

MINUTES

**LANDMARKS PRESERVATION
ADVISORY BOARD
OAKLAND, CA 94612**

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

**Christopher Andrews, Chair
Peter Birkholz, Vice Chair
Stafford Buckley
Eleanor Casson
Frank Flores
Nenna Joiner**

**April 11, 2016
Regular Meeting 6 PM
City Hall, Sgt. Mark Dunakin
Hearing Room 1
1 Frank H. Ogawa Plaza
Oakland, California 94612**

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A. ROLL CALL

**Board Members present: Andrews, Birkholz, Buckley, Joiner
Board Members absent: Casson, Flores (excused absences)
Staff present: Betty Marvin, La Tisha Russell**

B. OPEN FORUM – None

C. APPROVAL OF MINUTES – On p. 7, Board Comments, Andrews requested change of “mimicking past styles” to “evoking historic styles.” Approval as amended moved by Birkholz, seconded by Buckley, motion carried unanimously.

D. INFORMATIONAL PRESENTATIONS

**1. Study of Preservation Element (adopted goal for 2015):
Chapter 4, Incentives and Regulations, discussion led by Board member Frank Flores - *postponed***

E. NEW BUSINESS - Action Items

Informational presentations and discussion on pending Landmark-related projects

1. Lincoln Square Park, 250-10th Street (APN 002-0071-001), Landmark #80, LM83-401.
Case File: PLN16055, Minor Conditional Use Permit for site alterations to Lincoln Square Park.
Landmark resolution: “... shall be preserved generally as public park, open space or playground and no permanent structure, excluding fences and fixtures such as benches, light standards and playground equipment, may be constructed or demolished without Design Review approval...”

Site improvements at corner of 10th and Harrison Streets, including paving, seating, street furniture and landscaping at an underutilized corner behind the existing building. Tree Protection Permit (T1600019) to remove four (4) trees and to protect five (5) trees. No alterations to building or existing mural. Applicant: City of Oakland, Ali Schwarz (510)238-7310. Case Planner: Michael Bradley (510)238-6935 or email: mbradley@oaklandnet.com

Michael Bradley, Case planner – described the Lincoln Square Park proposal at 10th & Harrison Streets. Project Delivery presented this project to Planning for a minor conditional use permit to add street furnishings, landscaping and paving. The design proposes to keep the mural, use the back corner for new landscaping and remove some trees for seating space.

BOARD COMMENTS/QUESTIONS

Board member Joiner – asked if the entire block is City owned. **Betty Marvin** – yes, the whole block is Lincoln Square, one of the original 7 town squares. Not only is it all City owned, the park, playground and recreation center, but it connects directly to Lincoln School, making a multi-block civic and institutional space. The park was landmarked in 1983 with the provision (above, *in italics*) that not everything need be subject to design review. The proposal addresses a neglected, under-used corner behind the recreation center. It has been approved at staff level and is being brought before you for your comments and information.

Joiner – asked if the furniture and fixtures will tie into the aura of the community, and **Birkholz** asked Ms. Schwartz to clarify the two alternatives proposed for the project.

Ali Schwartz, Capital Improvement Projects Coordinator, Public Works – there are two options due to the large magnolia tree in the middle of the space. They've had one community meeting. People were sad to lose the tree but want the open space for activities - the park is way over-programmed. Furnishings will be standard types but the colors, red and yellow, will reflect the Chinese culture as the community wanted.

Birkholz – commented on how important the magnolia trees are to the site and thinks this one should be kept. Recommends option A. **Buckley** – also recommends option A, saying the Board is “a little battle scarred about our magnolia trees,” having lost the fight on the one at Children's Hospital. Let's preserve them, if possible.

Andrews – both are nice plans and providing more programmed exercise space is important, but it's not clear how #2 provides substantially more space; what it does seem to provide is an enclosed area, which might be too claustrophobic. The existing planting along that edge is not, and option A seems to allow that area to become a circulation space, save the magnolia tree and also have programmed use. These are both improvements over what's there now; concurs with the other Board members regarding the loss of the magnolia tree at Children's.

