

Todd, Amber

From: p. magnuson-peddle <prosie3@earthlink.net>
Sent: Saturday, April 04, 2015 7:16 AM
To: Charles Bucher
Cc: Marvin, Betty
Subject: Re: Setting Date for FLW/Modernism Lecture-Alan Hess

There's a nice, smallish auditorium somewhere in downtown Oakland that I think I saw a Main Street lecture in. and I think its in the federal building. If I'm not mistaken, they let it out for not too much money to small non profits. All this took place before 9/11, so security etc, might have changed. But check there, as a possibility.

Pam M-P

-----Original Message-----

From: Charles Bucher
Sent: Apr 1, 2015 3:40 PM
To: Betty Marvin
Cc: Gail Lombardi , "Allen, Annalee" , "prosie3@earthlink.net"
Subject: Re: Setting Date for FLW/Modernism Lecture-Alan Hess

Thanks Betty. Naomi Schiff suggested the Kaiser Building - if the price is right.

Charles Bucher
Muller & Caulfield Architects

On Apr 1, 2015, at 3:36 PM, Marvin, Betty <BMarvin@oaklandnet.com> wrote:

Well, there's Fouché's Hudson Funeral Home, celebrating its (the business's) 100th anniversary – Muller & Caulfield has a connection because Emily Thurston interviewed Mrs. Fouché for the mortuary context statement. There are lots of good modern churches. There's the Aaron Green part of Chapel of the Chimes (you'd have to haul chairs). It would be great to get a school building and make nice with the OUSD. It's also possible Alan has favorite Oakland buildings. I'm ccing the usual suspects for further thoughts.

From: Charles Bucher [<mailto:cbucher@mullercaulfield.com>]
Sent: Wednesday, April 01, 2015 2:06 PM
To: Marvin, Betty
Cc: Joann Pavlinec; Alison Finlay; Stephen Rynerson; Naomi Schiff
Subject: Re: Setting Date for FLW/Modernism Lecture-Alan Hess

Hey Betty,

We (OHA) are arranging a lecture on the Frank Lloyd Wright Buehler house in Orinda, by a prominent architecture critic (Alan Hess of the San Jose Mercury News), and we were interested in holding it in a modernist venue. I know I saw you at the DOCOMOMO event at the Embarcadero Center a few years back. Do you have any ideas for a venue that would be modernist or mid-century modern?

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On Apr 1, 2015, at 1:11 PM, Naomi Schiff <naomi@17th.com> wrote:

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Do we have a modernist venue we could use, by any chance, to hold the lecture in?

Naomi Schiff

Seventeenth Street Studios
410 12th Street, Suite 300
Oakland, CA 94607

510-835-1717
www.17th.com

Just a few steps from the 12th Street BART station

On Apr 1, 2015, at 1:01 PM, Charles Bucher wrote:

Maybe we can send out a special email blast.

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Joann

On Wed, Apr 1, 2015 at 11:50 AM, Alison Finlay
<alisonfinlay@sbcglobal.net> wrote:
Score: JOANN! Good work!

I concur - re-scheduling our Board meeting is, I think, our best choice.

"Selling" two events on the same day is tough,
Mother's Day is kryptonite ... leaving: Tuesday, May 5 as the remaining, most logical choice.

Charles & Steve, do you agree?

Should we give the rest of the Board a head's up?
Susan will be overseas all of May.

Alison

On Wed, 4/1/15, Joann Pavlinec <joapav@gmail.com> wrote:

Subject: Setting Date for FLW/Modernism Lecture-Alan Hess
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However, he can only do the following dates,

closest to the event:

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Meeting) Saturday, May 9th (OHA Bldg. tour -

Hayward) Sunday, May 10th (Mother's

Day)

Please send me your thoughts on the dates, time

and what we should charge.

Perhaps Tuesday, May 5th would be the best, and

we could reschedule the Board meeting? Perhaps

the presentation would be free to those who have purchased

event tickets, but \$25 (non OHA member), (\$20 OHA member)

for anyone attending the lecture only and not the

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Please let me know asap. We are working on the

invitation/announcements of the event and would like to

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(Alan's only request is that we pay his air

fare from Orange County (about \$150). He is currently

researching the master planned community of Irvine and is

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Joann ABOUT ALAN HESS Alan

Hess Architect Alan Hess is an

American architect, author, lecturer and advocate for

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preservation. Wikipedia Born: 1952, United

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Todd, Amber

From: Christopher Buckley <cbuckleya@att.net>
Sent: Friday, April 03, 2015 10:32 AM
To: Vollmann, Peterson; Marvin, Betty
Cc: 'Naomi Schiff'
Subject: Has a date been set for the next LPAB Committee meeting on Capwells/Sears? (EOM)



This email is free from viruses and malware because avast! Antivirus protection is active.

Todd, Amber

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Follow Up Flag: Follow up
Flag Status: Completed

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Todd, Amber

From: Naomi Schiff <Naomi@17th.com>
Sent: Wednesday, April 01, 2015 12:44 PM
To: Marvin, Betty
Cc: Christopher Buckley (cbuckleya1cp@att.net)
Subject: Re: Sears Building: Local examples of terra cotta

Can't tell much from these. And none seem to be relevant to hist. buildings. I have been searching for an example of rainscreen applied to historic building, no luck so far.

N

Naomi Schiff

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On Apr 1, 2015, at 12:03 PM, Marvin, Betty wrote:

From: Melissa Weese [<mailto:Melissa.Weese@gensler.com>]
Sent: Monday, March 30, 2015 7:02 AM
To: Vollmann, Peterson; Marvin, Betty; ellie.casson@gmail.com; pbirkholz@gmail.com; fflores@signaturedevelopment.com
Cc: Flynn, Rachel; Sean Gallivan; Seth Orgain; Peter Weingarten
Subject: Sears Building: Local examples of terra cotta

To All,

Please find below a list of examples in the Bay Area of the use of terra cotta as a material in modern applications.

We will also be providing photos of these examples in the meeting on Wednesday evening.

Also, please note that the "checkerboard" building across the street from the Li Ka Shing building is not terra cotta, but a cementitious panel or porcelain tile.

UC Berkeley

UC-Berkeley Li Ka Shing Hall - Oxford St, Berkeley
UC-Berkeley Boalt Hall School of Law addition - Bancroft St, Berkeley

Silicon Valley:

DeAnza College – Media & Learning Center - Stevens Creek Blvd, Cupertino

San Francisco Mission Bay/Ballpark area:

Mission Bay Block 3 – 1800 Owens St, San Francisco

Potrero Launch – 2235 3rd St, San Francisco

750 2nd St, San Francisco

207 King St, San Francisco

942 Mission St - San Francisco

Thanks,

M

Melissa Weese AIA LEED BD+C

Associate

+1 415.836.4641 Direct

+1 415.433.3700 Main

+1 510.697.0888 Mobile

Gensler

2 Harrison Street Suite 400

San Francisco, California 94105

USA

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Todd, Amber

From: Marvin, Betty
Sent: Thursday, April 30, 2015 10:33 AM
To: p. magnuson-peddle; Holly Alonso; naomi schiff; alison finlay
Subject: RE: Paseo de Fruitvale

Might be worth name-dropping that OHA tours got a Governor's Preservation Award in 2005. From SHPO website:

Neighborhood Walking Tours Oakland Heritage Alliance

Award is for the many historic
building tours offered by the
Oakland Heritage Alliance.

With 16 active tours
with self-guided brochures and guided tours
OHA may have the most active walking tour program
in the state. *[Nah – check out SF City Guides. But hey, it's on the internet.]*

Tour program is a model for how communities may highlight
and
celebrate a diverse range of historic properties.

From: p. magnuson-peddle [mailto:prosie3@earthlink.net]
Sent: Wednesday, April 29, 2015 8:46 PM
To: Holly Alonso; Marvin, Betty; naomi schiff; alison finlay
Subject: Re: Paseo de Fruitvale

Dear Holly,

all looks great and it sounds like a great tour. I have one concern - isn't Lupita's on Foothill Blvd.?? If its the restaurant/pupuseria that I am thinking of we will not get there. We have learned early on that we need to concentrate on Fruitvale/International to around 38th ave. Its just not humanly possible to cover all the information, and go any further with a large group of people. I don't want to give people the expectation that we will be going there.

Otherwise, it looks great and a tour that I would love to go on,

Pam

-----Original Message-----

From: Holly Alonso

Sent: Apr 29, 2015 6:28 PM

To: "p. magnuson-peddle"

Subject: Re: Paseo de Fruitvale

To Whom It May Concern:

The Oakland Heritage Alliance is delighted to partner with Peralta Hacienda Historical Park in the First Fruitvale Latino Heritage Festival. For 34 years OHA has offered a summer-long series of 16 to 20 weekend guided walks in neighborhoods throughout the city. Tours are based on extensive original research and are led by local historians and neighborhood residents. Tour announcements are distributed to OHA's --XX-- members by mail and email, are featured in a weekly newspaper series, and are publicized throughout the city. OHA will collaborate with Peralta Hacienda to plan, produce and publicize a new guided walk highlighting Fruitvale's abundant latino history and culture, the Paseo por Fruitvale/Fruitvale Promenade.

I also write in the proposal, and feel free to include the following:

This event proposes explore Fruitvale's Latino culture and identity on a guided walk radiating out from Fruitvale's Bay Area Rapid Transit station. A visit to Western Gear will highlight Latino ranching culture (Why do many Mexicans wear cowboy hats?); St Elizabeth's church is Fruitvale's best-loved emblem and has been a center for both liberation theology and the Farmworkwe's Movement; at Lupita's Pupusería people will learn the origins of Mexican American cuisine. (This topic leads all the way back to the Columbian Exchange, the exchange of plant and animal species around the globe, starting in 1492.) At each stop the owners or representatives will tell their life stories, bringing Latino immigration history to life. Visitors will eat in their choice of several restaurants. Additional humanities questions include How does Fruitvale architecture reflect Latino culture? What events caused Fruitvale to become Oakland's "barrio"? Where does the Latin American mural tradition come from? What historical and identity narratives do Fruitvale murals express?

I hope lots and lots of people come, and we will have people on hand to divide the groups.

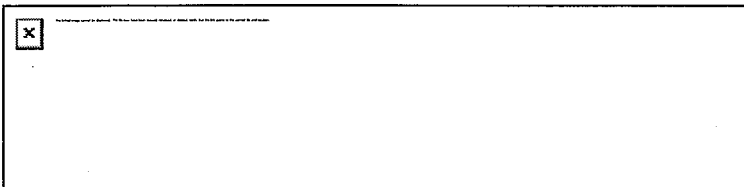
Thanks!

Holly

Holly Alonso, Executive Director

hollyalonso@earthlink.net

510-532-9142



For mailing address, please use Box 7172, Oakland, 94601

On Apr 29, 2015, at 6:00 PM, p. magnuson-peddle wrote:

Dear Holly and Alison,

Thank you so much for taking on the letter writing. Below are two pieces combined - one from Betty and the other from Holly that could be used for the bulk of the letter.

I hope this helps, and this tour will be fun. It is so close to what we've been doing in the past and it would be great if we could have Holly there also, at least for part of the tour and have her talk about the Hacienda - even though we won't be able to get there.

Best,

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The walk looks at murals, St Elizabeth's Church, the Western Gear shops that bespeak the ranching culture of so many Mexican Americans, restaurants that show other countries' influence such as El Salvador, groceries that reflect the Columbian Exchange of species that began in 1492, etc. and music as is reflected in the local stores.
--

Todd, Amber

From: Marvin, Betty
Sent: Tuesday, April 21, 2015 5:18 PM
To: Naomi Schiff
Subject: RE: [D3DTownLake] WEST OAKLAND'S HISTORIC DEFREMERY PARK AWARDED \$640,000 FOR IMPROVEMENTS

Yeah, I think so – Andy Carpentier did the plans and there was discussion with Public Works and Parks about having to have competent contractors.

From: Naomi Schiff [mailto:Naomi@17th.com]
Sent: Tuesday, April 21, 2015 2:28 PM
To: Marvin, Betty
Subject: Fwd: [D3DTownLake] WEST OAKLAND'S HISTORIC DEFREMERY PARK AWARDED \$640,000 FOR IMPROVEMENTS

Are the window replacements going to be okay? Just wondering. . .

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Begin forwarded message:

From: "'Cook, Brigitte' bcook@oaklandnet.com [D3OaklandDtownLake]"
<D3OaklandDtownLake-noreply@yahoogroups.com>
Subject: [D3DTownLake] WEST OAKLAND'S HISTORIC DEFREMERY PARK
AWARDED \$640,000 FOR IMPROVEMENTS
Date: April 21, 2015 1:36:20 PM PDT
To: <d3westoakland@yahoogroups.com>, <d3oaklanddtownlake@yahoogroups.com>
Reply-To: D3OaklandDtownLake-owner@yahoogroups.com

April 21, 2015 – It's a big month for DeFremery Park – West Oakland's historic ten-acre park!

