

**MINUTES**

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

**LANDMARKS PRESERVATION  
ADVISORY BOARD MEMBERS:**

**Christopher Andrews, Chair  
Peter Birkholz, Vice-Chair  
Stafford Buckley  
Frank Flores  
Nenna Joiner  
Klara Komorous**

**October 10, 2016  
  
Regular Meeting 6 PM  
City Hall, Sgt. Mark Dunakin  
Hearing Room 1  
1 Frank H. Ogawa Plaza  
Oakland, California 94612**

.....

**A. ROLL CALL**

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

**B. OPEN FORUM – No speakers**

**C. APPROVAL OF MINUTES for September 12, 2016 & October 10, 2016.**

**D. INFORMATIONAL PRESENTATIONS**

**1. Introduction of new historic preservation planner Matthew Weintraub, previously with City of Palo Alto; presentation by Matthew Weintraub on preservation issues in Palo Alto**

**Robert Merkamp, Development Planning Manager, introduced Matthew Weintraub, who will start with the City on 10/24/16 as a Planner III, Historic Preservation with 12 years of experience.**

**Matthew Weintraub** presented the history and development of the City of Palo Alto which was founded in 1894, is located in Silicon Valley, 26 sq. miles in size with a population of about 64,000. It’s named after “El Palo Alto” a historic redwood tree that the original Spanish explorers camped under. The tree still stands today. He showed some of the more historic sites of the city: University Avenue which leads to Stanford University, founded by Leland Stanford in 1891; the Ramona Street Architectural District, designed by master architects, Birge Clark and Pedro de Lemos, who used some of the materials taken from the ruins of Stanford University after the 1906 earthquake; Professorville which housed the first generation of faculty brought in by Mr. Stanford; a little garage where in 1939 William R. Hewlett and David Packard (Hewlett-Packard) invented the technology that led to Silicon Valley; and works of Joseph Eichler, who built many of the mid-century suburban developments, Green Meadows, Green Gables and Edgewood Shopping Plaza (designed by A. Quincy Jones), where Mr. Eichler’s headquarters still exists. All of these historical resources are listed in the National Register of Places.

**BOARD COMMENTS/QUESTIONS**

**Board member Flores welcomed Matthew to the City.**

**2. Presentation by Riley Doty, Doty Tile:** update on graffiti removal at YWCA and recent terra cotta repair and restoration projects

**Mr. Doty**, who also leads walking tours for the Oakland Heritage Alliance (OHA), says that Oakland has a vast collection of terra cotta buildings. The terra cotta phase swept thru the U.S. in the 1890's and came to Oakland a little later (we weren't a major city back then) c.1908 and from then until 1931, we had some good examples of every style and type of building using terra cotta. It's been a long time past, 85 years, and now we're turning to "what are we going to do with the buildings." There are a lot of different things being done: 'in-place' repairs on damaged terra cotta where it's filled in and painted, and replacement with true terra cotta, which is the gold standard and very expensive.

At the Julia Morgan YWCA building (1913), a blight citation was issued for graffiti.. The owner tried different things and brought in a crew that sanded the paint - and the fire skin - off the brick on the 15th Street side. On Webster Street it went through a long progression but everything came out well in the end with graffiti removal by Everest Waterproofing and Restoration. In the past 8 years or so, Everest has been the main player in restoration of terra cotta. He named a few of their jobs: the Mary Bowles Building, the Fox Theatre, the Central Building (replacing with fiberglass, which more people are using), the Latham Square Building, and Girls, Inc.

In summary, from the Beaux Arts City Beautiful to the highly colorful Art Deco stage, Oakland has a tremendous treasure trove of 23 years of the terra cotta era.