Joiner – asked if there is a cost for upkeep on the tree for either option. **Ms. Schwartz** – no, the tree is not maintained. The tree is not in good shape and its dropping branches, which is a hazard. Ms. Schwartz had Robert Zahn, Tree Dept. Manager, look at the tree and he says the tree is towards the end of its life cycle, maybe has 10 to 12 years left. They are in the removal permit process and getting public comments. She's leaning towards removal but it's not decided yet, it's up to the community and the tree department.

Birkholz –commented on the historic aspect of the 1960's-70's rec center building on the corner and the historic adobe-looking building on 11th Street. **Andrews** – even if the tree were to go, option #1 opens up that corner so people can walk through, where option 2 doesn't really provide that urban connection for the corner. Even if the tree were to go, it might be good to plant another tree in that corner spot that would be properly maintained this time.

3. Leamington Hotel, 1800-26 Franklin St., Landmark #106, LM86-495, 1925-26, William H. Weeks, architect. Case File: DS160149, OTC design review by Aubrey Rose and Betty Marvin. Applicant: Shane Gilroy, project manager, Harvest Properties. Facade improvements to previously altered ground floor storefronts, entries, glazing, marquees, and surfaces.

Betty Marvin, Historic Preservation planner – the Leamington Hotel is a City landmark. The applicant has been working with Brian Kendall and me for several months about cleaning up the ground floor and painting the upper stories. The design has evolved considerably once we started doing some exploration of what's still there. The original idea of providing a modern substitute design for the ground floor moved closer to a restoration because more of the historic lines and materials are there than appeared at first.

Shane Gilroy, Harvest Properties – did a PowerPoint presentation on the project. His company purchased the property last September from PPI who owned the building from 1982 through 2015. Says he's excited to show the plans and bring back this William Weeks building to its historic grandeur. At the time this was the most opulent hotel in the East Bay and catered to some very influential people including Amelia Earhart. It traded hands several times before it fell into disrepair in the 80's, and at that point the PPI team acquired the property with the help of the City of Oakland and converted it into an office building with ground floor retail.

The current condition of the building, including the red awnings, is early 80's and not historic to the original design. Since acquisition, we've worked with Betty and Brian, and honed in to our design to make sure to keep the historic elements and bring it back to the original look of the 20's.

Joe Pirrone, Harvest Properties – the previous investors' modifications do not keep up the spirit of the building. Our efforts are to bring the building back to its original luster, and with some modern adaptations, meet the current progress of Oakland.

Darren Barboza, RMW Group – when we started on this project, we were looking at something we really didn't know much about. The 1980's storefront is outdated and a lot of things that have been done over time take away from the historic understanding of this building. From our perspective, the building should be more streamlined and modern on the ground floor, as it looked in the original 1920's rendering. Improvements they would like to make include: readjust the kitchen grease ducts and open up the corner on the ground floor, restore the awning boxes, insert new metal paneling, maximize glass area, insert a light box underneath the marquee for night light, pull back the ceiling line for more inside light, repaint the whole base area and match the color scheme with the darker building across 19th Street to create a gateway from the BART station.

BOARD COMMENTS/QUESTIONS

Marvin – asked about the terra cotta at the top of the building: is it still the original color and is it retrievable. **Birkholz** – asked about the existing materials on the corner of the building and the status of the copper on the spandrel panels, is it painted or un-painted. **Barbosa** – entire base is painted, every single surface has layers and layers. **Birkholz** – is the intent to keep the layers or remove them. **Barboza** - the intent is to get back the material as much as we can. Regarding the copper, not sure how much can be salvaged, hoping to explore that to see where it takes them and at what point does it become too difficult. **Buckley** – questioned the omission of the historic ornamental and decorative features on the building in the proposed elevation. **Barboza** – we're not removing any features, just repainting. The color scheme will go through a lot of adjusting.

Terry Kwik, RMW Group – the scope of the work is mainly from the ribbon windows down – the windows that are now covered by the red awnings. The awning box is being kept and all the storefront below will be replaced. The majority of the work on the rest of the building is painting, so all the existing ornamentation will be repaired and painted. **Andrews** –this rendering doesn't show that in detail. **Kwik** – correct, nothing is being removed except the storefront that had been replaced in the 80's. There's so many layers of paint, stripping it would be opening a can of worms.