Council President and West Oakland representative Lynette Gibson McElhaney has been zealous champion of deFremery Park since taking office in 2013.

At tonight's City Council Meeting, the members will review a contract to allocate \$640,000 for improvements to the deFremery house, which for some time, has been in great need of dry-rot repair, window replacement, drainage enhancements, and exterior painting. Public Works anticipates construction to commence this summer.

Council President Gibson McElhaney said of the award, "deFremery is the Central Park of West Oakland. The people of West Oakland love this open space, and it loves the community back. This award will enable DeFremery to continue its historic role as the central community and recreational space for the District."

Last month, she worked with the Friends of deFremery Park to advocate that the remaining money from the 2008 East Bay Regional Parks Bond (Measure WW) be used to bring public art to the children's play area at DeFremery, such as sculptural play structures and artistic seating.

Finally, users of deFremery (and, West Oakland's Raimondi) Parks should notice a decrease in the gopher population in the upcoming weeks with the recent signing of a new long-term gopher management contract. Following the trapping and removal of the gophers, Public Works will make repairs to the lawns and athletic fields by reseeding bare spots and adding soil to low areas.

Councilmember Gibson McElhaney credits the Oakland Parks Coalition for highlighting the serious danger that gopher holes cause in the parks; the Office of Parks and Recreation for keeping community members safe from previous gopher holes, the Public Works Department, for finding a long-term solution; and the City Council for coming together in support of funding for this Oakland gem.

Brigitte Cook, Community Liaison

Oakland District 3 – Council President Lynette McElhaney

1 Frank Ogawa Plaza • 2nd Floor, City Council Office • Oakland, CA 94612

Office (510)238-7245

Connect with us: Twitter: @LynetteGM Facebook/Lynette2012

Posted by: "Cook, Brigitte" <BCook@oaklandnet.com>



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Todd, Amber

From: Marvin, Betty
Sent: Tuesday, April 21, 2015 5:16 PM
To: chrisandrews@sbcglobal.net; marymacdonald77@gmail.com; pbirkholz@gmail.com; stafford@garden-restoration.com; fflores@signaturedevelopment.com; ellie.casson@gmail.com
Subject: FW: Addendum to OHA letter concerning Oak Knoll NOP
Attachments: 2015-4-21 Oak Knoll scoping addendum.pdf

From: Naomi Schiff [<mailto:naomi@17th.com>]
Sent: Tuesday, April 21, 2015 3:29 PM
To: Klein, Heather
Cc: Merkamp, Robert; Marvin, Betty; Flynn, Rachel; Ranelletti, Darin
Subject: Addendum to OHA letter concerning Oak Knoll NOP

Dear Heather,

Please add this addendum to our comments on the NOP for Oak Knoll. Thank you so much!

Naomi Schiff
for Oakland Heritage Alliance

Naomi Schiff

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Oakland, CA 94607

510-835-1717
www.17th.com

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April 21, 2015

City of Oakland Planning Commission
City of Oakland Landmarks Preservation Advisory Board

EIR Scoping Comments – Oak Knoll Mixed Use Community Plan Project

Dear Planning Commissioners and LPAB Board Members,

In addition to the previous scoping letter we would like to append the following images, showing that fine detail still exists in the Officers' Club building.

We would also like to reiterate that pending the project receiving building permits and moving forward, no matter how long that takes, the City of Oakland should require the property owner to *secure the building properly*. All entries should be provided with stout plywood coverings, the landscaping should be maintained, and the area patrolled. Demolition by neglect is unacceptable. If an alarm system is required, please require installation.

In addition, we note that at the public hearings, the Seneca nonprofit expressed interest in using the building, and so we recommend that a partial re-use by the nonprofit might serve as an additional alternative plan.

Sincerely,

Alison Finlay,
President – Oakland Heritage Alliance

Attachments: Three additional photos of the former Officers' Club

Cc: Rachel Flynn, Darin Ranelletti, Heather Klein, Betty Marvin







Todd, Amber

From: Marvin, Betty
Sent: Tuesday, April 21, 2015 4:27 PM
To: Naomi Schiff
Subject: RE: Addendum to OHA letter concerning Oak Knoll NOP

Nice. Did you send to Landmarks Board members?

From: Naomi Schiff [<mailto:naomi@17th.com>]
Sent: Tuesday, April 21, 2015 3:29 PM
To: Klein, Heather
Cc: Merkamp, Robert; Marvin, Betty; Flynn, Rachel; Ranelletti, Darin
Subject: Addendum to OHA letter concerning Oak Knoll NOP

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Todd, Amber

From: Marvin, Betty
Sent: Wednesday, April 15, 2015 6:42 PM
To: Naomi Schiff
Cc: Lombardi, Gail
Subject: RE: Re William A. Knowles, Jr.

But where's any Oak Knoll reference?

From: Naomi Schiff [<mailto:Naomi@17th.com>]
Sent: Wednesday, April 15, 2015 5:43 PM
To: Marvin, Betty
Subject: Re William A. Knowles, Jr.

http://www.cp.berkeley.edu/CP/PEP/History/HistoricReports/HSR/HSR_2224PiedmontFINAL_March2006.pdf

Architect William Knowles

The Nobles hired architect William A. Knowles to design their home at 2224 Piedmont Avenue.

William Andrew Knowles, Jr. (1875-1958) was a New York native who graduated from Stanford

University with a degree in Engineering. He worked in architect Clinton Day's office as a draftsman

from 1893 to 1895. In 1897, Knowles started his own practice and had offices in both Oakland and

San Francisco. He was a prolific architect who worked in many different styles. His buildings in

Oakland include the Roos Brothers Building, the Central Bank Building, and the Athens Athletic

Club. In Berkeley, he designed the Wright Block

(1906), located on Shattuck Avenue. Knowles may

have gotten the commission for 2224 Piedmont Avenue because of his work on the Wright Block, or

he may have been recommended by his old boss, Clinton Day, who lived on the 2200 Piedmont block.

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Todd, Amber

From: Marvin, Betty
Sent: Wednesday, April 15, 2015 5:49 PM
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Subject: FW: Re William A. Knowles, Jr.

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Sent: Wednesday, April 15, 2015 5:43 PM
To: Marvin, Betty
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Todd, Amber

From: Marvin, Betty
Sent: Wednesday, April 15, 2015 1:50 PM
To: Naomi Schiff
Subject: RE: OHA letter regarding Oak Knoll - PS

These copies are B&W, but there might be some citizens who would like copies.

From: Naomi Schiff [<mailto:Naomi@17th.com>]
Sent: Wednesday, April 15, 2015 1:38 PM
To: Marvin, Betty
Subject: Re: OHA letter regarding Oak Knoll - PS

OH! Save me the trip! THANK YOU! I have heard from the Chair of the Planning Commission so I know they did get these emailed as well. But would be great to have color printouts for them.

THANK YOU AGAIN!

N

Naomi Schiff

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On Apr 15, 2015, at 1:13 PM, Marvin, Betty wrote:

Duh – I could just give them to Heather.

From: Marvin, Betty
Sent: Wednesday, April 15, 2015 1:11 PM
To: 'Naomi Schiff'
Subject: RE: OHA letter regarding Oak Knoll

So ... are we expecting you? I have an errand of unknown duration at 4:15 but letters (and Gail) should be here.

Yes, I went to the meeting – still not sure what they're doing, but probably good that one of us was there. Causa Justa representative said nice things about preservation in Oakland.

From: Naomi Schiff [mailto:Naomi@17th.com]

Sent: Tuesday, April 14, 2015 3:15 PM

To: Marvin, Betty

Subject: Re: OHA letter regarding Oak Knoll

Thanks! I'll probably do it tomorrow. Are you going to east Oakland? Great if you are!

N

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On Apr 14, 2015, at 3:04 PM, Marvin, Betty wrote:

They're in my office on the first oak table. Any time you can get in is fine. Gail can let you in after 5 if she's still here – 238-3797.

From: Marvin, Betty

Sent: Tuesday, April 14, 2015 2:51 PM

To: 'Naomi Schiff'

Subject: RE: OHA letter regarding Oak Knoll

Or tomorrow?

From: Naomi Schiff [mailto:naomi@17th.com]

Sent: Tuesday, April 14, 2015 2:24 PM

To: Marvin, Betty

Subject: Re: OHA letter regarding Oak Knoll

Yes that would be great! But can't get them until 5 pm. . .

N

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On Apr 14, 2015, at 1:22 PM, Marvin, Betty wrote:

I have about 16 extra copies of OHA's Oak Knoll letter. Do you want them for Planning Commission meeting?

From: Naomi Schiff [<mailto:naomi@17th.com>]

Sent: Monday, April 13, 2015 11:27 AM

To: Chris Andrews; Peter Birkholz; Eleanor Casson; Stafford@garden-restoration.com; Mary MacDonald; Frank Flores (fflores@signaturedevelopment.com)

Cc: Drew Haydel; Scott Smithers; Melissa Weese; Peter Weingarten (peter_weingarten@gensler.com); Flynn, Rachel; Ranelletti, Darin; Vollmann, Peterson; Marvin, Betty; Wald, Zachary

Subject: OHA letter regarding Lane Partners proposal, 20th/Broadway

Dear Landmarks Board members, staff, and development team,

Please see our attached letter, pertaining to the proposal for reusing the former Sears/Capwell's building.

Thank you!

Naomi Schiff
for Oakland Heritage Alliance

Naomi Schiff

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Thank you!

Naomi Schiff
for Oakland Heritage Alliance

Naomi Schiff

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Todd, Amber

From: Marvin, Betty
Sent: Wednesday, April 15, 2015 11:52 AM
To: Conn, Mike
Subject: RE: 4268 Broadway, Oakland
Attachments: Demo - Cat 1.pdf; Demo - Soundness.pdf; 4242 Broadway, Oakland - Hemo + PD site.jpg

Hi, Mike –

Those “some brick buildings” are an integral part of the Morse Building, which is fairly obviously a major historic resource, with a rating of B+3 which translates to major importance (B+), not in a district (3). The B rating puts the property on Oakland’s Local Register of Historical Resources and makes it – the whole Morse Building – a Category 1 Historic Property for purposes of the demolition findings (attached). It is listed in the State Historic Resources Inventory as appearing eligible for the National Register. It is potentially eligible for preservation tax incentives. It is a historic resource for purposes of the State Historical Building Code and the California Environmental Quality Act. So the ten-year lease is not the only reason the Blue Bottle space (and the rest of the building) needs to remain!

I’m seeing some discrepancy between your message and the flyer. The flyer is about leasing space in the “beautiful brick and timber building” and “courtyard.” The interior spaces featured in the flyer are clearly not throwaways, and the work to spiff them up was done fairly recently with considerable City (and neighborhood) review. As far as I can tell from the exhibits you sent and the assessor’s parcel map, the site you already have far exceeds 11,500 sf – plus having no heavy-duty historic resource issues. If my arithmetic is wrong, perhaps you could lease the “courtyard” and/or “beautiful brick and timber” interior of 4268 for additional parking.

Those are my thoughts – thanks for asking.

Betty Marvin, Historic Preservation Planner | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 3315 | Oakland, CA 94612 | Phone: (510) 238-6879 | Fax: (510) 238-6538 | Email: bmarvin@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Conn, Mike [<mailto:mconn@mpcca.com>]
Sent: Tuesday, April 14, 2015 6:20 PM
To: Marvin, Betty
Cc: Conn, Mike; Meloy, Elizabeth; Maruri, Joseph
Subject: 4268 Broadway, Oakland

Hi Betty,

Can you please tell me your thoughts on 4268 Broadway (see attached flyer) as to whether this building is considered historical? We currently own the bldgs next to it at 4242-4266 Broadway, and are entitled for an 8,500 sf medical bldg. We are looking to purchase 4268 Broadway, which consists of some brick bldgs and the Blue Bottle Café. We would be looking to demolish the recessed brick portions located at the rear of the site, and construct a new 11,500 sf bldg across both sites. The ORANGE highlighted areas are the site where we could put the new 11,500 sf bldg and parking. The RED area is the Blue Bottle Café, which needs to remain because it’s under a 10 year lease. You may recognize the 4268 bldg under the name of WC Morse. Thank you for your input.

