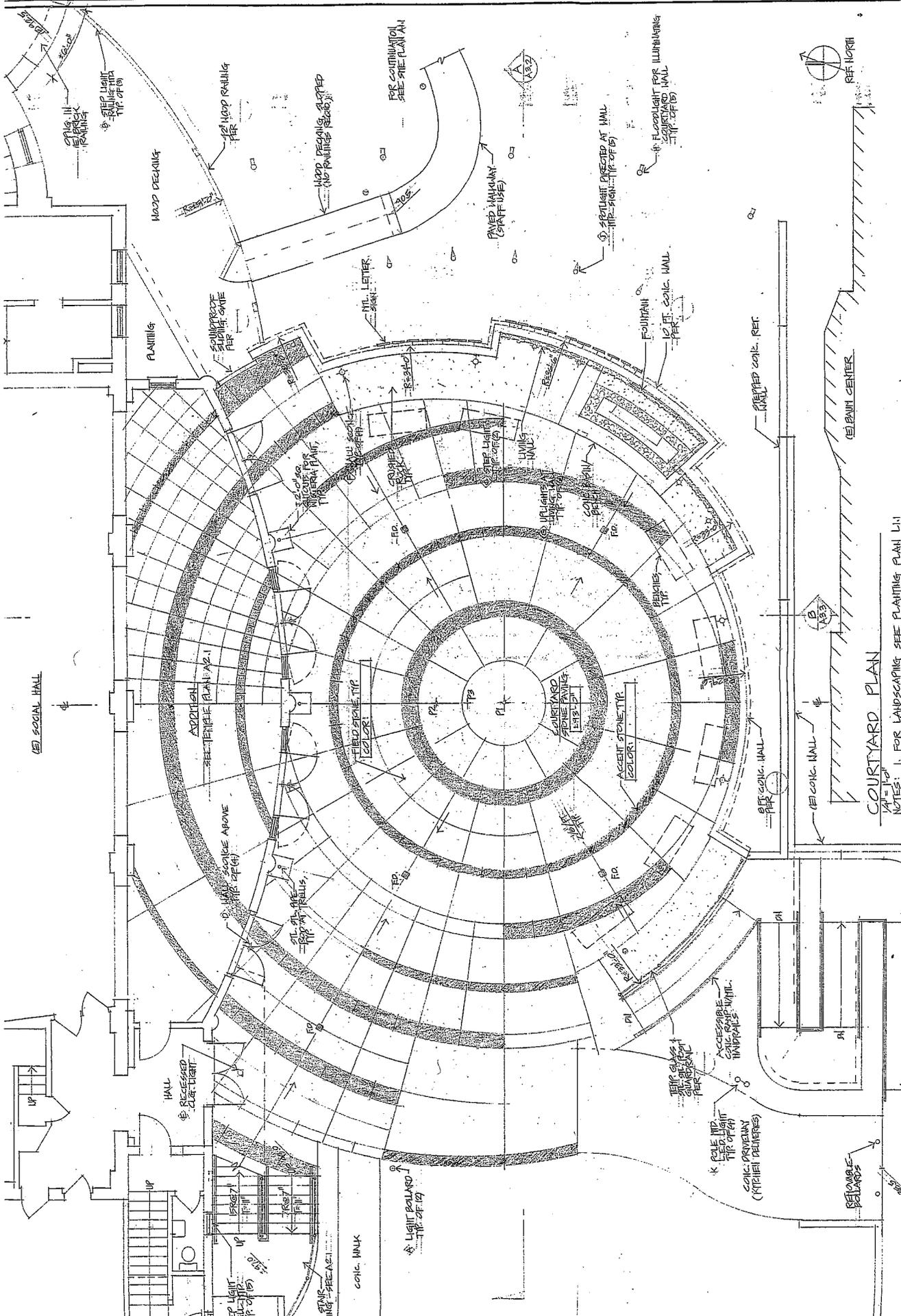
PROJECT: NEW COURTYARD & SITE MODIFICATIONS
 233 MACARTHUR BOULEVARD
 OAKLAND, CALIFORNIA

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 wpcoburn@jacobdinet

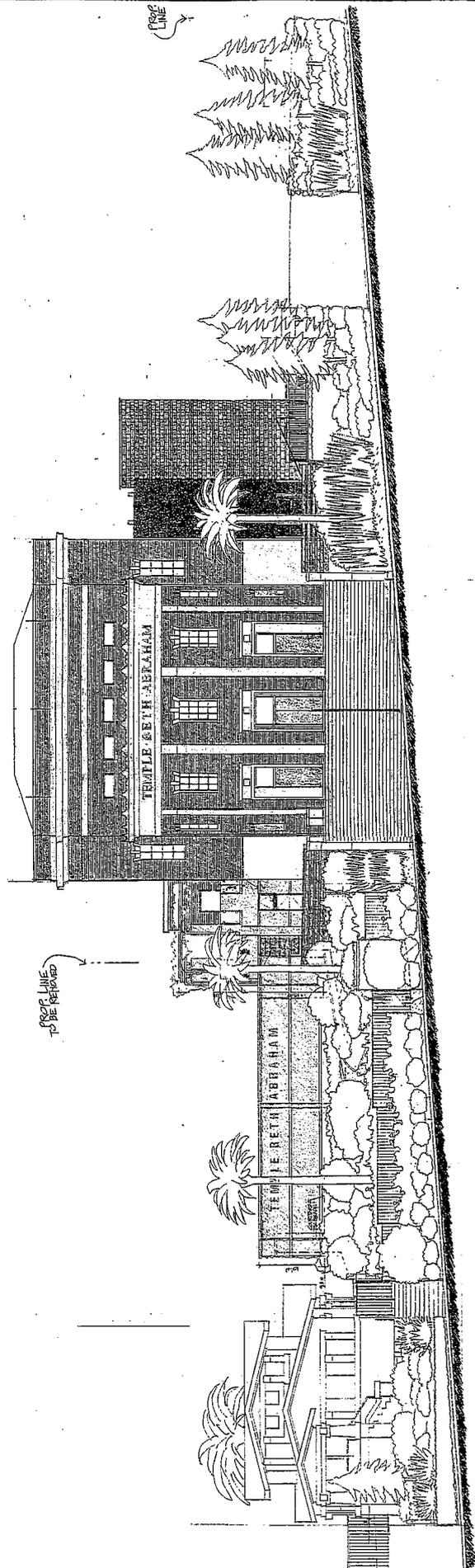


TEMPLE 2ND FLOOR PLAN
 1/4" = 1'-0"