PUBLIC COMMENTS/QUESTIONS

Riley Doty, Doty Tile, Oakland Heritage Alliance (OHA) – pointed out the unpainted beige terra cotta wall surfaces at the neighboring California Building. The similar terra cotta on the Leamington would strip well enough, though spalling and chipping would have to be repaired. The subtlety of the original color would be preferable to trying to match the building across 19th Street: the two buildings themselves form a gateway without needing similar dark colors.

Naomi Schiff, Oakland Heritage Alliance (OHA) – “don't put that black stuff up there, look at other Weeks buildings” such as First Christian Church for an appropriate light-colored Spanish Colonial palette. The corner buildings already form a gateway, and dark paint would make the 3D details hard to see. Are the marquees being kept?

BOARD DISCUSSION

Birkholz – paint scheme is too stark, dark colors don't wear well. Lights should be better integrated into marquee. Paint should bring out details such as over second floor windows.

Buckley – there is probably more detail on the marquee behind the newer signs, though the Leamington was built as a “businessman's hotel,” functional rather than extremely ornate.

Andrews – fixing up the ground floor will make it a gateway without changing the color. The proposed scheme looks more Deco, like Raymond Hood's American Radiator building in New York.

Joiner – supports lighter colors: “when the sun goes down downtown gets really dark.”

Birkholz volunteered to be a “subcommittee of one” to work with the applicants as the project evolves.

4. The Avery – Fremont Hotel, 528 8th St. (524-30 8th St.), contributor to Old Oakland-Victorian Row S-7 District, R76-28, 1909, add. 1929, Charles Mau and A.M. Milwain, architects. Case File: DS16-0160, OTC design review by Maurice Brenyah-Addow and Betty Marvin, 4/5/16. Applicant: Thomas Kerbleski for Green Group LP. Proposal for ground floor storefront improvement/restoration under Facade Improvement Program.

Thomas Kerbleski, Lakeside Investment, Applicant – presented the project. They bought the building in September. It has two retail spaces, 2800 and 1400 sf, and residences above. “We've peeled back layers and been pleasantly surprised all along.” The prism glass transom is 95% intact behind the awning and drop ceiling, and Ken Shelby of Piggery Panes can restore it. The building has cast iron columns. The storefront entries will be centered, and a lift will be installed on the stairs.

BOARD COMMENTS/QUESTIONS

Board members asked about building use (SRO upstairs with shared facilities, two businesses, perhaps a parklet), sign program (working on a blade sign with facade program), venting (out the back), ghost sign on the east wall (repaint it or let it weather), graffiti on the east wall (solid color that's easy to paint out, or a mural that taggers might leave along), and the name Piggery Panes (former Oakland cop and BBQ proprietor). Board thanked the applicants for a great project.

F. **OLD BUSINESS** - None

G. **BOARD REPORTS** - None

H. **SUB-COMMITTEE REPORTS** - None

I. **ANNOUNCEMENTS**

Nenna Joiner said she had met Rick Moss at AAMLO and was discussing African-American landmarks with Oakland Heritage Alliance.

J. **SECRETARY REPORTS**

Open Government Training – video from Sept. 2009 is available if Board would like to view it.

Local Preservation Forum, Monday 4/18, 1-4pm, Presidio www.californiapreservation.org - \$20, full conference registration not required, still time to enroll.

Fruitvale Hotel, 3221 San Leandro Boulevard, application filed for demolition – Andrews asked if there is a replacement project.

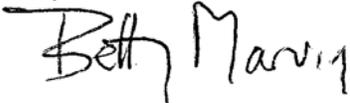
K. **UPCOMING**

Claremont Hotel: proposed resort expansion and residential development
Oak Knoll (May 9; planner Catherine Payne)

L. **ADJOURNMENT** – 7:17pm

Minutes prepared by La Tisha Russell and Betty Marvin

Respectfully submitted,



Betty Marvin, Historic Preservation Planner