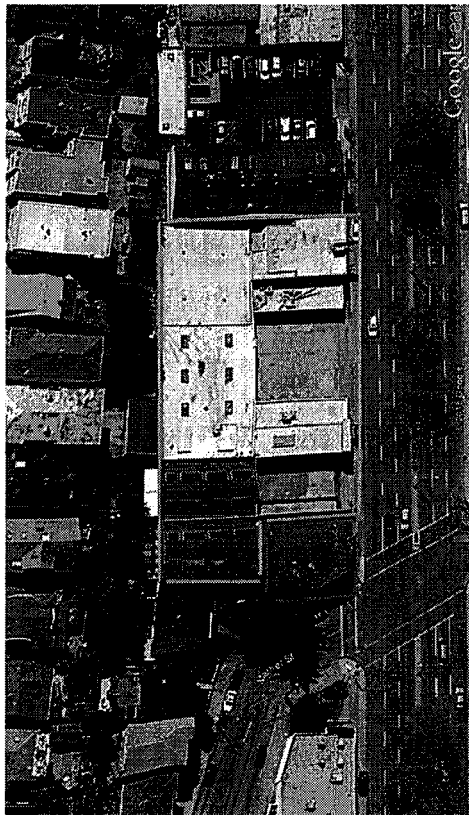
Mike Conn

Meridian

Tel (925) 244-8720

mconn@mpcca.com

mpcca.com





CITY OF OAKLAND

SOUNDNESS REPORT REQUIREMENTS

Applicants proposing the demolition of any Category I or Category II resource that contributes to an Area of Primary Importance, S-7 zone, or S-20 zone require a report to determine the soundness of the historic building. This attachment explains what should be included in the soundness report.

Soundness reports are required to be produced by licensed design or construction professionals (architects, engineers, and contractors) or by certified specifiers, construction cost estimators or building inspectors. The author of the report must be a disinterested third party that is not involved in the development's ownership, design or construction. Professionals who prepare such reports must be familiar with the City's demolition regulations and knowledgeable about construction assemblies, processes and cost.

Authors of Soundness Reports should focus on the concept that "soundness" is an economic measure of a building, not an issue of structural compliance with the current Building Code. Further, they should distinguish costs to upgrade elements that were original construction deficiencies from those elements needing repair due to deferred maintenance, as explained below.

Without a determination that the structure is unsound, the recommendation of approval to demolish is more difficult to make. In this case, the applicant may be advised to consider a project that alters, rather than demolishes, the existing structure.

Definitions

Soundness is an economic measure of the feasibility of repairing construction deficiencies. It compares an estimate of construction-repair cost called the upgrade cost to an estimate called the replacement cost.

Hazard is defined the same as it is in the Demolition Findings, Category I and Category II, Finding 2. For this finding, a hazard constitutes a threat to health and safety that is not imminent.

Replacement cost is defined as the current cost to construct structures exactly the size of those proposed for demolition. The current costs are determined by the most recent City of Oakland Building Services Construction Valuation For Building Permits¹.

Unsound structure is a structure where the primary upgrade cost construction deficiencies exceeds 50 percent of its replacement cost or the primary *plus* secondary upgrade cost exceeds 75 percent.

Primary upgrade cost is an estimate of the cost to make the existing structure 'usable.' This is the cost to bring a construction deficient structure into compliance with the minimum standards of the Building Code in effect at the time of its construction, with certain retroactive life-safety exceptions.

¹ Market value based on the current costs of labor, materials, related fees, and any entrepreneurial profit or incentive.

adding floor space in an addition, to increasing headroom in a basement or attic, or to installing interior upgrades, cannot be included, nor can certain "soft costs" and site improvements listed below. Bringing the structure into compliance with current seismic requirements of the Building Code is not an allowable expense, even though it may be prudent or desirable for the public good, or even if required by the Building Code for the scope of repair work. Routine, repetitive maintenance costs are also excluded. Contractor's profit, overhead, and permit costs may be included, but Architects' and Engineers' design fees, and allowances for construction contingencies may not.

Secondary upgrade cost is an estimate of the cost of functional repairs attributable to lack of maintenance. For instance, a significant roof leak that went unrepaired for a sufficient length of time to cause mildewed gypsum board and rotted structural members is a secondary upgrade cost. Replacement of a building component because it is not pristine or modern does not qualify as a secondary upgrade cost unless the component does not meet required functional standards and/or is a hazard. For example, the replacement of rusted ductwork on a heating system that can maintain the temperature requirement does not qualify as a secondary upgrade cost nor is the replacement of a functional and safe knob and tubing wiring system. The cost to replace a pull-out fuse box that is not a hazard with a new circuit breaker panel cannot be included as an secondary upgrade cost, even if it is part of the proposed work.

Further examples items that cannot be included in the secondary upgrade cost calculation are:

- Replacement of roof flashing, step flashing, coping, gravel stops, and diverters. These are excluded from the calculation because these items can be replaced as part of the re-roofing process, and, in that sense, are maintenance items. Replacement of corroded galvanized sheet metal head flashing over doors and windows might be considered a cost allowed at the 75 percent level if it is clear that the corrosion resulted from lack of painting or other improper maintenance.
- Window replacements. The Building Code requires that windows, like all elements of structure, be maintained and repaired. Replacement of windows meeting the code requirements at the time of their installation cannot be included in 75 percent cost calculation. For instance, replacing single-glazed windows installed in 1972, before Title 24 energy requirements, with double-glazed, energy efficient windows would not be an allowed in the 75 percent cost calculation. Repair of leaky or aged windows may be included at the 75 percent threshold to the extent that it is demonstrable that the repair is necessitated by poor maintenance.
- Stair replacement or removal. Removal and replacement of existing stairs without legal headroom can be included as a primary upgrade cost only if the stairs are a means of egress required by the Building Code. If the stairs are not part of a required exit system, but provide access to a room or garage, their replacement to meet current headroom requirements or rise and run ratios cannot be included. Wooden exterior stairs have a finite life, and their periodic replacement is considered a maintenance issue. Only if it can be documented that improper construction led to the early loss of the stairs could their replacement be included in upgrade costs for soundness determination.

Examples of what are and are not considered primary and secondary upgrade costs

For general guidelines for what is considered a primary and secondary upgrade cost, see the description in the three lists below. Also note that, in general, the code requires that buildings be maintained in accordance with the codes in effect at the time of their original construction. Please note that some of the concepts addressed in these standards are not detailed, and can only be determined upon review of specific cases by competent professional persons.

Work that could be included in the 50 percent threshold (the primary cost):

- Building Permit Application cost.
- Correcting lack of flashing or proper weather protection if not originally installed.
- Installing adequate weather protection and ventilation to prevent dampness in rooms if not originally constructed.
- Provision of garbage and rubbish storage and removal facilities if not originally constructed.
- Eliminating structural hazards in foundation due to structural inadequacies.
- Eliminating structural hazards in flooring or floor supports, such as defective members, or flooring or supports of insufficient size to safely carry the imposed loads.
- Correcting vertical walls or partitions which lean or are buckled due to defective materials or which are insufficient in size to carry loads.
- Eliminating structural hazards in ceilings, roofs, or other horizontal members, such as sagging or splitting, due to defective materials or insufficient size.
- Eliminating structural hazards in fireplaces and chimneys, such as listing, bulging or settlement due to defective materials or due to insufficient size or strength.
- Upgrading electrical wiring which does not conform to the regulations in effect at the time of installation.
- Upgrading plumbing materials and fixtures that were not installed in accordance with regulations in effect at the time of installation.
- Providing exiting in accordance with the code in effect at the time of construction.
- Correction of improper roof, surface or sub-surface drainage if not originally installed.
- Correction of structural pest infestation (termites, beetles, dry rot, etc.) to extent attributable to original construction deficiencies, (e.g., insufficient earth-wood separation).
- Contractor's profit and overhead, not to exceed 18 percent of construction subtotal, if unit costs used for repair items do not include Profit and Overhead.

Work that could be included in the cost estimate for the the 75 percent threshold (the primary plus secondary upgrade costs):

- Repair of fire-resistive construction and fire protection systems if required at the time of construction, including plaster and sheet rock where fire separation is required, and smoke detectors, fire sprinklers, and fire alarms when required.
- Repairs as need to provide at least one properly operating water closet, lavatory, and bathtub or shower.
- Repair of a sinks not operating properly.
- Provision of kitchen appliances, when provided by owner, in good working condition, excluding minor damage.
- Repair if needed of water heated to provide at least 8 gallons of hot water storage.

- Repair to a sewage connection disposal system, if not working.
- Repair heating facilities to permit heat to habitable rooms, if not working.
- Repair ventilation equipment, such as bathroom fans, where operable windows are not provided, if not working.
- Provision of operable windows in habitable rooms (certain exceptions may apply).
- Repair of electrical wiring if not maintained in a safe condition.
- Repair of plumbing materials and fixtures if not maintained in good condition.
- Correcting vertical walls or partitions which lean or are buckled due to deterioration.
- Eliminating structural hazards in ceilings, roofs, or other horizontal members due to deterioration.
- Eliminating structural hazards in fireplaces and chimneys, such as listing, bulging or settlement due to deterioration.
- Eliminating chronic, severe mold and mildew.
- Repairing proper weather protection, including exterior coverings such as paint and roof coverings and windows and doors due to lack of maintenance.
- Repairing deteriorated, crumbling or loose plaster, gypboard and floor finishes due to faulty, poorly maintained weather protection.
- Contractor's profit and overhead, not to exceed 18 percent of construction subtotal, if unit costs used for repair items do not include profit and overhead.

Work that is excluded from both the 50 percent and 75 percent thresholds (the primary and secondary upgrade costs):

- Architects' fees, Engineers' fees and other design fees.
- Construction contingency allowance.
- Addition of floor space, or increasing headroom or other programmatic requirements that are not required standards as part of the original structure.
- Adding electrical receptacles where not necessary;
- Installation of a higher capacity electrical service, unless the existing is a hazard.
- Finish upgrades, such as new cabinetry, countertops, tile, stonework and other interior finishes;
- Site work, such as repairs to walkways, driveways, decks on grade, and retaining walls not part of the building foundation.
- Landscape and irrigation work.
- Removal of fire hazards, such as buildup of combustible waste and vegetation.
- Removal of accumulation of weeds, vegetation, trash, junk, debris, garbage, stagnant water.
- Elimination of insect, vermin or rodent infestation.
- Other routine, repetitive maintenance costs.

Content of soundness report

The Soundness Report should begin with a thorough description of the building in question: its age, size (e.g., footprint area, height, number of stories, square footage), roof form, roofing material, construction type, foundation and floor system, exterior siding, interior wall finish, and a description of repairs, maintenance, and any remodeling or additions. Documentation supporting the previous should be included in an appendix, using copies of the building permit history of the building.

Next, the replacement cost should be calculated using the definitions described above. Both the 50 and the 75 percent threshold should be computed and noted.

The 50 percent upgrade cost (the primary cost) should be described next, with line item descriptions of each element qualifying for upgrade (those due to initial construction deficiencies), followed by the unit cost, the unit multiplier, and the total cost for that element. If the sum of these cost items does not exceed 50 percent of the replacement cost, then a 75 percent upgrade cost (secondary plus primary upgrade cost) can be detailed, including the previous upgrade items and adding in costs for repair of qualifying items deteriorated due to deferred maintenance, presented in a similar format.

Generalities and assertions unsupported by professional, detailed justification, or by photographic evidence or other documentation will undermine the essential credibility of the report. Replacement of many structural assemblies and mechanical systems is justified only if the existing elements are hazards. Careful and thorough demonstration of the hazardous condition is required, to justify including the replacement in the upgrade cost estimate.

Copies of any pest report, if such work is needed, and any other documentation supporting the conclusions of the soundness report, should be provided. Pest control work should be carefully analyzed to determine which portions of work and cost are applicable to the 50 percent (primary upgrade cost) threshold and which to the 75 percent (primary plus secondary upgrade cost) threshold.

Clear and well-labeled photographs of the façade, and close-ups that document elements needing upgrade work, are essential to support assertions that the elements in question qualify for inclusion in the upgrade cost.

A factual summary of the findings is a useful conclusion to the document.

How will the City decide whether to approve the demolition application?

The Soundness Report will be reviewed and considered in conjunction with all other required submittals by the Findings for Demolition of Local Register Historic Properties. All of these reports will be reviewed by the appropriate advisory group(s) and decision maker(s). A replacement project, if any, must also meet the Demolition Findings.

Because a finding that a building is unsound makes approval of the demolition more probable, and because some costs included in the soundness report represent a subjective professional judgment, there may be a temptation to inflate the upgrade cost estimate, by including costs of elements that do not require repair or by exaggerating the cost of repairs, or by suggesting seismic or other structural upgrades beyond the scope of the requirements. Resist this temptation. Presentation of soundness reports with inflated upgrade costs or low replacement costs may lead to denial of the related demolition permits, or require a peer review, paid for by the applicant.