### **BOARD COMMENTS/QUESTIONS**

**Board Chair Andrews** – asked Riley if he'd seen the proposals for the Uptown Station terra cotta.

**Mr. Doty** – the architect from SHoP came on his tour and wanted to know the context relating to the terra cotta restoration at the Rotunda Building, done by Michael Casey, and the Latham Building, done by Everest. He said that essentially Capwell's had been a brick faced building that was trimmed out with some nice terra cotta but the exterior was mainly brick. **Andrews** – the architect and Uber, the tenant of Uptown Station, say that the whole building is going to be clad in terra cotta. I'm glad they went on your tour, we pointed out to them that there's an opportunity to make the details a little more important and they've responded and done so, perhaps inspired by the tour. If this happens, it's going to be a major terra cotta installation in the City of Oakland, so we're really looking forward to it.

**Mr. Doty** – the Capwell's building was the anchor and established the new retail district in 1929.

**Andrews** – we're hoping that it's going to be revived as a center for modern transportation, for both the public and Uber.

**Marvin** – asked **Doty**, suppose a nice pressed brick building on one of our neighborhood commercial strips, not the YWCA or Capwell's, gets tagged. Code Compliance sends you a greeting, what are you going to do? What would be your advice for the small business owner? **Mr. Doty** - Mike Edison from Edison Coating suggested using 'Peel Away®' products and a power washer. **Andrews** –are there some preventative steps to be taken? **Mr. Doty** – yes, they put on a protective coating.

**Flores** – on our building at 24th and Valley, they've been using "Elephant Snot" to remove the tagging and "Gorilla Snot" is put on as a preventive measure and it washes right off, so we're able to wipe the tag off literally the next day. **Mr. Doty** – if you can do it the next day it's an advantage, after that it's a little harder. [Doty later reported to staff that the product used at the YWCA was Bare Brick Stone and Masonry Graffiti Remover, along with a power washer.]

**E. NEW BUSINESS - Action Items**

**1.**

<b>Location:</b>	<b>325 7th Street</b>
<b>Assessor’s Parcel Number:</b>	<b>001-0189-003-00; 001-0189-009-00; 001-0189-013-00; 001-0189-014-00;</b>
<b>Proposal:</b>	To construct a new mixed use development involving 160 residential units and 9,834 square-feet commercial space.
<b>Owner:</b>	325 7th Street, LLC
<b>Applicant:</b>	325 7th Street, LLC. (510)763-2911
<b>Case Number:</b>	<b>ZP16-0058</b>
<b>Planning Permits Required:</b>	Major Conditional Use Permit, Design Review and updated Tentative Parcel Map;
<b>General Plan:</b>	Central Business District
<b>Zoning:</b>	D-LM 2 & D-LM 4 Lake Merritt Station Area District
<b>Environmental Determination:</b>	Relies on previous EIR (ER07-0002) as well as Lake Merritt Station Plan EIR; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
<b>Historic Status:</b>	7th Street-Harrison Square Area of Primary Importance (API) – vacant parcels formerly occupied by API contributors. Landmarks Board hearing on new construction in an API
<b>Service Delivery District:</b>	Metro
<b>City Council District:</b>	2
<b>Status:</b>	Pre-application stage
<b>Action to be Taken:</b>	Comment on design and propose how it can best fit in with API
<b>For Further Information:</b>	Contact case planner Maurice Brenyah-Addow at <b>(510) 238-6342</b> or by email at <a href="mailto:mbrenyah@oaklandnet.com">mbrenyah@oaklandnet.com</a>

**Maurice Brenyah-Addow, case planner** – in July 2011, the Planning Commission approved a larger project for this site. At that time, the number of units was 380 and shortly after that, the economy tanked, so that project did not happen. Today you have a new proposal for 160 units, slightly half of what was initially approved. The initial proposal had siding for the body and stucco for the base, this version reverses that which I think makes it better. The site is within an Area of Primary Importance (API) and that is why it’s before you to hear your comments and any recommendations you may have.

**Marvin** asked the applicant to walk through the design, - what’s siding, what’s stucco, and what the neighboring buildings are - since the drawings we have are at a scale that’s not always easy to make out.