COURTYARD PLAN
 SCALE: 1/8" = 1'-0"
 NOTES: 1. FOR LANDSCAPING SEE PLANTING PLAN L11

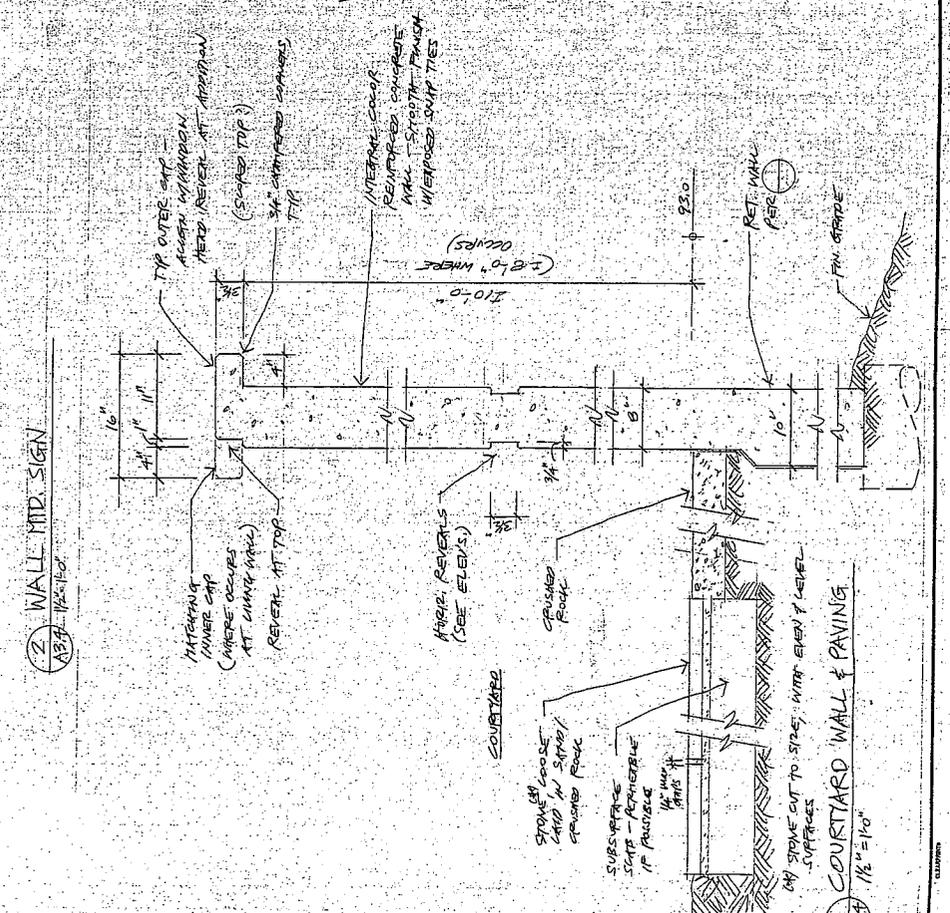
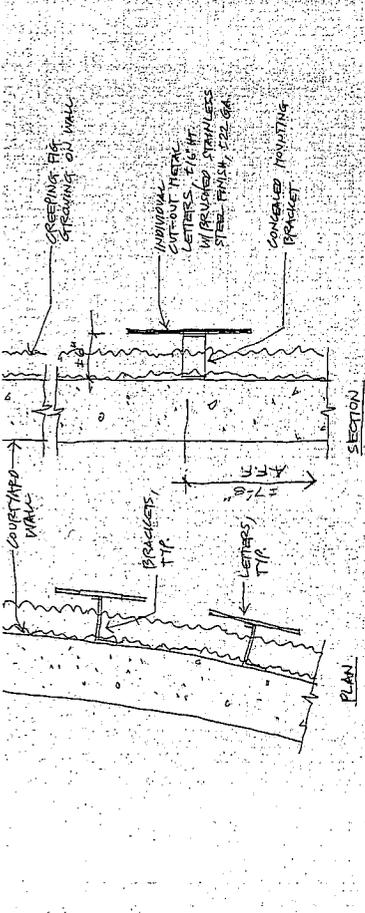
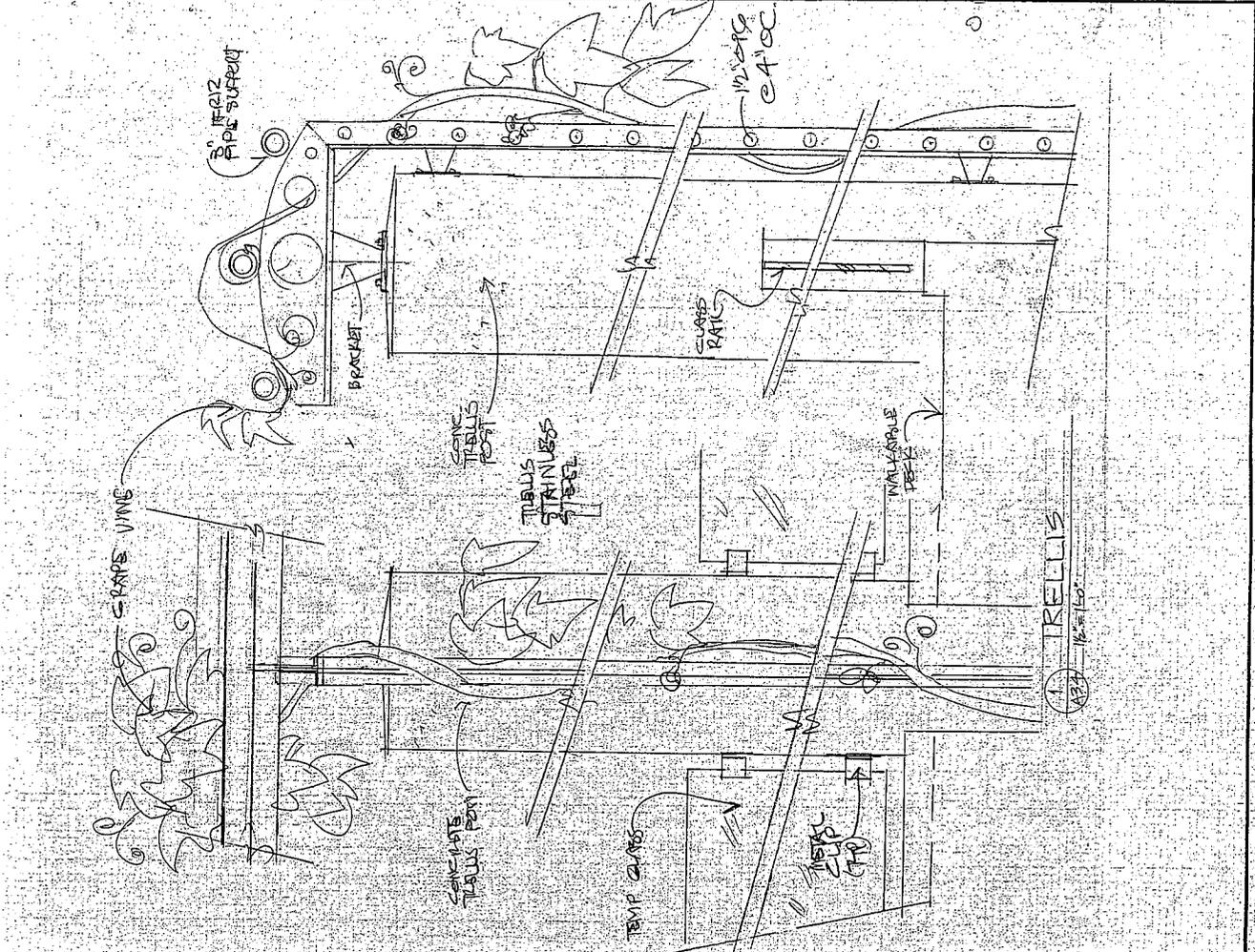
MACARTHUR BOULEVARD (EAST) EXTERIOR ELEVATION
10-10