If the Soundness Report is credible and demonstrates that the structure in question is sound/not sound, the report findings will be taken into consideration, along with other required submittals by the Findings

If the Soundness Report is credible and demonstrates that the structure in question is sound/not sound, the report findings will be taken into consideration, along with other required submittals by the Findings for Demolition of Local Register Historic Properties, for evaluation and determination of demolition approval, when reviewed by Landmarks Preservation Advisory Board and the Planning Commission.

Category I

FINDINGS REQUIRED FOR THE DEMOLITION OF HISTORIC PROPERTIES

This handout contains the findings required to be met to approve a Regular Design Review application to demolish a historic structure in the City of Oakland. These findings are required by Section 17.136.075 of the Planning Code. All other regulations, including analysis required under the California Environmental Quality Act, apply.

The handout also describes the items required to be submitted with the design review application. The goal of the required submittals is to assist staff in evaluating whether a project meets the findings required to demolish a building. The submittals may consist of economic and financial analyses, informational reports, and/or "discussion points" required to be addressed within a design or historic analysis of a project. The submittals are not criteria for whether a demolition can or cannot occur; they are only the information required by the City to make a determination as to whether an application meets the required findings for demolition. Further, the required submittals are not meant to discourage either contemporary or historicist architecture in new construction. The Planning Director can, from time to time, make modifications to the required submittals if they are consistent with the intent of the proposed requirements.

All reports required for the demolition findings must be prepared by independent third party consultants or be peer reviewed. Reports will be paid for by the applicant and consultant shall be approved by, and report to, the City. All applicable discussion points shall be taken into account when making a finding. If a point is not applicable, the analysis shall state why. Any submittal may also include attributes that support the demolition proposal and/or the replacement project.

A complete application for demolition of historic property includes following:

- A completed application for Regular Design Review.
- A description of how a project meets the findings described in this form.
- The required submittals described in this form.
- A complete application for the replacement project, including plans designed by a licensed architect.

Different findings are required for the demolition of three categories of historic structures::

- **Category I** includes any Landmark; Heritage Property; property rated "A" or "B" by the Oakland Cultural Heritage Survey; or Preservation Study List Property. This category excludes any property that falls into Category II.
- **Category II** includes properties in an S-7 or S-20 zone or an Area of Primary Importance. Any building, including those that do not contribute to the historic quality of the district, fall into this category.
- **Category III** includes properties rated "C" by the Oakland Cultural Heritage Survey or contributors to an Area of Secondary Importance. This category excludes any property that falls into Category II.

Please call the Oakland Cultural Heritage Survey at (510)238-6879 to determine if a property falls into any of the three categories described above.



CITY OF OAKLAND DEMOLITION FINDINGS FOR CATEGORY I HISTORIC PROPERTIES

The following findings are required to be met to demolish a Category I Historic Structure. This category includes any Landmark; Heritage Property; property rated "A" or "B" by the Oakland Cultural Heritage Survey; or Preservation Study List Property. This category excludes any properties contained in Category II, such as buildings that contribute to the historic quality of an Area of Primary Importance, S-7 zone, or S-20 zone.

A proposal to demolish a Category I historic resource must meet Finding 1 or Finding 2 and also meet both Findings 3 and 4, below. Please indicate how the proposed demolition meets the required findings and include all the applicable required submittal materials for the corresponding findings.

Finding 1: The existing property has no reasonable use or cannot generate a reasonable economic return and the development replacing it will provide such use or generate such return.

Finding 1 submittal requirements:

1. *Building Use – Economic Viability.* The applicant shall submit a market analysis prepared by an architect, developer, real estate consultant, appraiser, or other real estate professional with extensive experience in both real estate and historic rehabilitation that demonstrates all of the following:
 - a. The current use does not generate a reasonable economic return (may include market report of like uses and building scale in the same or similar neighborhood);
 - b. That appropriate and reasonable alternate uses in the building could not generate a future reasonable economic return;
 - c. That alterations or additions to the existing building could not make the current or future use generate a reasonable economic return; and
 - d. Potential Federal Tax Credits, Mills Act Contracts, Façade Grants, Transfer of Development Rights or other funding sources are not feasible to bridge the gap identified above.
2. *Building Soundness.* The applicant shall submit a report from a licensed engineer or architect with extensive experience in rehabilitation as to the structural soundness of the property and its suitability for rehabilitation. The soundness report shall be based on the requirements contained in the Soundness Report Requirements, attached.
3. *Building Maintenance History.* The applicant shall submit a cost estimate report prepared by a qualified cost estimator with extensive experience in rehabilitation, analyzing any building neglect contributing to any deterioration;
 - a. Is the building free of a history of serious, continuing code violations?
 - b. Has the building been maintained and stabilized?

Long term deferred maintenance and/or a history of continuing code violations not addressed by the owner, or other proper person having legal custody of the structure or building shall constitute a violation and will not be considered as a part of the economic infeasibility analysis bottom line.

4. *Existing Building Appraised Value.* All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
 - a. Any listing of the property for sale or rent price asked, and offers received, if any, within the previous two years; and
 - b. Existing Building/Property Appraisal (current within the last six months):
 - i. Estimated market value of the property in its current condition under best practices management;
 - ii. After repair of construction deficiencies as defined in the Soundness Report Requirements, attached;
 - iii. After repair of construction deficiencies and maintenance as defined in the Soundness Report Requirements, attached;
 - iv. After any changes recommended by the Historic Preservation Staff/LPAB;
 - v. After completion of the proposed demolition or removal; and
 - vi. After completion of the replacement proposal.
5. *Public Benefits.* A public benefits analysis report shall be prepared and take into consideration the educational, cultural, social, equity, and economic benefits of the historic building and the proposed building. Some issues that shall be considered include, but are not limited to:
 - a. The benefits to the City's tourism industry;
 - b. The benefits to owners of other commercial and residential property owners and renters in the area;
 - c. The services provided to the community, including social services;
 - d. Housing and jobs opportunities;
 - e. Civic, community, and neighborhood identity;
 - f. Cultural heritage and the image of the City and local neighborhood; and
 - g. Educational opportunities and cultural benefits regarding architectural and local history.
6. *Optional Submittal: Sustainability - Life Cycle Assessment Criteria.* The applicant may wish to submit a Life Cycle Assessment Report to demonstrate the quality of the replacement proposal and of the existing building as described below. Demonstration that the durability and expected life of the new proposal's quality of construction, materials and craftsmanship, including the cost of demolition or deconstruction of the historic resource, exceeds the value of the embodied energy of the building's existing materials, durability of materials, quality of construction, level of craftsmanship, cost to repair construction deficiencies and maintenance.

Finding 2: The property constitutes a hazard and is economically infeasible to rehabilitate on its present site. For this finding, a hazard constitutes a threat to health and safety that is not imminent.

Finding 2 submittal requirements:

1. A declaration from the Building Official or the City Council that the structure to be demolished is a threat to the public health and safety although such threat is not immediate.
2. A report from a licensed engineer or architect with extensive experience in rehabilitation as to the structural soundness of the property and its suitability for rehabilitation. The soundness report shall be based on the requirements contained in the Soundness Report Requirements, attached.
3. A building maintenance history report.

Based on these reports, the other submittals contained in Finding 1 may be required.

Finding 3: The design quality of the replacement facility is equal/superior to that of the existing facility. Analysis prepared by a historic architect or professional with equivalent experience.

Finding 3 submittal requirements:

A report shall be submitted that addresses whether the proposal demonstrates equal or superior quality with respect to:

1. A clearly identifiable visual or design value. For instance, does the replacement proposal express its present character as strongly as the historic design expressed its past?
2. Durability, quality, and design value of surface materials. Durable and quality materials include, but are not limited to: stone, granite, marble, concrete, highest quality and detailed glass curtain wall, terra cotta or other materials appropriate to the design style of the building or context of the neighborhood. In terms of design value, are materials in the replacement building used to enhance the architectural design elements of the building instead of used solely for the sake of variety?
3. Significant enhancement of the visual interest of the surrounding area;
4. High quality detailing;
5. Composition. A well composed building integrates all aspects of the building (materials, façade patterns, proportions, openings, forms, massing, detailing, etc.) into its overall character and design.
6. Site setting, neighborhood, and streetscape contexts;
7. Incorporating "especially fine" construction details, methods, or structural materials. These include those that successfully address challenging structural problems, contribute significantly to the building's overall design quality, exhibit fine craftsmanship, or are visible design elements;
8. The replacement building's reflection of the time it was designed, not merely a caricature of the demolished building;
9. The replacement building's contemporary interpretation of the demolished building's elements in terms of the cultural, historic, economic, or technological trends of its time.

Finding 4: It is economically, functionally architecturally, or structurally infeasible to incorporate the historic building into the proposed development.

Finding 4 submittal requirements:

A report shall be submitted that addresses the following discussion points:

1. Could alternations or additions to the existing building make the current or a future use generate a reasonable economic return and/or architecturally/structurally accommodate the proposed uses?
2. Do preservation alternatives exist which can achieve at least the same level of non-preservation benefits?
3. Include discussion of potential economic benefits of a rehabilitated or reused cultural resource, including how building or district character might affect property values, attract commercial economic development, and increase City tax revenues.

Todd, Amber

From: Marvin, Betty
Sent: Tuesday, April 14, 2015 3:04 PM
To: Naomi Schiff (Naomi@17th.com)
Cc: Lombardi, Gail
Subject: RE: OHA letter regarding Oak Knoll

They're in my office on the first oak table. Any time you can get in is fine. Gail can let you in after 5 if she's still here – 238-3797.

From: Marvin, Betty
Sent: Tuesday, April 14, 2015 2:51 PM
To: 'Naomi Schiff'
Subject: RE: OHA letter regarding Oak Knoll

Or tomorrow?

From: Naomi Schiff [<mailto:naomi@17th.com>]
Sent: Tuesday, April 14, 2015 2:24 PM
To: Marvin, Betty
Subject: Re: OHA letter regarding Oak Knoll

Yes that would be great! But can't get them until 5 pm. . .

N

Naomi Schiff

Seventeenth Street Studios
410 12th Street, Suite 300
Oakland, CA 94607

510-835-1717
www.17th.com

Just a few steps from the 12th Street BART station

On Apr 14, 2015, at 1:22 PM, Marvin, Betty wrote:

I have about 16 extra copies of OHA's Oak Knoll letter. Do you want them for Planning Commission meeting?

From: Naomi Schiff [<mailto:naomi@17th.com>]
Sent: Monday, April 13, 2015 11:27 AM
To: Chris Andrews; Peter Birkholz; Eleanor Casson; Stafford@garden-restoration.com; Mary MacDonald; Frank Flores (fflores@signaturedevelopment.com)

Cc: Drew Haydel; Scott Smithers; Melissa Weese; Peter Weingarten (peter_weingarten@gensler.com); Flynn, Rachel; Ranelletti, Darin; Vollmann, Peterson; Marvin, Betty; Wald, Zachary
Subject: OHA letter regarding Lane Partners proposal, 20th/Broadway

Dear Landmarks Board members, staff, and development team,

Please see our attached letter, pertaining to the proposal for reusing the former Sears/Capwell's building.

Thank you!

Naomi Schiff
for Oakland Heritage Alliance

Naomi Schiff

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Just a few steps from the 12th Street BART station

Todd, Amber

From: Marvin, Betty
Sent: Monday, April 13, 2015 9:42 AM
To: steve@urbanspace.biz
Cc: Thornton, Elois
Subject: FW: SP Red Train Catenary Poles & 16th Street Train Station

Hi, Steve -

This is the first in this chain that I have received, though I see I've been on the cc list all along. I'm ccing Elois Thornton who is now (again) the lucky planner assigned to the train station and doesn't seem to be on the list.

Betty Marvin, Historic Preservation Planner | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 3315 | Oakland, CA 94612 | Phone: (510) 238-6879 | Fax: (510) 238-6538 | Email: bmarvin@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Steve Lowe [<mailto:steve@urbanspace.biz>]
Sent: Saturday, April 11, 2015 5:43 PM
To: Henry Hitz
Cc: Margaret Gordon; Alex Miller-Cole; Tim Morse; Karen Cusolito; Leslie Pritchett; Naomi Schiff; Arthur Levy; Marvin, Betty; Marcus Johnson; Brian Beveridge; Ray Kidd; Andy Getz; Annalee Allen; Charonnat Design; Elnora Webb; Tom Guarino; Karen Cusolito; Surlene Grant; Alan Dones; Adhi Nagraj; Moore, Jim; Chris Patillo; Coleman, Michael; Greg Hodge; Phil Tagami; Jeff Chew; Gloria Fangon-Hitz; Art Clark
Subject: SP Red Train Catenary Poles & 16th Street Train Station

Hi Henry!