**Mark McClure, Vice-President, California Group** – as Maurice stated the project was originally entitled to be a much larger more ambitious project with about 380 units, but because of the economics and other challenges, we weren’t able to move ahead. We’re coming back to you with a lower density project with the same architect, YHLA Architects.

**Robert Lindley, Principal, YHLA Architects** – the building is 6 stories; the first floor is really a 2 story space. We have a concrete podium and mechanized parking so we were able to increase the amount of parking without going underground. The front of the building sits on 7th Street with the primary pedestrian and vehicle entrance towards the right hand side. Storefronts wrap around both 7th and Harrison Streets. The materials include porcelain tile on the ground floor commercial area and that extends up to the front of the building. The roof top element will actually be a useable open space for residents. We have a roof top garden that looks over 7th Street and on the opposite of the building are

views of the bay. This will be a trestle-like element of painted steel, possibly a perforated steel panel on top of that or aluminum.

The building is a combination of durable materials; we have the base we described, a porcelain ceramic tile which comes in a fairly large format, 24x48 inch pieces, so it gives a rusticated feel. Above that, the main body of the building is lighter color cement plaster. At the corner of the building we're setting back with a darker cement plaster material so that it recedes. We'll address the windows on the major corner of Harrison and 7th. Some larger blocks extend out two feet to break up the mass of the building. A lighter sun screen element at the main façade entry gives some light and articulation to the entry. An interior courtyard allows for light, air and visual openness. We did not incorporate balconies- we're putting all our common open space on the roof with a BBQ, seating and view lounge area.

### **BOARD COMMENTS/QUESTIONS**

**Flores** – asked if the retail is vaulted, is it 2 stories and is the sidewalk 10 feet. **Mr. Lindley** – yes, to all three questions. **Birkholz** – asked if all the buildings around the project are in the API. **Marvin** - it is a big API and it's at the edge, on the site of a contributor that's no longer there. It's opposite the park, so it's the setting of the park. On the 7th St. side, the house that was moved to 14th and Peralta Streets was considered a C3, was not in the API because it faced out, but the API *is* the Harrison Square District and at this west end it includes the block facing the park. **Birkholz** – on some of the API's height is considered a significant feature. **Marvin** - it's a neighborhood of 19th and very early 20th century houses, with one to three stories and basement. At the time the districts were written up, there was a description but no check-list of character defining features.

**Birkholz** – asked Maurice to clarify what the Board is asked to do. **Maurice** –met with the applicant and provided design comments but because it's within the API we're bringing it here for recommendations before they go back and refine the design and submit formally for Design Review. **Andrews** – asked if this the required formally noticed meeting. **Marvin** - no, this is the pre-application stage, the proverbial early consultation. **Andrews** – so we will see this again. **Marvin** - yes. **Birkholz** – this is in the Lake Merritt Station Area Plan, is it in conformance? **Maurice** – it's in conformance with everything so far. **Birkholz** –it was taller before, so was that before this current specific plan, and is it maxing out this plan? **Maurice** – the previous proposal was approved in 2011 for 380 units, it was much taller with two towers. This scaled down version complies with all the current rules. **Flores** – this is a staff approval, not a carryover from the original application? This is a brand new application, downsized quite a bit, gets through Landmarks and moves on? **Maurice** - correct

### **PUBLIC COMMENTS/QUESTIONS**

**Naomi Schiff, Oakland Heritage Alliance (OHA)** – OHA didn't have detailed comments to present on this proposal yet, but had a couple of observation:

1. When you look at that large brown panel, the features on the side of the building seem to be floating, not sure it reflects the character of the district.
2. Isn't this the exit from the tube and if so, I question the City's wisdom in requiring retail on the ground floor. The last thing you want is for somebody to jaywalk across that street, it's the #1 death intersection in Oakland and it is an extremely dangerous pedestrian zone. There should not be any entrances on the Harrison Street side at all because you don't want to tempt people to cross there, this is not a historic preservation comment this is a human preservation comment. It seems that a corner entry would be safer and economically viable even if the retail space does wrap around that side. She applauded the removal of balconies from the building because of the freeway and the Harrison Street exit stating that it's an extremely impacted site.