DATE: 10/13
SCALE: AS NOTED
DRAWN: SHH/PC
REVISED: JAS-TEPLE/BA
PROJECT: TEMPLE SOCIAL HALL EXTENSION & REMODEL, NEW COURTYARD & SITE MODIFICATIONS
333 MACARTHUR BOULEVARD, OAKLAND, CALIFORNIA

CLIENT: TEMPLE BETH ABRAHAM
338 EUCALYPTUS AVENUE, OAKLAND, CA 94610
PHONE: (510) 832-0956
WWW.TEMPLEBETHABRAHAM.COM

ARCHITECT: WILLIAM COBBURN ARCHITECTS
1224 CENTER STREET, OAKLAND, CA 94607
PHONE: (510) 893-9826, FAX: (510) 485-2837
WWW.WCOBBURNARCHITECTS.COM



ATTACHMENT C – OAKLAND CULTURAL HERITAGE SURVEY property file

- *P1. a. Resource Identifier (assign a name or number): MAP - MacArthur Blvd. in Adams Point District
b. Other Identifier: 010 0785 MAP
- *P2. Location: a. County Alameda
b. Address 319-375 MACARTHUR BL.
City Oakland, CA Zip 94610
c. UTM: USGS 7.5' Quad Oakland West Date 1959 (1980) Zone: 10 565970 mE / 4185220mN
d. Other Locational Data (e.g. parcel #, legal description, additional UTM's, etc.) OCHS 57A

*P3. a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, etc.):

The MacArthur Blvd. in Adams Point district is a fragmentary early 20th century residential district of approximately 12 buildings, on 12 assessor's parcels, on all or part of 1 block, in the Adams Point neighborhood. Terrain is hilly. Street pattern is one side of the street. Setbacks are generous. Buildings are similar in size, similar in age, and generally similar in design. Properties are generally in excellent condition; integrity is excellent. Most buildings date from 1910-1923. The main property type is Prairie house. Others include Craftsman house. Typical buildings are 2 stories, attic and basement, irregular plan, with hip and gable roof, recessed entry, and deep porch. Construction is wood frame. Exteriors are mainly stucco and shingles. Surroundings are residential and freeway, differing from the district in recent construction and removal of many buildings. Building dates are 7 from the 1900s-10s, 3 from the 1920s, 1 from the 1930s-40s, 1 from the 1950s and after, by permit and block books. Uses are 11 residential, 1 institutional (Temple Beth Abraham at 327 MacArthur). Individual building ratings are 1 A or B (highest or major importance), 10 C (secondary importance), 1 E or * (of no particular interest, modernized, or too recent to be rated: a 1950s Moderne apartment building), and the district appears locally significant. Approximately 11 properties (92%) appear to contribute to the district's significance.

b. Resource attributes: HP02--Domestic/single dwelling

*P4. Resources present: / /Building //Structure //Object //Site /X/District (ASI) //Element of District //Other



*P5. Photo: Number: 741-28
Photo date: 09/19/96

*P6. Date Constructed/Age, and Source:
/ /Prehistoric /X/Historic //Both
1910-1923 F
permit and block books

*P7. Owner and Address:
multiple: consult assessor

*P8. Recorded by (name, affiliation, address):
Oakland Cultural Heritage
Survey, 1330 Broadway #310,
Oakland 94612 (510-238-3941)

*P9. Date Recorded: 09/30/96

*P10. Type of Survey: / /Intensive
/X/Reconnaissance //Other

*P11. Report Citation: OCHS Completion Report, CLG Project #06-95-10104, 9/30/96 (Citywide Recon.)
OCHS vol.21, Adams Point Neighborhood Survey, 1986

*Attachments: / /None /X/Location Map //Sketch Map /X/Continuation Sheet //Building, Structure, & Object Record //Other
Substitute DPR 523A (ochspdis.frm, rev 9/11/96)

*Resource Name or #: MAP - MacArthur Blvd. in Adams Point District
319-375 MACARTHUR BL Oakland CA 94610
010 0785 MAP

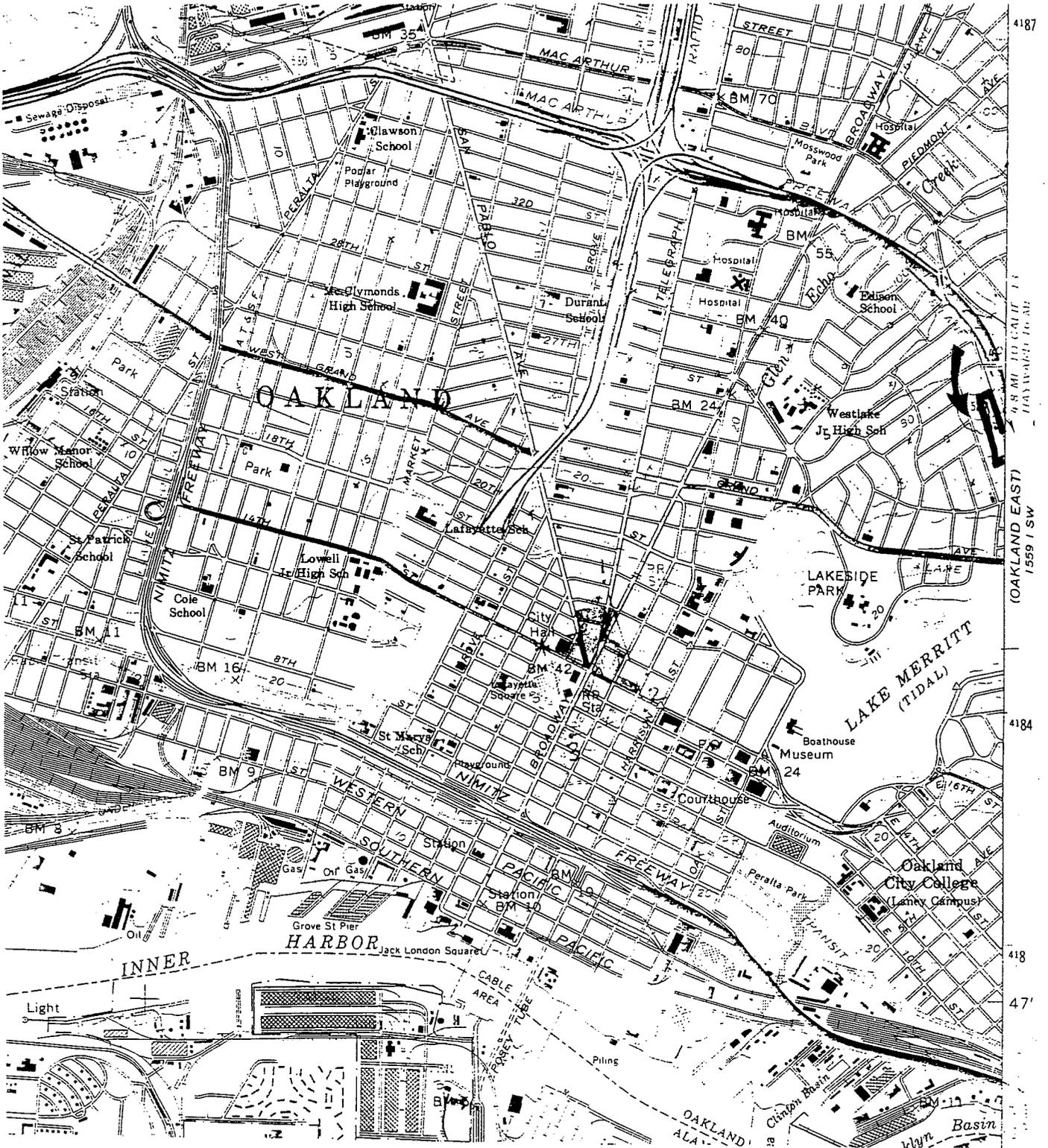
*Map Name: Oakland West
UTM(s): 10/565970 mE/4185220 mN