Thanks for calling yesterday for an update on the Train Station, even though I know next to nothing about its current status. My involvement as a member of both WOCAG and WOPAC was in trying to see why such an important Oakland icon hasn't ever been included in the City's many grant applications over the years for TIGER funding, especially as its contribution to our railroad past, the Porter's Union, gateway to the east, etc., has been of supreme importance to the history and growth of the entire Bay Area.

My last correspondence on this subject included the Lattice Poles which many of us believed could be stored somewhere on the Train Station property, as they are also all over a hundred years old and far too interesting to be summarily shredded into scrap for the Japanese auto industry. We need to preserve as much of West Oakland's great landmarks as possible, and most of the individuals cc'd above agreed that using these artifacts (also identified as Catenary Poles) to augment the Train Station would help add to what little momentum the Station seemed to have had two or three years ago.

What has happened since, I can't say, though Alan was one of the leaders in helping to organize the community, Adhi was representing Build Oakland

and Jeff, though no longer with the City now, was helping via his role as Senior Planner of the West Oakland Specific Plan (WOSP). I haven't received any notice of a meeting to bring this group back together – assuming all of their emails are still valid! – so it'll be interesting to see whether there might be a response of any sort whatsoever.

I share your concern that the importance of this building be seen more clearly in the context of the black families who at one time comprised more than 60% of West Oakland's population, the consequence of being here for generations longer than just about anyone else. Perhaps with a proper WOSP Implementation Committee (should that Council-mandated oversight group ever come to be formed amidst all the other priorities that Planning has to contend with) we can concentrate our focus once again on this strange orphan of a building that certainly deserves much better treatment from the City, County, State and even the federal government but clearly has not – and that mainly due to the almost irradicable institutional racism that continues to pervade almost all Bay Area planning, Oakland's most noticeably.

Thanks for your interest; hope it's enough to ree-stir the pot and get a better resolution this time around!

Cordially,

- S

On Feb 1, 2012, at 7:52 AM, alandones <alandones@aol.com> wrote:

All,

I have been buried trying to close a difficult transaction for the past few weeks. So I have only been able to follow the discussion so far... Is there a formal request on the table for the RAILS Board yet?

Excuse me if someone else on the Board is on top of this - but I just want to make sure that we are responsive going forward. I will possibly be traveling for the next two weeks - but available by phone and email most of that time.

Please let me know any specific request of me to assist with the poles.

Thanks!

Alan

In a message dated 01/31/12 20:14:02 Pacific Standard Time, margaretgordon@sbcglobal.net writes:

People,

Emails need to send to BRIDGE Housing administration staff/board of directors, should have the authority keep the poles.

MG

Sent via BlackBerry by AT&T

From: Alex Miller-Cole <alex@millercole.com>
Sender: alexmillercole@gmail.com
Date: Tue, 31 Jan 2012 19:58:34 -0800
To: Steve Lowe<steve@urbanspace.biz>
Cc: Morse, Tim<Tim.Morse@bayalarm.com>; karen cusolito<karecuso@gmail.com>; Leslie Pritchett<leslie@friendsofthegateway.org>; Naomi Schiff<naomi@17th.com>; Arthur Levy<arthur@yesquire.com>; Betty Marvin<bmarvin@oaklandnet.com>; Marcus Johnson<marcus.johnson@amstutzassociates.com>; Brian Beveridge<brian.woeip@gmail.com>; Alan Done<AlanDones@aol.com>; Commissioner Gordon<margaretgordon@sbcglobal.net>; Greg Hodge<greghodge@earthlink.net>; Ray Kidd<raykidd1@peoplepc.com>; Phil Tagami<tagami@leaseoakland.com>; Andrew Getz<andyg@hfhlt.com>; Annalee Allen<AAllen@oaklandnet.com>; Charonnat Design<charonnatdesign@gmail.com>; Elnora Webb<ewebb@peralta.edu>; Tom Guarino<tgg3@pge.com>; Jeff Chew<JChew@oaklandnet.com>; Surlene Grant<sgg@envirocommunications.com>; karen@americansteelstudios.com<karen@americansteelstudios.com>
Subject: Re: UP to remove SP Red Train Catenary Poles in Oakland

Dear Steve,

Thank you once again for taking the initiative to look after these wonderful pieces of our Rail/ street scape heritage.

I agree with you. Storing the poles at the site closets to the train station would be the best solution. Once again.

I am sure that if we speak with Karen from American Steel we might be able to start the process of creating concepts to utilize the post in a creative way. I must also say that I am enamored of the idea of using them as what they were intended around the train station or all along wood street over a new street-scape. They would add to the over all charm and would elevate our level of pride and education in our past.

Alex

On Tue, Jan 31, 2012 at 2:44 PM, Steve Lowe <steve@urbanspace.biz> wrote:

Whatever we finally end up deciding, I think Naomi's caution that we move as fast as possible now should be the driving force. Last time around, we lost maybe 32 or so of these Poles because some doofus at CalTrans just decided to have them scrunched up over at Schnitzer's, and when a couple of us drove over to the lot the next day to do an inventory – whap! – they were gone forever and without any warning!

!!!!

- S

On Jan 31, 2012, at 10:20 AM, Morse, Tim wrote:

Karen,

While I respect your comments about "a call for proposals," I can't help but think that when Steve mentions a "Burning-Man type figure" this would tend towards having a sole-source (I.E. American Steel Studios). Just my humble opinion.-

Tim Morse
WOCA Board Member
Corporate Accounts
Bay Alarm Company
60 Berry Drive | Pacheco | CA | 94553

510-867-1864 | Fax 925-808-4578
Visit our website at www.bayalarm.com

Ask about how I can save you money via our Ba ySecure Fire Communicator!

From: karen cusolito [mailto:karecuso@gmail.com]

Sent: Monday, January 30, 2012 6:18 PM

To: Steve Lowe

Cc: Leslie Pritchett; Morse, Tim; Naomi Schiff; Arthur Levy; Betty Marvin; Marcus Johnson; Brian Beveridge; Alan Done; Commissioner Gordon; Greg Hodge; Ray Kidd; Phil Tagami; Andrew Getz; Annalee Allen; Charonnat Design; Elnora Webb; Tom Guarino; Jeff Chew; Surlene Grant; Alex Miller-Cole; karen@americansteelstudios.com

Subject: Re: UP to remove SP Red Train Catenary Poles in Oakland

Greetings,

I agree that a call for proposals would be the best way to go. Any number of designers and artists would love to have a hand in taking these icons of Oakland's history and weaving them into the next iteration. The process itself would identify a population of creative and innovative people interested in participating in this process, which will undoubtedly have many avenues.

Thanks for bringing this idea forward!

-Karen

- karen cusolito

american steel studios LLC
www.americansteelstudios.com
www.karencusolito.com

On Mon, Jan 30, 2012 at 5:31 PM, Steve Lowe <steve@urbanspace.biz> wrote:

There may be enough Poles to do both! O ne a redeployment

in an historic area with a utilitarian theme such as, say, the replacement of our icky wood telephone poles with the much more attractive Lattice Poles. The other some sort of sculptural reformation, maybe even a Burning Man-like figure made completely out of Lattice Poles only, standing astride the entranceway to West Oakland at Grand & Mandela like a traffic cop pointing the way to Downtown!

Next step is to find out what UP's timeline is and what nonprofit entity can take ownership.

Thanks!

- S

On Jan 30, 2012, at 4:43 PM, Leslie Pritchett wrote:

Hello All,

One effective way to manage creative reuse of the historic Lattice Poles would be to frame a Call for Concepts. Such a call should providing detailed information about the project: objectives (both material and conceptual), specific details about the LP's and their history, information about the target site and its history, and any constraints that need be considered, including budget. The call could then be circulated among the architecture, design and arts communities, with responses being evaluated by a qualified committee.

Leslie

Leslie Pritchett
Co-director, Friends of the Gateway
and Public Art Consultant

On Jan 30, 2012, at 4:25 PM, Morse, Tim wrote:

Personally, I'm entirely in favor of the thought process Steve transmitted already! What a great way to NOT tear down historic landmarks while helping promote the community of West Oakland AND getting UP some positive PR in the process!

Tim Morse
Corporate Accounts
Bay Alarm Company
60 Berry Drive | Pacheco | CA | 94553

510-867-1864 | Fax 925-808-4578
Visit our website at www.bayalarm.com

Ask about how I can save you money via our BaySecure Fire Communicator!

From: Steve Lowe [mailto:steve@urbanspace.biz]

Sent: Monday, January 30, 2012 4:19 PM

To: Naomi Schiff

Cc: Arthur Levy; Betty Marvin; Marcus Johnson; Brian Beveridge; Alan Done; Commissioner Gordon; Greg Hodge; Ray Kidd; Phil Tagami; Andrew Getz; Annalee Allen; Charonnat Design; Elnora Webb; Leslie Pritchett; Karen Cusolito; WOCA BOARD; Tom Guarino; Jeff Chew; Surlene Grant; Alex Miller-Cole

Subject: Re: UP to remove SP Red Train Catenary Poles in Oakland

On Jan 30, 2012, at 3:44 PM, Naomi Schiff wrote:

Thanks, Arthur. Steve, anything to report??? - N

Well...

I sent our an email response to Andy's questions, thinking that some of the cc's might have comments. Nothing back so far...

Guess we should have a meeting with those who are most interested in following up – Marcus in particular, as he went out to see a few of the Poles for himself and couldn't find any!

I must depend on bumping into him, as I don't have his telephone number, and for some reason all my aol-addressed emails are bouncing back! If you can respond "to all," maybe that's the best way to get us all on the same page.

Here's the UP / Andy email again:

From:

steve@urbanspace.biz

& nbsp; Subject: Re: Lattice Poles in Oakland (aka Catenary Poles)

Date: January 24, 2012 9:56:54 AM PST

To: APEREZ4@UP.COM

Cc: naomi@17th.com, bmarvin@oaklandnet.com, marcus.johnson@amstutzassociates.com, rian.woeip@gmail.com, AlanDones@aol.com, margaretgordon@sbcglobal.net, greghodge@earthlink.net, raykidd1@peoplepc.com, tagami@leaseoakland.com, andyg@hfhlt.com, AAllen@oaklandnet.com, charonnatdesign@gmail.com, ewebb@peralta.edu, leslie@friendsofthegateway.org, karecuso@gmail.com, WOCA BOARD, tgg3@pge.com, and 2 more...

Dear Andy:

Thanks for such a great response!

If you don't mind, I'll offer some preliminary answers to the questions you've listed below and trust that the individuals cc'd can fill in the gaps or otherwise clarify any ambiguities re the historic Lattice Poles:

1. This is indeed for a nonprofit use, as so far envisioned: Oakland's historic (c. 1612) Amtrak Station at 16th & Wood...

[http://en.wikipedia.org/wiki/16th_Street_Station_\(Oakland\)](http://en.wikipedia.org/wiki/16th_Street_Station_(Oakland))

...will be restored by the Train Station Collaborative. With the Lattice Poles to help authenticate the early Train Station's early 20th century sense of place, the restoration of West Oakland's most-recognized icon will spur redevelopment of the surrounding area in much the same way as the Fox Theater has done for Oakland's Uptown district.

(As one of UP's heritage structures, as acquired from SP, has there been any interest on the part of the Railroad for what was initially the very terminus of the Transcontinental Railway? Annalee, as cc'd above, writes for the Tribune on historic matters and would love an interview on the history of the Poles, the Station and any other piece that would provide the publicity UP certainly deserves for this great gift to the community.)

2. With Redevelopment no longer a resource for the City of Oakland, the Train Station Collaborative will have to find other potential sources for funding, and we won't know to what extent that the City will be able to participate for the next few weeks while the City reorganizes itself. There is a possibility that the Army Base development will merge with the Train Station in some way, as both are clearly within the jurisdiction of the West Oakland Community Advisory Group (WOCAG). It may be that members of WOCAG could help out with forklifts for offloading the LP's at the site; however, I'll need some time to make that request...

(What is UP's current estimate of those costs?)

3. Though there is space right on the property itself, we'd like to explore with CalTrans the opportunity to stack the LP's across the frontage road from the Train Station on the strip of property there which has been more or less set aside as a parking area for the Train Station when its restoration is complete. It's perfect for what we'd like to see, and it'd be the easiest for UP to access, as it wouldn't require driving through City streets to get to. Again, we'll need a bit more time to come up with a clearcut answer from some of the people at CalTrans who are helping the community out as we go through the West Oakland Specific Plan process.

4. My memory of the inventory the Leal and I made some years ago in an effort to have them reviewed by the Landmarks Advisory Board, was that there were 42 of the LP's from roughly 5th Avenue all the way out to 34th Avenue, but we'd have to hear back from him as to the notes he took. Is that the amount you have, or are there more?