## **BOARD COMMENTS/QUESTIONS**

**Birkholz** – it's not in the middle of the district but it doesn't seem to have any acknowledgement of the district. It's better than the taller version we saw before. Not seeing any relationship to the location it's going into, it seems pretty jarring and the renderings aren't clear because they're somewhat ghostlike. All we can tell from this is a new building and some roads there. I would like to see something that defines what's already there and how this building is related to it. Regarding the parking requirement he suggested 'stacking,' which the applicant has proposed to do.

**Flores** – agrees with Birkholz that it's architecturally hard to contextualize the building with the make-up of the community. He also agreed with Naomi regarding the ceramic, maybe it has some artistic details we don't see, a materials board would bring that out. More play with the awnings and materials on the ground floor would help bring it together with the district. It's hard to tell, the vaulted ceiling or a double height retail, maybe there isn't a retail market there, but carrying these architectural details up might help with what seems to be a disconnect between the retail floor and the rest of the building.

**Board member Buckley** – do you have single room occupancy? **Mr. McClure** – primarily we'll be focusing on 2 bedroom units but there will be a mixture of studios and one bedroom units. He also encouraged Board member Flores to go to the site, saying there's a modern building on the corner of Webster and 7th that has a balance between it and the smaller historic buildings. He also echoed what Ms. Schiff said about the corner of 7th and Harrison, the exit from the Harrison St. tube which is a very challenging intersection and that corner is going to be difficult to handle because there's virtually no pedestrian traffic along that block because it's so uncomfortable. **Flores** – is the zoning such that retail must be provided on the ground floor? **Mr. McClure** – yes, we want to have retail but it's going to have to be more oriented further down by the entrance of 7th Street, there will be fairly deep retail units with very little activity on the corner or along Harrison.

**Andrews** –seconded the comments made by Board members Birkholz and Flores. It would be helpful to see the context, you've provided a thorough set of photographs and renderings of the building but it would be better if you brought these together so we can understand how this building sits in the context. On one hand it's a very handsome building, the proportions make sense in its own integrity and composition but I'm wondering how it helps maintain the integrity of the relatively small scale buildings surrounding it, I don't quite see the connection. I'm concerned when we actually put these buildings in, is it going to be clear that that connection isn't quite there yet. One thing that could help, and it's almost there, is the expression between the ground floor of your retail space and the upper stories. In a sense your building is floating out over the podium and that's not a typical pattern in these smaller scaled Victorian and Edwardian buildings. In fact, we see a strong cornice line in those buildings usually at the 3rd story, and maybe somehow you could tie your building into that without copying. I do applaud you breaking down the scale vertically with the colors and banding, that's very effective. A reference to a cornice line at the top of the building would also reflect some of the character defining elements of the district. I think it's important in any presentation to explicitly address the design guidelines of the Lake Merritt plan. I do applaud the building being reduced in scale, and overall it's a handsome design.

**Maurice** – addressed a discussion by the Board regarding having a sub-committee. The proposed project an administrative case review at staff level, not going to the Planning Commission. A 17 day Public Notice will go out. This presentation was to get advisory input, since there might not be enough time within the review period for the subcommittee process to happen.

**Andrews** – when we have a sub-committee, the case planner and applicant find it useful. It's at their discretion. He asked the applicant if he felt comfortable in coming back and listening to their comments, or meeting with a sub-committee before they re-submit their proposal. **Mr. McClure** – yes, he would be happy to “meet offline.”