*Scale: 1:24,000

*Date of Map: 1959 (1980)

0 | 1000 | 2000 | 3000 | 4000 | 5000 | feet

NORTH at top



Preliminary Property List

Address	Prelim. Rating	Est. Date	Parcel Number
319 MACARTHUR BL	C2+	1922	010 0785 011
327 MACARTHUR BL	A2+	1929	010 0785 012
333 MACARTHUR BL	C2+	1923	010 0785 013
341 MACARTHUR BL	Cb-2+	1912	010 0785 014
345 MACARTHUR BL	F2-	1964	010 0785 015
353 MACARTHUR BL	C2+	1918	010 0785 016
357 MACARTHUR BL	C2+	1913	010 0785 017
359 MACARTHUR BL	C2+	1913	010 0785 018
361 MACARTHUR BL	C2+	1915	010 0785 019
363-67 MACARTHUR BL	C2+	1941	010 0785 020
369 MACARTHUR BL	Cb-2+	1914	010 0785 021
375 MACARTHUR BL	C2+	1918	010 0785 022

47 990 ASI - 5D C - Babasinian House	319 MacArthur Blvd. Prairie/Colonial	1923 Jas. L. Rich (b)
47 990 ASI 3 5D A - Temple Beth Abraham	327 MacArthur Blvd. Beaux Arts Deriv.	1929 Geo. Ellinger (a)
47 990 ASI - 5D C - Billings House	335 MacArthur Blvd. Period Revival	1923 G.W. Anderson (b/dev)
47 990/ASI - 5D Cbi - Hennings-Wiggin House	341 MacArthur Blvd. Craftsman/Prairie	1912 H.M. Swalley (b)
47 991 ASI - 5D C - Gustafson-Fosen House	353 MacArthur Blvd. Colonial Revival	1912 John A. Ryden (b)
47 991 ASI - 5D C - Swift-Madison House	357 MacArthur Blvd. Craftsman	1913 Edward Larmer (b)
47 991 ASI - 5D C - Greene-McKernan House	359 MacArthur Blvd. Mission Revival	1913 Thad M. Tupper (b)
47 991 ASI - 5D C - Moran House	361 MacArthur Blvd. Prairie	1914 J. Frank Gunn (b)
47 991 ASI - 5D C - Unknown	363-67 MacArthur Blvd.	1940 Isaac Stevens (b)
47 991 ASI - 5D Cb13 - Lemos House	369 MacArthur Blvd. Craftsman	1910 J. Frank Gunn (b)

F-071 SFDATA Printed 13-Aug-86

Page

47 991 ASI - 5D C - Unknown

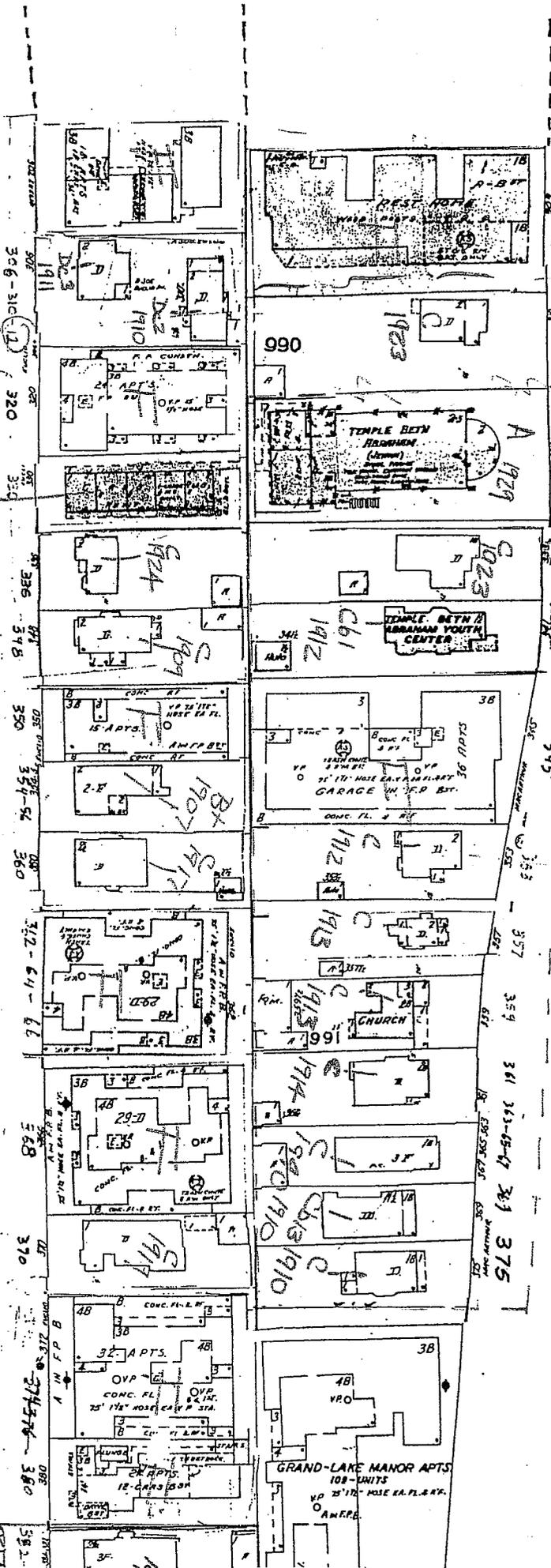
375 MacArthur Blvd. Craftsman

1910 Unknown

1912 J.C. McDowell (a)

EUCLID

AVE



MAC ARTHUR

BLVD.

9002 WEST

ASTI MAP: MacArthur Bl in Adams Pt.

GRAND LAKE MANOR APTS
108 UNITS

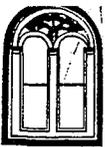
TEMPLE BETH
ADAMSON

TEMPLE BETH
ADAMSON YOUTH
CENTER

CHURCH

32 APTS.
CONC. FL.
OVP. & INC.
25' 10" HOSE EA. FL. & P.

12 APTS.
CONC. FL.
OVP. & INC.



Common (and Historic) Name(s) Billinas (Jane & William) house (H)
Address/Location 335 Loc 333 MacArthur Blvd.