If UP is divesting itself of the entire collection, it may be that we can stack them all on the CalTrans lot where they could be properly taken care of by the Crucible, Laney College, American Steel Studios and/or other metalworking artist groups in West Oakland. Certainly, as the Train Station is restored and Gateway Park becomes linked by the Bay Trail, these wonderful makers of Oakland's railway past can be put to great use not only at the Train Station itself but also throughout the Train Station's immediate proximity.

5. As to usage, a number of things come to mind: as stand-alone art objects arranged perhaps in some sort of Goldsworthy-like pattern; as functioning PGE replacement poles feeding power into the Station; as markers along the Bay Trail leading out to the new Gateway Park; etc.; all of which will have to be decided by the community in conjunction with the Train Station's final design process. I think it would be highly appropriate, if it's okay with UP, to have a plaque at the base of each of the Poles to indicate its age, original use and the fact that it was gifted to the community by UP in recognition of West Oakland's role as a significant part of the railroading industry.

Let's see what some of the others cc'd have to say about the questions you've asked; and, once again, thanks so much for keeping us all on track!

Cordially,

- S

On Jan 23, 2012, at 2:16 PM, Andy Perez wrote:
Hello Steve,

Appreciate you calling me on Friday to discuss.

Thank you in expressing interest in our poles.

I have some questions for you and we will go from there. We want to make sure they are for the public/community and not just for developers. Ideally we would like to see them go to the City of Oakland/and or a nonprofit organization.

1. Is this for a nonprofit? Nonprofit status? Is Oakland Heritage Alliance a nonprofit?
2. Are they in a position to help with cost removal?

3. Where can they be moved to and stores? We can't store them on UP property.
4. How many do they want?
5. Can you or they provide a usage proposal?

Thanks,

Andy

At 3:41 PM -0800 1/30/12, Arthur Levy wrote:

ArthurFrom: Arthur Levy [mailto:arthur@yesquire.com]

Sent: Monday, January 23, 2012 9:00 AM

To: 'philcoagogo@sbcglobal.net'

Cc: Naomi Schiff; 'Steve Lowe'

Subject: UP to remove SP Red Train Catenary Poles in

Oakland<http://www.railpictures.net/viewphoto.php?id=81561&nseq=196>Telephone: 415.702.4550

Fax: 415.814.4080 Email: arthur@yesquire.com Web: www.yesquire.com Visit our Facebook

pageP Please consider the environment before printing this email.From: Arthur

Levy [mailto:arthur@yesquire.com]

Sent: Monday, January 23, 2012 8:39 AM

To: gotamojo@gmail.com

Subject: RailPictures.Net Photo: SP 8283 Southern Pacific Railroad EMD SD40T-2 at Oakland, California by espeeboy

--

Naomi Schiff

Seventeenth Street Studios, Inc.

410 12th Street, Suite 300

Oakland, CA 94607

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<http://www.17th.com>

Todd, Amber

From: Marvin, Betty
Sent: Friday, April 10, 2015 9:04 AM
To: Christopher Buckley
Cc: Munson, Michael; Morton, Michele D.; Vollmann, Peterson
Subject: Re: Capwells - -Possible presentation by Thomas J. Towey at 4-13 LPAB meeting

I am not aware of an overhead projector except in Council Chamber (and haven't even seen that used in a long time). How about display boards or letter-size handouts?

From: Christopher Buckley <cbuckleya1cp@att.net>
Sent: Thursday, April 9, 2015 8:58 PM
To: Marvin, Betty; Vollmann, Peterson
Cc: 'Naomi Schiff'
Subject: RE: Capwells - -Possible presentation by Thomas J. Towey at 4-13 LPAB meeting

It looks like T.J. will be using the overhead projector to show the images rather than the PowerPoint projector. Will the overhead projector be available?

Chris

From: Marvin, Betty [<mailto:BMarvin@oaklandnet.com>]
Sent: Wednesday, April 08, 2015 4:58 PM
To: Christopher Buckley; Vollmann, Peterson
Cc: 'Naomi Schiff'
Subject: RE: Capwells - -Possible presentation by Thomas J. Towey at 4-13 LPAB meeting

Oh, I'd say at 3 minutes a speaker you'd need 3 additional - TJ's 3 minutes, plus 9 minutes more just in case. Landmarks doesn't have a fancy clock like City Council. I'd say everybody will be plugging in flash drives in about the last 10 or 15 minutes before the meeting.

From: Christopher Buckley [<mailto:cbuckleya1cp@att.net>]
Sent: Wednesday, April 08, 2015 4:54 PM
To: Marvin, Betty; Vollmann, Peterson
Cc: 'Naomi Schiff'
Subject: RE: Capwells - -Possible presentation by Thomas J. Towey at 4-13 LPAB meeting

Thanks, Betty.

Can you refresh my memory on whether time ceded is on a minute-to-minute basis, or something less (e.g. two minutes of ceded time is good for only one minute of speaker time), which is how some of the City's official bodies handle it?

Also what is the normal time limit for LPAB speakers?

Finally, should we come to the meeting early to test the flash drive and, if so, how early?

Chris

From: Marvin, Betty [<mailto:BMarvin@oaklandnet.com>]
Sent: Wednesday, April 08, 2015 10:53 AM
To: Christopher Buckley; Vollmann, Peterson

Cc: 'Naomi Schiff'

Subject: RE: Capwells - -Possible presentation by Thomas J. Towey at 4-13 LPAB meeting

Yes, it would be good to have people to cede time. You'll be bringing a flash drive, right?

From: Christopher Buckley [mailto:cbuckleyaipc@att.net]

Sent: Monday, April 06, 2015 10:38 PM

To: Marvin, Betty; Vollmann, Peterson

Cc: 'Naomi Schiff'

Subject: Capwells - -Possible presentation by Thomas J. Towey at 4-13 LPAB meeting

Hi Betty and Pete,

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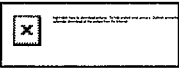
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T.J. is also working on a rendering showing retention of the original building surfaces with a Modernistic treatment over the shotcrete, as described in OHA's 3-24 letter. We are aiming to email the rendering to the LPAB, staff and the development team prior to the 4-9 Committee meeting, probably with a cover letter outlining the concepts shown in the rendering. However, we are not yet sure that the rendering will be available in time for the 4-9 meeting. In that case, it would be sent out prior to the 4-13 meeting. T.J.'s presentation will also include an overview of the design concept shown in the rendering.

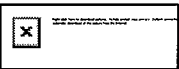
Chris

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510-697-0411 (cell)



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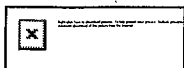
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Chris

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Chris

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Todd, Amber

From: Marvin, Betty
Sent: Tuesday, April 07, 2015 4:26 PM
To: Naomi Schiff
Subject: RE: When it rains

Yeah, if I can get away from here.

From: Naomi Schiff [<mailto:Naomi@17th.com>]
Sent: Tuesday, April 07, 2015 4:17 PM
To: Marvin, Betty
Subject: Re: When it rains

Yes, I looked at it last time I was in that neighborhood. Used to be the little opera/music venue, I think. Are you going to that meeting?

Naomi Schiff

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On Apr 7, 2015, at 4:06 PM, Marvin, Betty wrote:

1935, architect Richard Schuppert. It's a block from the meeting site – check it out.

From: Naomi Schiff [<mailto:Naomi@17th.com>]
Sent: Tuesday, April 07, 2015 3:41 PM
To: Marvin, Betty
Subject: When it rains

Do you know anything about 201 Broadway? I am suddenly invited to a jacklondon meeting about a potential development there. Low-scale old brick buildings from the dawn of Oakland civilization, if you can call it civilized. Don't know what's proposed but I bet it isn't low-scale old brick buildings. Don't know if it has lurched into the planning dept. yet as a pre-devel. proposal or if someone is just sniffing about.

Naomi

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Todd, Amber

From: Marvin, Betty
Sent: Tuesday, April 07, 2015 4:14 PM
To: David Wilkinson
Subject: RE: masonic temple

I thought your name was familiar!

No 20% credit till they actually list it on the Register – likewise no Mills Act till they actual landmark it. As Naomi notes, the organization has traditionally been skittish about designation.

From: David Wilkinson [mailto:dwilkinson@nccdf.org]
Sent: Tuesday, April 07, 2015 2:45 PM
To: Naomi Schiff
Cc: Marvin, Betty
Subject: Re: masonic temple

Naomi--thanks for forwarding my request for information to Betty.

Betty--thank you very much for the detailed background on the Fruitvale Masonic Temple as an Oakland historical resource. It's really good to learn that is has already been deemed eligible for the National Register by SHPO, which could provide the 20% credit, plus, ideally, a Mills Act contract. This could provide a key incentive for adaptive reuse in addition to another tax credit program we will be analyzing.

If you have the city's historical resource survey form, I would welcome a copy.

Sincerely,

David Wilkinson

PS--Betty, years ago when I wrote my book about Woodland architectural history called "Crafting a Valley Jewel" you were most kind and helpful providing background on Oakland architects like Maury Diggs, who designed Woodland's first Modernist house in 1912. I wrote extensively about him in my book. And, the designer-builder of our landmark Gable Mansion, Edward C. Gilbert, also did a few buildings in Oakland where he moved after the Panic of 1893 when he went bankrupt in Woodland.

On Tue, Apr 7, 2015 at 1:36 PM, Naomi Schiff <naomi@17th.com> wrote:

Ah yes, I believe that Pam and others from OHA went to Gilda Gonzalez (and I hate to say it but I can't remember if I was in the delegation!) and requested that she give permission for local landmarking, but we didn't succeed.

Even though we explained that the building was eligible as all get-out for more or less everything whether landmarked or not.

Thank you for the Way-Back Machine, Betty!

Naomi Schiff

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On Apr 7, 2015, at 1:22 PM, Marvin, Betty wrote:

-----Original Message-----

From: Marvin, Betty

Sent: Friday, May 06, 2005 12:49 PM

To: 'Jenny Kassan'; Magnuson-Peddle Pamela

Cc: Pavlinec, Joann

Subject: RE: masonic temple

When the Temple was put on the study list

The "Neighborhood List" issued in September 1983, summarizing "properties receiving State Historic Resources Inventory forms during the 1980-81 Survey phase" shows the Masonic Temple's "City Landmark Status" as "SL (on the Study List)." The highest-rated properties in the original Survey were placed on the Study List as a group, presumably sometime between May 1981 and September 1983 (documentation that early is sketchy). That being said, I can't find the Temple on the current Study List; I'm not aware of its ever being de-listed - much more likely a clerical error having to do with the strange way "East 14th Street" was alphabetized. In any case, as a B+a (or A - read on) rated building it is on the Local Register (Policy 3.8 of the Oakland Historic Preservation Element), which since its creation in 1998 has in effect taken the place of the Study List. All owners of Local Register properties were notified and invited to a series of information workshops in 2000. According to county property records, Fruitvale Development Corporation has been the owner since 1994.

You didn't ask, but the earliest proposals from Cessaly about landmark status go back to 1996. Evelyn has been included on all Cessaly's emails about the Temple for at least 3 years (Cessaly uses my aol address so I don't have a complete archive).

When it was rated as a B

Well, it was originally (1980, Neighborhood Survey) an A ("highest importance"), was rated a B+a when it was re-evaluated in 1993 (Fruitvale NCR Survey) on account of the trashed storefronts, and is again an A on the evaluation for landmark status. As Chris Buckley said in his evaluation comments, "An amazing design and centerpiece of historic Fruitvale." It would be that even if it had no rating at all.

When Evelyn agreed to have it landmarked & When Pam submitted the application These would be the same date, right - didn't Pam submit the application with Evelyn's signature? Joann or Pam should be able to find this easily - I'd have to root through several years of LM packets.

... subject to section 106 {and don't forget CEQA!}

In 1981 and again in 1993-94 the Temple was recorded with and accepted by the State Office of Historic Preservation as appearing eligible for the National Register of Historic Places (status code 3). Unless the proposed federal revisions are adopted limiting 106 to properties actually listed on the Register, it would be presumed a historic resource under Section 106 (& project review would result in a determination of eligibility). No matter what happens at the federal level, as part of Oakland's Local Register, and as a "3" in the State Inventory, it is a historic resource under CEQA, which applies to all discretionary projects, not just federally-related ones, and has generally stronger preservation protections. Any CEQA review of a project affecting a historic property such as the Temple would be referred to the Landmarks Board for comment. For that matter, any Planning Department review would look at its A/B rating (or at the building itself) and require appropriately respectful treatment.

-----Original Message-----

From: Jenny Kassan [mailto:jkassan@unitycouncil.org]

Sent: Thursday, May 05, 2005 7:38 PM

To: Magnuson-Peddle Pamela; BETTY MARVIN

Subject: masonic temple

Hi! I am trying to do a timeline for Gilda. I want to tell her the following dates:

When the Temple was put on the study list

When it was rated as a B

When Evelyn agreed to have it landmarked

When Pam submitted the application

Also, is there a citation that proves that we are subject to section 106?

the more background I can get the better.