**Marvin** – asked Maurice to clarify the process for the pre-application and when the application is expected to be submitted. **Maurice** – the timing would be up to the applicant. Whether they officially come back or rather the information they receive here is sufficient for them to finalize is up to the Board to decide. **Andrews** – any new development in an API has to be formally brought to the Board. **Marvin** – it's listed as new business tonight but there's not an application with a case number or staff report to formally act on. All of you have given design comments and asked for missing information such as context and materials. **Birkholz** – in addition, the public wasn't really represented.

**Andrews** and **Birkholz** – the purpose of the sub-committees is to streamline the process so it projects don't have to come before us again and again. **Flores** and **McClure** - would be happy to meet. **Maurice** – after a formal application is submitted, I will let the Board know. **Andrews** thanked Maurice and the applicant for their presentation and **Flores** encouraged the applicant to speak with OHA.

F. **OLD BUSINESS** - None

G. **BOARD REPORTS** – None

H. **SUB-COMMITTEE REPORTS** –

1. **1955 Broadway**, proposed remodel of Capwell's/Sears building - modification by SHoP Architects to previously-approved façade design - Andrews.

**Andrews** reported. He and **Marvin** and **Alison Finlay** from OHA met with Uber and SHoP architects. They showed us some of the terra cotta they're using and the design of the cornice piece on the first floor. On the little clerestory windows above the main store front they've changed the proportions and added grilles. They've also added some details to the building, on a more human scale, and I hope they were inspired by the terra cotta tour led by Riley Doty. It was a successful meeting and if we look at the way the design has evolved since we first looked at it, I think the architects and Uber are really dedicated to making this a fantastic, elaborate terra cotta building.

2. **176 6th Street**, new triplex in 7th Street-Harrison Square API – Flores, Andrews

**Flores** – met with applicant Jack Backus. They talked about the pedestrian scale, colors, materials and the details on the front façade that would bring the older buildings in line with his more modern architecture. He's using a rust orange color on the pop-out and siding at different widths on the set back portion and the pop-out. He's added some pedestrian scale at the garage and windows. We felt these changes were appropriate but the building is still not set back as deep as the other historic buildings. He also made changes in the layout, there were 3 bedrooms but now they're 2 bedrooms because of the pop down roof. Mr. Backus seems to be happy to get going and hopefully Naomi and OHA are happy with the changes also.

3. **Leimert Bridge**, seismic upgrade project – Birkholz

**Birkholz** – the consultants are refining their scheme and he would like them to come here to show their real-time 3D seismic simulation. Because the bridge is a roadway, it gets reviewed by Caltrans, the

model reviewer and the seismic reviewer, it's a very complicated process. Right now they are planning to keep most of the exposed concrete on the bridge and/or do the FRP wrapping in some texture that replicates the board form so from a distance, it will represent itself.

**ANNOUNCEMENTS** –

**Shoreline Park** (Brooklyn Basin) at Planning Commission on Oct. 19 with further design development

**Marvin** – says that Catherine Payne, case planner, wanted the Board to know that there will be a presentation at the Planning Commission on Oct. 19 regarding further design development on the park, though not the terminal building.

**J. SECRETARY REPORTS** –

**Camron-Stanford House** rear garden, staff review of minor revision relocating fountain

**Marvin** – in the month since we last met, the Camron-Stanford House backyard project came back with a minor revision, moving the fountain from the middle of the lawn, to the side where the pathway along the kitchen entrance and the parking lot are, which will make the space more flexible. Aubrey Rose and I signed off at staff level.

**I. Magnin building, 2001 Broadway (A1+)**, pre-application, proposal to add/modify entries – **Marvin** described the proposal; **Andrews** and **Buckley** volunteered as a subcommittee.

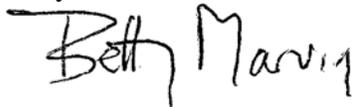
**K. UPCOMING**

Certified Local Government annual report

**L. ADJOURNMENT – 7:21 pm.**

Minutes prepared by La Tisha Russell and Betty Marvin

Respectfully submitted,



Betty Marvin, Historic Preservation Planner