- A. VISUAL QUALITY/DESIGN**
- Exterior steep multiple/hip roofs; latticed windows; 3-D facade E VG G FP
 - Interior (list best spaces first)
 - Space 1 _____ E VG G FP
 - Space 2 _____ E VG G FP
 - Other Spaces _____ E VG G FP
 - Construction frame + stucco - ordinary E VG G FP
 - Designer/Builder GW Anderson (w/dev) - FH Slocambe (a) E VG G FP
 - Type/Style Period Revival house E VG G FP
 - Supportive Elements matching garage, formal yard E VG G FP
- B. HISTORY/ASSOCIATION**
- Person/Organization Wm & Jane Billings E VG G FP
 - Event _____ E VG G FP
 - Patterns AP dev't - 20s mfill E VG G FP
 - Age 1923 E VG G FP
- C. CONTEXT**
- Continuity secondary area - maintains character E VG G FP
 - Familiarity _____ E VG G FP
- D. INTEGRITY**
- Condition _____ E G F P
 - Exterior Alterations _____ E G F P
 - Interior Alterations
 - Space 1 _____ E G F P
 - Space 2 _____ E G F P
 - Other Spaces _____ E G F P
 - Structural Removals _____ E G F P
 - Site _____ E G F P
- E. REVERSIBILITY**
- Exterior Alterations _____ E G F P
 - Interior Alterations
 - Space 1 _____ E G F P
 - Other Spaces _____ E G F P

Evaluated by Both Marvin Date 8-21-85

- Reviewed by MK Date 3/12/86 Approved See Comment Sheet
- Reviewed by TW Date 3-16-86 Approved See Comment Sheet
- Reviewed by SBL Date 4.2.86 Approved See Comment Sheet
- Reviewed by _____ Date _____ Approved See Comment Sheet
- Reviewed by _____ Date _____ Approved See Comment Sheet

STATUS/RATING

Rating: Present status: A B C D Not rated
Contingency status: A B C D Not rated Not applicable
Contingency factor: (1) (2) (3) Site of opportunity

C
Composite rating

National Register (Individual): Listed (1) Determined eligible (2) Appears eligible (3) Potential if restored (4b) Potential when over 50 years old (4d) None of the above (6)

NR (as part of group or district only): Listed (1D) Determined eligible (2D) Appears eligible (3D) Potential if restored (4Db) Potential when over 50 (4Dd) None of the above (6) Other _____

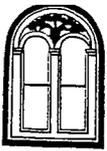
6/5D
Composite eligibility

SHRI: Primary resource (NR # 1, 2, or 3) Contingency Primary (NR #4..) District Contributor (NR #3D)

Contingency Contributor (NR #4D..) Noncontributor (NR #6) Ineligible (NR #6) Part of a building group

City Landmark: Listed In S-7 Zone Primary LM potential Secondary LM potential S-7 potential

On Study List None of the above



Oakland Cultural Heritage Survey
Oakland City Planning Department

EVALUATION
TALLY SHEET

ET

Address 335 MacArthur Blvd.

						Column I	Column II
						Survey Rating	National Register & City Landmark Eligibility
16	8	(4)	0	1. Exterior			
				2. Interior			
	8	4	2	(a) Space 1			
	4	2	1	(b) Space 2			
	2	1	1	(c) Other Spaces			
10	5	3	(0)	3. Construction			
6	3	(2)	0	4. Designer/Builder			
10	5	(3)	0	5. Type/Style			
8	4	(2)	0	6. Supportive Elements			
A. VISUAL QUALITY/DESIGN TOTAL (40 Maximum)						11	11
20	10	5	(0)	7. Person/Organization			
20	10	5	(0)	8. Event			
12	6	(3)	0	9. Patterns			
8	4	(2)	0	10. Age *			
B. HISTORY/ASSOCIATION TOTAL (40 Maximum)						5	5
8	4	(2)	0	11. Continuity			
20	10	5	(0)	12. Familiarity			
C. CONTEXT TOTAL (20 Maximum)						2	0
PRELIMINARY TOTAL (Sum of A, B, and C: 100 Maximum)						18	16
--	-3%	-5%	-10%	13. Condition (From A, B, and C total)			
--	-20%	-40%	-80%	14. Exterior Alterations *			
--	-10%	-20%	-40%	(a) From A and C total (excl. 2)			
				(b) From B total			
--	-20%	-40%	-80%	15. Interior Alterations *			
--	-20%	-40%	-80%	(a) Space 1			
--	-20%	-40%	-80%	(b) Space 2			
--	-20%	-40%	-80%	(c) Other Spaces			
--	-40%	-60%	-80%	16. Structural Removals *			
--	-25%	-38%	-50%	(a) From A and C total			
--	-25%	-38%	-50%	(b) From B total			
--	-25%	-38%	-50%	17. Site * (from B total)			
D. INTEGRITY DEDUCTIONS							
ADJUSTED TOTAL (Preliminary Total minus Integrity Deductions)							
(3)	(3)	(2)	(2)	18. Reversability of Item 14 (Exterior)			
(3)	(3)	(2)	(2)	19. Reversability of Item 15 (Interior)			
(3)	(3)	(2)	(2)	(a) Space 1			
(3)	(3)	(2)	(2)	(b) Space 2			
(3)	(3)	(2)	(2)	(c) Other Spaces			

RATING (FROM COLUMN I TOTALS):

Present Status (Adjusted Total): A (41+) B (28-40) C (11-27) D (0-10)

Contingency Status (Preliminary Total plus higher ratings for certain items):

A (41+) B (28-40) C (11-27) D (0-10) Not applicable

Contingency Factors: (1) More significant information is learned about the property's history, design, or development (specify evaluation criteria and contingency score for each criterion: _____).

(2) Existing (exterior) (interior) alterations are reversed; feasibility doubtful or unknown (line 18 or 19 rated "F" or "P") (3) Existing (exterior) (interior) alterations are reversed; feasibility appears good (line 18 or 19 rated "E" or "G").

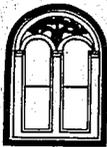
ELIGIBILITY (FROM COLUMN II TOTALS):

National Register (Individual): Listed (check Federal Register) Determined Eligible (check Federal Register) Appears eligible (Adjusted Total 28+ except *) Potential if restored (Preliminary total 28+ and line 14 is "F" or "P" except *) Potential when over 50 years old (Preliminary Total 28+ and property is less than 50 years old except *) None of the above

National Register (as part of Group or District only): Listed (check Federal Register) Determined eligible (check Federal Register) Appears eligible (line 11 is "E" or "VG" except *) Appears eligible if restored (line 11 is "E" or "VG" and line 14 is "P" except *) Appears eligible when more than 50 years old (line 11 is "E" or "VG" and property is less than 50 years old except *) None of the above

City Landmark: Listed (check Landmarks list) In S-7 Zone (check Landmarks list) Primary Potential (Adjusted Total 41+) Secondary Potential (Preliminary Total 28+ and Adjusted Total 40 or less) S-7 Potential (line 11 is "E" or "VG") On Study List (check Study List) None of the above.

*The National Register generally excludes properties which are less than 50 years old (#10), have been severely altered (#14, 15, & 16), or have been moved (#17) unless a moved property is significant primarily for architectural value or as the most important surviving structure associated with a person or event.