Jenny Kassan
Program Manager
Unity Council
1900 Fruitvale Avenue, Suite 2B
Oakland, CA 94601
(510) 535-6924
fax (510) 534-7771

--

David Wilkinson
Real Estate Consultant
Tel: 415.392.8215



Northern California Community Loan Fund
870 Market Street, Suite 677 / San Francisco, CA 94102
Fax: 415.392.8216 / www.nccf.org

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From: Marvin, Betty
Sent: Tuesday, April 07, 2015 4:07 PM
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Subject: RE: When it rains

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Todd, Amber

From: Marvin, Betty
Sent: Tuesday, April 07, 2015 1:23 PM
To: Naomi Schiff; David Wilkinson
Subject: FW: masonic temple

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Program Manager

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fax (510) 534-7771

Todd, Amber

From: Marvin, Betty
Sent: Tuesday, April 07, 2015 1:21 PM
To: Naomi Schiff; David Wilkinson
Subject: RE: Masonic Building-Fruitvale
Attachments: DOC040715.pdf

Is Mr. Wilkinson doing this "rehab feasibility analysis" for the Unity Council? Ross Ojeda there has spent the past several years on a large grant-funded rehab that required extensive historical documentation and review by SHPO that he can share. Historic Resources Inventory form is attached – this was one of the buildings identified as significant by the Oakland survey project in its very first years.

The Fruitvale Masonic Temple on International Boulevard (aka 3353-67 East 14th Street/1245-59 34th Av aka Plaza DeLaFuente, but you *still* won't find this on the web) was determined eligible for the National Register in 1996 and is therefore on the California Register. It has a local survey rating of Ba (major to highest importance; dual rating reflects remodeling), was placed on the Landmarks Board's Preservation Study List around 1983 on the basis of that rating, and around 2005 determined eligible for city landmark designation with a Landmarks Board A rating. A and B rated buildings are automatically on Oakland's Local Register (created in 1998 to, among other things, deal with the cat-and-mouse game of supremely important buildings that have not been formally landmarked). To qualify for a Mills Act contract (the only tax benefit I know of that is related to local designation) the Temple would have to complete the landmarking process. As a pre-1936 commercial building not currently on the National Register, a "substantial rehab" would be eligible for the federal 10% ITC. I'm going to forward a 2005 that addressed some of the same questions..

Betty Marvin, Historic Preservation Planner | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 3315 | Oakland, CA 94612 | Phone: (510) 238-6879 | Fax: (510) 238-6538 | Email: bmarvin@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Naomi Schiff [<mailto:naomi@17th.com>]
Sent: Tuesday, April 07, 2015 11:16 AM
To: David Wilkinson
Subject: Re: Masonic Building-Fruitvale

I do know about the building. I believe that the Unity Council at one time did not want it listed as a local landmark, so we couldn't get it through, if I remember correctly. (In the meantime there's a different exec. director, though.) I would refer you to Betty Marvin of the Oakland Cultural Heritage Survey, in the City Planning Department; to Pamela Magnusson Peddle, a former OHA president, who has stayed involved in Fruitvale and worked on its Main Street program; and to the excellent librarians in the Oakland History Room at the main Oakland Public Library, Dorothy Lazard and her team, who will have useful reference material, I suspect. Many of us are eager to see something interesting happen with that building!

Here are some contacts:

<bmarvin@oaklandnet.com>
<prosie3@earthlink.net> (Pamela Magnusson-Peddle)
<DLazard@oaklandlibrary.org>

I believe there may also be some background info at the Oakland Heritage Alliance office in the preservation files, so I add here the office contact info:

Joann Pavlinec or Christina Herd: info@oaklandheritage.org

And I've just been in touch with Cindy and Tony who are mounting another state tax credit effort, which I hope this time will succeed!

Best,

Naomi

Naomi Schiff

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www.17th.com

Just a few steps from the 12th Street BART station

On Apr 7, 2015, at 10:59 AM, David Wilkinson wrote:

Hi Naomi,

I am on the board of CA Preservation Foundation and we have met through the state tax credit campaign (which I hope leads to the Governor's signature this year).

The company I work for, NCCLF, will be doing rehab feasibility analysis for the Masonic Lodge at 3351 International Street in Oakland owned by the Unity Council in the Fruitvale District.

Are you familiar with this historic building or do you know where I can find out historical information about this building? I did not find anything on the web. I'd like to see if it has any official local designations for tax credit purposes.

Thank you.

David
916-712-9461 cell

--

David Wilkinson
Real Estate Consultant
Tel: 415.392.8215



Northern California Community Loan Fund
870 Market Street, Suite 677 / San Francisco, CA 94102
Fax: 415.392.8216 / www.nccf.org

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 3 SHL _____ Loc _____
UTM: A10/568455/4181100 B _____
C _____ D _____

IDENTIFICATION

1. Common name: Gabardine's Building
2. Historic name: Masonic Temple Association of Fruitvale Building and Annex
3. Street or rural address: 3353-3367 East 14th Street/1245-49 34th Avenue;
1245-49 34th Avenue (Annex)
City Oakland Zip 94601 County Alameda
4. Parcel number: 33-2195-5
5. Present Owner: Shoong Foundation Address: 829 Sacramento Street
City San Francisco Zip 94108 Ownership is: Public _____ Private X
6. Present Use: Clothing Store Original use: Fraternal Hall and Stores

DESCRIPTION

- 7a. Architectural style: Early 20th-century Commercial with Classical Ornamentation
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The Fruitvale Masonic Temple building is an attached two-story wood-frame corner structure with a brick party wall intersecting the East 14th Street property line. It was originally designed for ground floor commercial uses and a second floor Masonic meeting hall, in a two part vertical composition with the glazed storefronts facing the East 14th Street side. The storefronts retain some original features, including one recessed entry and a high tiled base, however a corner entry and a second recessed entry have been closed off and the tile base painted over. A large sign covers the upper portion of the storefronts. A molded belt course marks the floor separation.

Around the almost windowless second floor on both elevations are randomly-spaced fluted Ionic pilasters with elaborated capitals. Above the pilasters is a Classical entablature with modillions above a dentil course. The wall sections between the pilasters are covered either with plain narrow horizontal wood siding or with bands of wood panels inset in simple recessed architraves. The panels suggest casement windows with transoms except that the narrow siding used on the wall surfaces (see continuation page 3)



8. Construction date: 1909
Estimated _____ Factual 1926
9. Architect Hugo W. Storch
(attributed): Howard Schroder
10. Builder W.J. Thornally, Jr.
Alex C. Weiben
11. Approx. property size (in feet)
Frontage 75' Depth 115'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1981

79-18A 3353-67 E. 14th St.

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

SIGNIFICANCE

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

The presence of \$7,000 in "new" improvements on this property in the 1910 City tax assessment block book indicates that the corner building was constructed between mid-1909 and mid-1910. The block book identifies the owner as the Masonic Temple Association of Fruitvale. The Association is first listed at this location in the 1910 Oakland directory, indicating that this building was finished by late 1909. The Association is also listed in the 1907-1909 directories at another East 14th Street location.

The architect was almost certainly Hugo W. Storch, who is reported to have designed a Fruitvale Masonic temple during this period, and who is identified as the Association secretary in the 1909 directory. Storch lived in the Fruitvale neighborhood and for a brief period around 1911 maintained an office on East 14th Street near the subject structure. (See continuation page 3)

- 1 Interview with John Beach, 1981.
- 2 The directory lists him as "H.W. Storch".
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education 1
21. Sources (List books, documents, surveys, personal interviews and their dates).
Sanborn Insurance Maps
City Tax Assessment Block Books
City Building Permits
City Directory, 1909

22. Date form prepared May 31, 1981
By (name) Staff and Consultants
Organization Oakland Cultural Heritage Survey
Address: City Planning Dept., City Hall
City Oakland, CA Zip 94612
Phone: (415) 273-3941

21. Cont'd.
Woodbridge et al, Bay Area Houses, 1976,
p. 83.

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Street or rural address: 3353-3367 East 14th Street/1245-49 34th Avenue;
1245-49 34th Avenue (Annex)

City Oakland Zip 94601 County Alameda

- 7b. has been substituted for glass. A wall section on the right end of the 34th Avenue side consists of a projecting rectangular bay window with what appears to be an elaborate cartouche in its upper portion that is partially covered by a billboard. Flanking the cartouche are small window-like rectangular panels similar to those on the East 14th Street side. A small single rectangular window-like panel is placed in one center wall section. At the bottom of the far left wall section of the 34th Avenue side are two curiously-placed small double-hung windows.

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

A two-story wood frame annex facing 34th Avenue was attached to the original corner structure in 1926. It originally had ground floor commercial uses and a second floor banquet room with stage and mezzanine. The symmetrical second floor facade is plastered and features three large semi-circular blind arches with plain shallow plastered architraves. The arches are flanked by paired six-light casement windows. A simple molded wood cornice with a plain parapet terminates the facade. Although the arches appear to be covered-over windows, the original blueprints indicate that the second floor has not been altered. The first floor originally had two storefronts, but these have been covered over and appear to be presently used for storage. The second floor entrance is at the right end of the ground floor facade.

The strangely irregular architectural treatment of the second floor of the original building and the presence of what might appear to be covered-over windows suggest that the second floor could have been extensively altered. However, there are no wall joints or imprints of removed architectural features that would indicate such alteration. Although the panels may have once been windows, the panel treatment is consistent with the blind arch treatment of the annex.

19. In his essay "The Bay Area Tradition 1890-1918", architectural historian John Beach describes Storch as an obscure and intriguing figure "...who was not so much an architect as an inspired tinkerer who occasionally tinkered in architecture. His career was erratic; he was more in demand as an engineer than a designer; and he died when still³ in his forties. Consequently, he did not create a very large body of work".⁴ Storch was an expert at incorporating elevators into existing buildings.

Most of Storch's architectural work consisted of modest Arts and Crafts houses, but he also designed two remarkable churches, the Fruitvale Congregational Church,

3

Sally Woodbridge (editor), Bay Area Houses, 1976, p. 83.

4

Ibid. p. 322.

3353-67 E. 14th Street/1245-49 34th Avenue

located nearby at Fruitvale Avenue until it was demolished about 1975, and the Park Congregational Church in Berkeley. Beach describes both churches as "pure Mission Revival on the exterior and pure engineering on the interior". The interiors were notable for their very straightforward expression of exposed structural systems and abrupt juxtapositions of contrasting spaces.

Given Storch's Arts and Crafts and functionalist tendencies, the exclusive use of Classical elements on the Fruitvale Masonic Temple seems somewhat surprising. However, the most remarkable aspect of the building is its eccentric and somewhat bizarre second floor treatment of these elements. The individual Classical features are emphasized in a highly obvious, overstated manner, but then distributed haphazardly over the facades with flagrant and perhaps purposeful disregard of the most basic Classical design principals of balanced symmetry, order and proportion. Contradictions and curious relationships abound. The extensive blank wall surfaces starkly contrast with the prominent Ionic pilasters which are juxtaposed with the wall surfaces without any attempt at a transition. The pilasters are misproportioned, their wide shafts and grandiose capitals being overscaled in relation to their squat one-story heights. Along the 34th Avenue side, the contradictions with Classical order became especially intense with the randomly sized and distributed small windows and panels. The banded casement windows and transoms implied by the wall panels provide a kind of surrealist reference to one of the typical commercial window treatments of the period. The misplaced "extra" parapet post on the East 14th Street side and the elaborate cartouche on the 34th Avenue bay seem like capricious afterthoughts.

Although the second floor treatment could be due to remodeling, there is no evidence to support this. Moreover, it would have been necessary to virtually reconstruct the entire second floor wall surface to have produced the present irregular pilaster placements and wall section treatments from a more conventional earlier design.

The building could be interpreted as a whimsical distortion of Classical conventions or possibly even as a satire of those conventions by an imaginative designer/engineer with progressive inclinations who may have had little use for Classical historicism. The choice of Classical elements may perhaps have been in response to the preferences of the Fruitvale Masons.

Although the Temple's use of Classical ornamentation is in striking contrast to Storch's other designs, its contradictory elements and uncompromising juxtapositions are reflected structurally and spatially in the interiors of Storch's two churches.

The Fruitvale Masons were one of numerous fraternal organizations located within the rapidly-growing Fruitvale area of the early 1900's, all of which were described as "rich in membership and funds" and doing much "good for the members, as also for humanity".

City of Oakland building permit #A17952 was issued for the Temple Annex on June 22, 1926. The permit identifies the builder as Alex C. Weiben and the cost as \$18,000. The blueprints identify the architect as Howard Schroder. Although the annex has much less architectural interest than the corner structure, its similar height, setback, Classical detailing and close historical relationship makes it an important supportive element.

(Continued on page 5)

5

Fruitvale Board of Trade, Beautiful Fruitvale, 1905.

HISTORIC RESOURCES INVENTORY

Street or rural address: 3353-67 East 14th Street/1245-49 34th Avenue;

1245-49 34th Avenue (Annex)

City Oakland Zip 94601 County Alameda

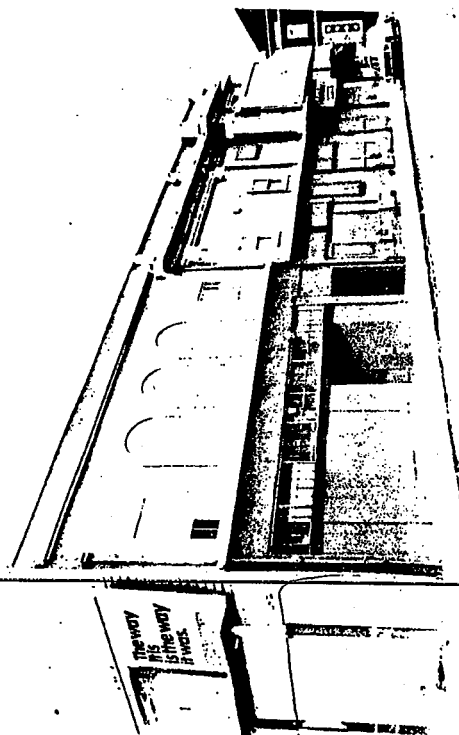
The Fruitvale Masons continued to own the complex until at least 1936,⁵ but the property was under different ownership by 1938.⁶

The distinctive design of the 1909 structure and its prominent location on East 14th Street, a major thoroughfare, makes it an especially familiar visual element within the Fruitvale business district.

5
Building permit #A617884, issued April 4, 1936.

6
Building permit #A71553, issued March 5, 1938.

79-19A 3353-67 E. 14th St.:
(Annex)



79-20A 3353 -67 E. 14th St.

Todd, Amber

From: Marvin, Betty
Sent: Tuesday, April 07, 2015 11:47 AM
To: Allen, Annalee; Linda Willis
Cc: naomi@17th.com
Subject: RE: Site Visit Oak Knoll 4/4/15

1. Is the club house on any city, state or federal historic registers?

Yes: survey rating B, Preservation Study List.

2. Is there any ordinance protecting the many oak trees?

Theoretically: <http://www2.oaklandnet.com/Government/o/PWA/o/FE/o/TreeServices/OAK023057>

3. Who was responsible for protecting the building free of vandals from the time of Sun Cal's first purchase in 2005 to the present time?

Rhetorical question, right? I wonder if there have been any complaints over the years to Code Compliance

<http://www2.oaklandnet.com/Government/o/PBN/OurServices/CityCodeEnforcement/index.htm>

-----Original Message-----

From: Allen, Annalee
Sent: Tuesday, April 07, 2015 10:47 AM
To: Linda Willis
Cc: Marvin, Betty; naomi@17th.com
Subject: RE: Site Visit Oak Knoll 4/4/15

Hi Linda, thanks for the update. I am going to pass along your questions to our city landmarks staff and also to Naomi Schiff, boardmember of OHA (not sure if she went to the site visit Saturday or not). aa

-----Original Message-----

From: Linda Willis [<mailto:lwillis03@comcast.net>]
Sent: Tuesday, April 07, 2015 10:37 AM
To: Allen, Annalee
Cc: ACPRHC Chair Al Minard; DRosario; CDA Robinson-Pinon Angela
Subject: Site Visit Oak Knoll 4/4/15

Hi All,

Al and I had a very good site visit on Saturday, sponsored by Sun Cal and attended by several neighbors and groups including Oakland Heritage Alliance.

Al took many photos. As far as we could tell, the building looks structurally sound.

That is, the tile roof, most walls and the floors (wood covered by carpet, brick and tile) and the ceiling's wood cross beams and cornices looked amazingly intact.

The interior is covered with graffiti and looks a mess, but hopefully mostly cosmetic.

The grandeur of the building was still evident, incredible architectural details, including several large interior fireplaces, a full kitchen, updated restrooms, very thick plaster walls, gorgeous windows, balcony and cupola. What happened inside is a crime.

The exterior property is gorgeous, including many oaks, which could be heritage trees.

Immediate questions:

1. Is the club house on any city, state or federal historic registers?
2. Is there any ordinance protecting the many oak trees?
3. Who was responsible for protecting the building free of vandals from the time of Sun Cal's first purchase in 2005 to the present time?
Certainly the amount of damage done did not happen overnight.

I will send a timeline later this week.

Will attend the meeting at St Paschals on Wednesday and get back to you with details.

Meanwhile you can access more details via "Ship of Surgeons" article by Blanca Torres, SF Business Journal, 5/14/14 via the web.

Thanks,

Linda

Todd, Amber

From: Marvin, Betty
Sent: Wednesday, April 01, 2015 3:36 PM
To: cbucher@mullercaulfield.com
Cc: Lombardi, Gail; Allen, Annalee; prosie3@earthlink.net
Subject: RE: Setting Date for FLW/Modernism Lecture-Alan Hess

Well, there's Fouché's Hudson Funeral Home, celebrating its (the business's) 100th anniversary – Muller & Caulfield has a connection because Emily Thurston interviewed Mrs. Fouché for the mortuary context statement. There are lots of good modern churches. There's the Aaron Green part of Chapel of the Chimes (you'd have to haul chairs). It would be great to get a school building and make nice with the OUSD. It's also possible Alan has favorite Oakland buildings. I'm ccing the usual suspects for further thoughts.

From: Charles Bucher [mailto:cbucher@mullercaulfield.com]
Sent: Wednesday, April 01, 2015 2:06 PM
To: Marvin, Betty
Cc: Joann Pavlinec; Alison Finlay; Stephen Rynerson; Naomi Schiff
Subject: Re: Setting Date for FLW/Modernism Lecture-Alan Hess

Hey Betty,

We (OHA) are arranging a lecture on the Frank Lloyd Wright Buehler house in Orinda, by a prominent architecture critic (Alan Hess of the San Jose Mercury News), and we were interested in holding it in a modernist venue. I know I saw you at the DOCOMOMO event at the Embarcadero Center a few years back. Do you have any ideas for a venue that would be modernist or mid-century modern?

Charles Bucher
Muller & Caulfield Architects

On Apr 1, 2015, at 1:11 PM, Naomi Schiff <naomi@17th.com> wrote:

Oh definitely. We are also trying to get hold of some good pix of the Buehler house that we can use.

Do we have a modernist venue we could use, by any chance, to hold the lecture in?

Naomi Schiff

Seventeenth Street Studios
410 12th Street, Suite 300
Oakland, CA 94607

510-835-1717
www.17th.com

Just a few steps from the 12th Street BART station

On Apr 1, 2015, at 1:01 PM, Charles Bucher wrote:

Maybe we can send out a special email blast.

Charles Bucher
Muller & Caulfield Architects

On Apr 1, 2015, at 12:53 PM, Naomi Schiff <naomi@17th.com> wrote:

Postcards have already gone out for spring events, I assume.

Naomi Schiff

Seventeenth Street Studios
410 12th Street, Suite 300
Oakland, CA 94607

510-835-1717
www.17th.com

Just a few steps from the 12th Street BART station

On Apr 1, 2015, at 12:45 PM, Joann Pavlinec wrote:

Great, I'll let him know. We can all thank Bill Coburn. I looked up information and discovered that Alan, early in his career, worked with Bill. Bill was so kind to extend the invitation to Alan.

Joann

On Wed, Apr 1, 2015 at 11:50 AM, Alison Finlay <alisonfinlay@sbcglobal.net> wrote:

Score: JOANN! Good work!

I concur - re-scheduling our Board meeting is, I think, our best choice.

"Selling" two events on the same day is tough,
Mother's Day is kryptonite ... leaving: Tuesday, May 5 as the remaining, most

logical choice.

Charles & Steve, do you agree?

Should we give the rest of the Board a head's up?
Susan will be overseas all of May.

Alison

On Wed, 4/1/15, Joann Pavlinec <joapav@gmail.com> wrote:

Subject: Setting Date for FLW/Modernism Lecture-Alan Hess
To: "Stephen Rynerson" <steve@ryneronobrien.com>, "Charles Bucher" <cbucher@mullercaulfield.com>, "Alison Finlay" <Alisonfinlay@sbcglobal.net>
Cc: "Naomi Schiff" <naomi@17th.com>
Date: Wednesday, April 1, 2015, 11:17 AM

Hi All,

Well, Alan Hess can do a presentation (see info on him below) - Yea!!!!

However, he can only do the following dates, closest to the event:

Tuesday, May 5th (OHA Board Meeting)
Saturday, May 9th (OHA Bldg. tour - Hayward)
Sunday, May 10th (Mother's Day)

Please send me your thoughts on the dates, time and what we should charge.

Perhaps Tuesday, May 5th would be the best, and we could reschedule the Board meeting? Perhaps the presentation would be free to those who have purchased event tickets, but \$25 (non OHA member), (\$20 OHA member) for anyone attending the lecture only and not the event.

Please let me know asap. We are working on the invitation/announcements of the event and would like to include this additional piece.

(Alan's only request is that we pay his air fare from Orange County (about \$150). He is currently researching the master planned community of Irvine and is living there. I talked with Alison about this already and she believes we could provide the fare.)

Thanks,

Joann ABOUT ALAN HESS Alan

Hess Architect Alan Hess is an

American architect, author, lecturer and advocate for twentieth-century architectural preservation. Wikipedia Born: 1952, United States of America Education: University of California, Los Angeles Architect and

historian Alan Hess is the architecture critic of the San Jose Mercury News. He has written nineteen books on Modern architecture and urbanism in the mid-twentieth century. His latest book, Frank Lloyd Wright: Natural Design, Organic Architecture was published in October 2012. He has written monographs on architects Oscar Niemeyer, Frank Lloyd Wright, and John Lautner, as well as architectural histories of Las Vegas and Palm Springs. Hess' other books include Googie: Ultramodern Roadside Architecture, Forgotten Modern, and The Ranch House. He is currently researching the architecture of Irvine, California, one of the United States' largest master-planned communities of the 1960s and 1970s. Hess was a National Arts Journalism Program Fellow at Columbia University's School of Journalism, and received a grant from the Graham Foundation for Advanced Studies in the Fine Arts to research the work of Brazilian landscape architect Roberto Burle Marx. He has a M.Arch degree from the Graduate School of Architecture and Urban Planning, UCLA.

Hess has been active in the preservation of post-World War II architecture, qualifying several significant buildings for the National Register of Historic Places, including the oldest McDonald's drive-in restaurant (1953, Downey, CA), Edward Durell Stone's Stuart Pharmaceutical factory (1958, Pasadena, CA), Wurdeman and Becket's Bullock's Pasadena (1947, Pasadena, CA), and Edward Varney's Valley Ho Motor (1957,

Todd, Amber

From: Marvin, Betty
Sent: Wednesday, April 01, 2015 12:03 PM
To: Naomi Schiff (Naomi@17th.com); Christopher Buckley (cbuckleyaicp@att.net)
Subject: FW: Sears Building: Local examples of terra cotta

From: Melissa Weese [<mailto:Melissa.Weese@gensler.com>]
Sent: Monday, March 30, 2015 7:02 AM
To: Vollmann, Peterson; Marvin, Betty; ellie.casson@gmail.com; pbirkholz@gmail.com; fflores@signaturedevelopment.com
Cc: Flynn, Rachel; Sean Gallivan; Seth Orgain; Peter Weingarten
Subject: Sears Building: Local examples of terra cotta

To All,

Please find below a list of examples in the Bay Area of the use of terra cotta as a material in modern applications.

We will also be providing photos of these examples in the meeting on Wednesday evening.

Also, please note that the "checkerboard" building across the street from the Li Ka Shing building is not terra cotta, but a cementitious panel or porcelain tile.

UC Berkeley

UC-Berkeley Li Ka Shing Hall - Oxford St, Berkeley
UC-Berkeley Boalt Hall School of Law addition - Bancroft St, Berkeley

Silicon Valley:

DeAnza College – Media & Learning Center - Stevens Creek Blvd, Cupertino

San Francisco Mission Bay/Ballpark area:

Mission Bay Block 3 – 1800 Owens St, San Francisco
Potrero Launch – 2235 3rd St, San Francisco
750 2nd St, San Francisco
207 King St, San Francisco
942 Mission St - San Francisco

Thanks,
M

Melissa Weese AIA LEED BD+C

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Gensler

2 Harrison Street Suite 400
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