574

("333")

77575

1950s Sanborn shows
MacArthur
333

Oakland Cultural Heritage Survey
Oakland City Planning Department

IDENTIFICATION SHEET

ID

PART I IDENTIFICATION

- A. File Address: 335 Mac Arthur Blvd.
- B. Historic Address(s): _____
- C. Observed (street) Address(s): _____

PART II MAP

- A. Subarea Map: 47 Block: 990
- B. Location: W side/corner Mac Arthur
- C. Distance to respective streetcorners:
890 ft. to Van Buren Ave.
 _____ ft. to _____

PART III PHOTOS (Roll/Frame):



Roll 405 1-29-85

PART IV PRELIMINARY SURVEY

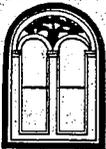
- A. Estimated Age: 1920's
- B. Alterations: _____
 Significant Minor Insignificant
- C. Individual Rank:
 A B C D
- D. District Rank:
 + 0 - na
- E. Comments: _____

PART V SUMMARY *A detached one-story and high basement frame residence with 45° hip roof, stucco facade, prominent chimney. Windows are wooden casements; a large unroofed porch has side balustrade.*

A. Comments: *porch has side balustrade.*

Built 1903 (permit 77575) by owner-builder - George W. Anderson, a contractor active in Adams Point in the 1920s (385 Bellevue, 251 Perkins) and listed at least through 1943, almost every year in a different house, probably ones he'd built on speculation. The buyer here was Jane S. Billings, resident with her husband, attorney William E. Billings, 1924-27. The front porch was rebuilt for termite work in 1976 (permit C50462)

B. Reviewed By: _____ Date: _____



Oakland Cultural Heritage Survey
Oakland City Planning Department

BUILDING PERMIT
RESEARCH FORM

BP

Present Address or Location 335 Mac Arthur Blvd. Estimated Year _____

A. To find original construction date, etc., check for Building Permit Numbers as follows:

1. Look in Sanborn Insurance Co. Maps (under front counter)

New Maps (black & white) Map # 57A Permit # 77575 ("333" on maps)
Old Maps (in color) Map # _____ Permit # _____

2. If not found, determine the following:

- a) Which side of street is property located on? N, S, E, W
b) What is distance from each side property line to respective street corners?
Cross Street: _____ Distance: _____
Cross Street: _____ Distance: _____
c) What is the width of the lot? _____

Then look at Building Permits Indexed by Street (Fiche tray #7)

First Series (11/15/05-01/31/25) Possible Permit #s _____
"A" Series (02/25/25-10/11/43) Possible Permit #s _____

3. If no permit number is found, check Address Files (Item D below). If number is found elsewhere, indicate: Source: _____ Permit # _____

Prepared by: VW Date: _____

B. After finding building permit number(s), look at Building Permit Ledger Books (Fiche tray #7) and record the following information. When checking several possible permits, use space in Item "D" below for additional permits.

C. Check Permanent File Index to determine if original plans are available: yes, no; bin _____

Please copy Ledger Book information exactly as shown:

Permit No. 77575
Date Issued 20-2-1923
Owner Geo. W. Anderson 251 Perles
Contractor Same
Architect _____ FH Slocumbe Oak. Bank Bldg
Nature of Application 1-st 5-rm. Dwg

Location 333 Perry
Cost \$5,000
145p 5/3/23

If above information is not complete, look at original building permit.

Prepared by: B Date: 4-4-85

Notes & Comments:

1921 BB (785-15 par) Geo W Anderson, no imp
1925 Jane S. Rillings, 2000, pp 250, 6200

D. If Ledger Book information is not complete, look for Original Building Permit and record information below. To find original permits:

Check Building Permit Applications (Fiche tray #8) which contain some, but not all permits between First Series #355001 and "A" Series #A60487. If not found, or not applicable, Check Address Files (all Fiche trays) and show: Address typed on Fiche: _____

Type * S/A/D/M	Permit Number	Date Issued	Nature of Application & Location shown on Permit	Owner & Address	Builder & Address	Architect & Address	Cost	Date "Insp."	Plans Avail?
Original	189067	22-5-76	333 MacArthur - repairs one story - reframe front porch steps & landing - more under & back	Johnson 333 MacArthur	Shield Termite		\$2495		
	150462	25-9-69	repair water dam. 553 M.	Bill Johnson			\$600		

*(optional) Signs, Alteration, Demolition, and Moving Permits sometimes contain valuable information about the history of a building and its occupants. Permits are located in the Address Files (all Fiche trays). If these are to be checked, record all information above. Show address typed on Fiche: 333 MacArthur

Prepared by: B Date: 20-7-85

E. Conclusions: No Record of Original Permit
 Permit Issued But Missing
 Permit Issued As Shown Above
 Other: _____

OWNER: _____
BUILDER: _____
ARCHITECT: _____
DATE(S) CONSTRUCTED: _____
COST: _____

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ Loc _____ SHL No. _____ NR Status 3
UTM: A 10/565980/4185240 C _____
B _____ D _____

IDENTIFICATION

1. Common name: Temple Beth Abraham
2. Historic name: Same
3. Street or rural address: 327 MacArthur Blvd.
City Oakland Zip 94610 County Alameda
4. Parcel number: 010 0785 012 00
5. Present Owner: Beth Abraham Cong Address: 336 Euclid
City Oakland Zip 94610 Ownership is: Public _____ Private _____
6. Present Use: Religion: religious structure Original use: Same

DESCRIPTION

- 7a. Architectural style: Late 19th & 20th Century Revivals: Beaux Arts
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

327 MacArthur Blvd. is a 2-story and basement, 46-ft. high religious building of steel frame, brick masonry construction with a high concrete basement. It is set high above MacArthur, at the top of a flight of 23 steps and backing into the hill behind, on a midblock lot overlooking a range of the Oakland hills. In plan the building is a rectangle with a semi-circle projecting from most of one short side (the front) and with two small rear projections. Major exterior materials are brick, cast concrete, metal cresting and wooden doors. The facade is symmetrical, with five deeply recessed openings on each of two floors of the curving projection. The windows are multi-paned and have a pivoting central section with transoms above and below. The three center openings are doors, extra-tall 3-panel double doors with a stained glass Star of David in each top panel and more stained glass in the transom. Door surrounds are cast concrete with paneled recess and simply molded entablature. Window sills are plain cast concrete; lintels are radiating, brick courses

(see continuation page 3)



8. Construction date:
Estimated _____ Factual 1929
9. Architect George Ellinger
10. Builder B.S. McIntyre
11. Approx. property size (in feet)
Frontage 80 Depth 200
or approx. acreage _____
12. Date(s) of enclosed photograph(s)

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

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
 Temple Beth Abraham appears eligible for listing on the National Register under criterion C, architecture, as a fine original design within the Beaux Arts tradition. The building is especially distinctive in that it borrows neither from Christian nor from Moslem building traditions (often used for synagogues) but rather combines an implied Greek temple arcade with Beaux Arts curvilinear symmetry to create an entirely new imagery that has the dignity proper for a religious structure without reference to any non-Jewish religion. According to building permit A38328, issued in 1929, the architect was George E. Ellinger (1885-1975), who began practicing in Oakland in 1926. Ellinger's obituary says, "He designed 5 Eastbay schools, the U.S. post office in Niles, motorcycle speedways in Emeryville and San Francisco, 15 office buildings, 6 apartment houses, numerous doctors' offices, the Temple Beth Abraham in Oakland, the American Trust Co. building in the Dimond district and the Wells Fargo American Trust Co. building in Oakland."

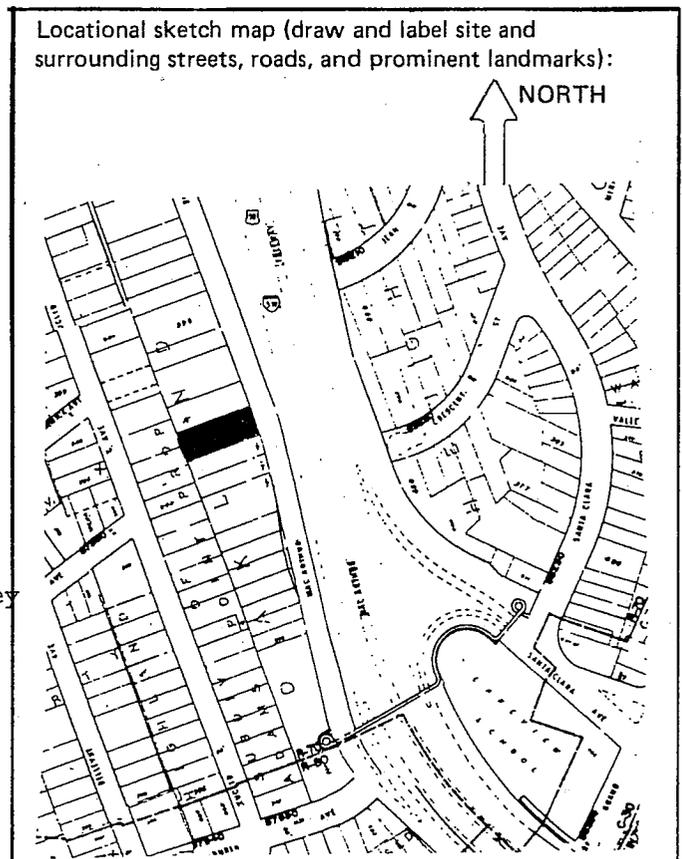
(see continuation page 4)

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

21. Sources (List books, documents, surveys, personal interviews and their dates).

See continuation page 5

22. Date form prepared June 30, 1986
 By (name) Staff
 Organization Oakland Cultural Heritage Survey
 Address: 1 City Hall Plaza, 6th Floor
 City Oakland Zip 94612
 Phone: (415) 273-3941





HISTORIC RESOURCES INVENTORY

CP

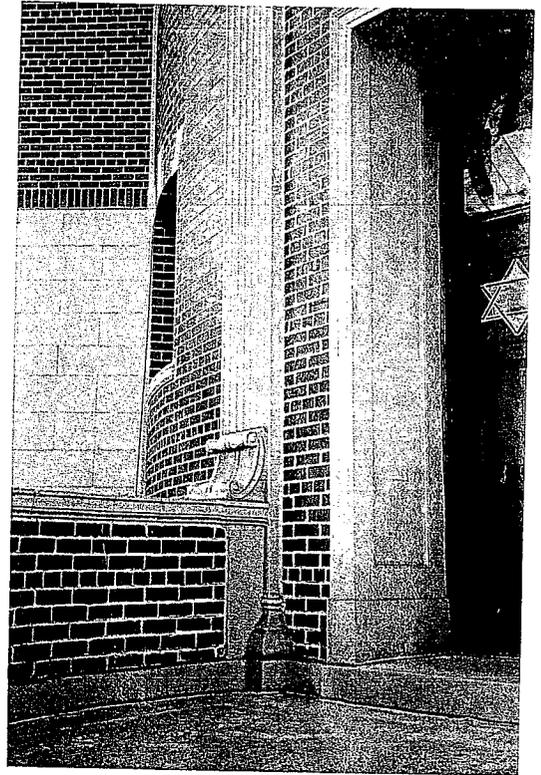
Street or rural address: 327 MacArthur Blvd.

7b. Physical Description (continued from page 1)

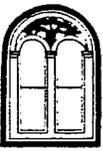
alternating with three voussoir-like slabs of cast concrete. The main ornament is an engaged arcade of giant order fluted Corinthian pilasters surmounted by a restrained frieze that reads "Temple Beth Abraham" and some Hebrew words. Above the frieze is a cresting of scrolls and shells presumably made of galvanized metal. The main block rises above this cresting with a straight-forward cast concrete cornice and brick parapet. Its second-floor windows are half a story above those of the projection, and all side bays except the front are 2-story arched openings, presumably those of the main sanctuary space. Brick is laid in American bond except for the radiating window surrounds and a side string course of vertical bricks. Along both building sides the ground is excavated to expose the basement of scored concrete.



428-31A 327 MacArthur Blvd.,
center front pavilion 6/86



428-27A 327 MacArthur Blvd.,
detail: entry, brickwork,
cast ornament 6/86



HISTORIC RESOURCES INVENTORY

CP

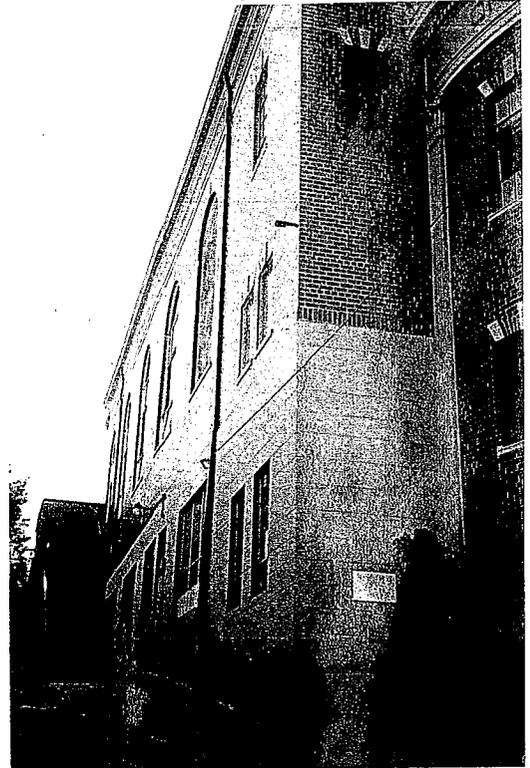
Street or rural address: 327 MacArthur Blvd.

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

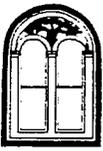
The Congregation for whom Ellinger designed this fine Temple was founded in 1906 as a conservative offshoot of Congregation Beth Jacob. The chief founder and benefactor, Mrs. Abraham Bercovich (Bertha), was the widow of a Hungarian immigrant scrap-iron dealer and early member of Congregation Beth Jacob, founded 1875. Beth Abraham met in the former Beth Jacob building from 1906 until 1925, when they were forced to make way for construction of the Posey Tube to Alameda. They moved to 801 Harrison (see SHRI), and thence to the subject building, the first one constructed for them. The original members were Russian, Polish, and Hungarian immigrants who, as they became prosperous, tended to move into the Adams Point area. The new building was dedicated the same year as the Congregation's first Rabbi arrived. Temple Beth Abraham continues its original use today.



428-26A 327 MacArthur Blvd., entry
detail 6/86



428-28 327 MacArthur Blvd., left
(south) side and
cornerstone 6/86



HISTORIC RESOURCES INVENTORY

CP

Street or rural address: 327 MacArthur Blvd.

21. Sources (continued from page 2)

Building Permit

Hilkel & McCann, Oakland 1851-1938, v.I: 411-12.

Oakland Directories

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ATTACHMENT D: PEER REVIEW, DEMOLITION FINDINGS



**TEMPLE BETH ABRAHAM
EXPANSION AND SITE IMPROVEMENTS**

**Category III Findings for Demolition of a Historic
Structure**

333 MacArthur Boulevard



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TEMPLE BETH ABRAHAM SOCIAL HALL EXPANSION AND SITE IMPROVEMENTS

Category III Findings for Demolition of a Historic Structure 333 MacArthur Boulevard

BACKGROUND

Temple Beth Abraham synagogue was constructed in 1929. It is an imposing two story brick, Georgian Revival structure set above what is now called MacArthur Blvd in the historic Adams Point neighborhood. The structure is dominated by a cylindrical entry portico accessed by a monumental stair. Temple Beth Abraham is rated A by the City of Oakland Cultural Heritage Survey (OCHS), and appears to be eligible for listing in the National Register as noted in the DPR Historic Resources Inventory form prepared by the OCHS.

The synagogue is located within the MacArthur Blvd. in Adams Point district, a fragmentary early twentieth century residential district of approximately 12 buildings. The district is considered an Area of Secondary Importance (ASI) by the OCHS, and Temple Beth Abraham is the most distinctive building in the otherwise residential district, and the only building rated A by the OCHS. All other buildings in the district are rated C or below. The eligibility of the district for inclusion in the National Register has not been determined at this point.

When originally constructed, Temple Beth Abraham was built on a narrow parcel, sloping up from the street to the entry to the Sanctuary on the main floor. The social hall was positioned under the sanctuary in a secondary position, with light provided from frosted industrial steel sash windows along the sides of the structure. A driveway access was positioned along the south side of the sanctuary to provide access to the kitchen, at the back of the structure as well as to utility connections. The first significant change at this site was the construction of the MacArthur freeway in the 1950's. This event removed the otherwise tight urban residential context from across the street, carved into the hillside the wide freeway right of way and exposed the monumental facade of the Temple, creating a more distinguished sequence of vantage points for viewing this structure, which could be seen and appreciated from a greater distance.

Over the following years as the needs of the institution grew, the institution responded by adding additional adjacent properties now totaling six parcels. The campus now includes a day care center on Euclid St., church offices in a former residential building on Euclid St., another residential building on MacArthur converted to a classroom building for youth, and a parking lot and recently completed elevator access structure on the north of the Temple facing MacArthur. Additionally, at the rear of the Temple on the same parcel a chapel and related spaces were built in the 1950's or early 1960's. The residential building at 333 MacArthur, located to the south of the Temple, was acquired as part of the expansion of the campus, and currently remains empty.

The residential structure at 333 is a single story period revival house with a basement. It is of wood construction with stucco exterior, and a steeply sloped roof. The residence was rated C by the OCHS Evaluation Sheet, as a contributor to the MacArthur Blvd. in Adams Point ASI. The structure was evaluated on the sheet as ineligible for listing on the National Register, but possibly of some local interest because of its location in the ASI. It was not considered historically important enough by the OCHS to prepare an inventory form. This structure is simple and unadorned in comparison with the majority of

buildings of this age in the area. The location of the building to the south of the Temple constrains the development of the outdoor spaces and social hall. The rear of the structure is within 2 feet of a proposed expansion of the social hall and new courtyard which is planned for use for weddings, for Sukkot, and other outdoor services.

Circa 2000, the synagogue added a contemporary circular elevator tower and glass entry to provide ADA access to the sanctuary to the north of the Temple. This architectural intervention was a bold gesture which created a contrast to the then historic structure while referencing the rounded shape and material of the original Temple.

PROPOSED PROJECT

The project proposes to increase the program area of the Temple by expansion of the Social Hall through construction of a single story addition to the south, and creation of a large courtyard for outdoor services. The new space answers the congregational needs for useful and attractive areas adjacent to the social hall similar to many sister institutions that currently have these types of developed and attractive areas linked to their social halls. The design of the addition reflects the Temple's historic circular entry with a long radiused exterior wall. The proposed Courtyard creates a large circular space enclosed by a one story, faceted wall that also mimics the curved entry. The courtyard is separated from the street by over 75 feet. The area between the new courtyard and the street is proposed to be heavily landscaped, and provides a new, generous pathway to the courtyard and the Temple grounds.

The proposed project will result in the demolition of the residential structure at 333 MacArthur Blvd. As a C rated property, the residence is defined as a Category III historic structure under Section 17.136.075 of the City of Oakland Planning Code. This report is prepared to assist Oakland planning staff in determining whether the project meets one of the findings required to demolish a historic structure.

DEMOLITION FINDINGS FOR A CATEGORY III HISTORIC STRUCTURE

Finding 1: The design quality of the replacement project is of at least equal to that of the original structure and the proposed replacement project is compatible with the character of the neighborhood.

1. The design of the proposed project is of high quality, and enhances the architecture of the historic Temple. The walls of both the Social Hall addition and the courtyard enclosure are constructed of exposed architectural concrete. The exposed concrete walls present a generous face to the street compared to stucco or less substantial materials, and compliment the quality of the materials of the historic Temple. Coloration of the concrete will bring a reference of the brick into a courtyard design. The low, single story addition to the Social Hall is modest in scale compared to the Temple structure, and the massing references the design of both the Temple, and the stairway addition to the north, creating a level of symmetry to the overall design. The broad sweep of the Courtyard wall supports the historic Temple by referencing the curved entry. Detailing is simple, but well developed, and supports the historic Temple design.

The removal of the adjacent residence opens the view of the Temple and provides an appropriate setting for the monumental design of the structure. Although originally wedged into a narrow single parcel, the design of the historic structure really suffered from its visual confinement. The construction of the MacArthur Freeway, and the demolition of residential neighborhood across

from the Temple, opened the Temple to view from a longer distance, exacerbating effect of the narrow site.

The replacement of the small residential structure to the south with a large landscaped area provides an appropriate setting for the historic Temple. In addition, the proposed design eliminates two driveways from MacArthur, allowing these areas to be landscaped and removing many square feet of utilitarian asphalt paving. Access and circulation connections are strengthened with the additional walks and ramps and the current undistinguished concrete and non-descript exit stair from the south side of the sanctuary is reshaped with an architecturally detailed rail.

2. The Adams Point ASI is currently a fragmented district of less than one block in length. There are only 12 buildings included within the district, and only 7 of the contributing structures are immediately adjacent to each other, the remainder being separated by large, non-contributing structures that break the district cohesion. The fragmentation of the district is exacerbated by the steep incline of MacArthur Boulevard and the adjacency of the MacArthur Freeway. Both of these elements visually obstruct the relationship between the district buildings, and impact the visual quality.
3. The design of the residence at 333 MacArthur is period revival with some elements derived from Norman and English architecture. It is not in character with the dominant Prairie Style design of the district. While rated C, it is therefore of less value to the design character of the district than the other C-rated structures within the district. It is isolated with one other residence by the synagogue to the north, and a three story, non-contributing apartment building to the south. Its presence in the district does not significantly add to district cohesion or visual quality, and therefore the loss of the structure would not significantly affect either of these district characteristics.
4. There is no proposal to incorporate the structure at 333 MacArthur into the project, and so there is no evidence as to whether a project of this type would result in design quality equal or better than the original structure.

Temple Beth Abraham is in the odd position of being by far the most historically important building in the district, while also being the only institutional building in an otherwise residential district. The enhancement of the design of the Temple and improvement of the public view will significantly improve the value of this historic building while possibly reducing cohesion of the district as a whole. It is the conclusion of this consultant that the enhancement of the only highly rated historic structure within the district may be of more value to the visual character of the district than the possible loss of cohesion in an already visually compromised and fragmented ASI.

The design quality of Temple Beth Abraham, and by extension the surrounding district, will be enhanced by the removal of adjacent residence and the construction of the new addition and courtyard. The design of the additions is compatible with the character of both the district and the Temple.