

Oakland Landmarks Preservation Advisory Board

Informational Presentation – March 12, 2018

1025 Second Avenue, Oakland Public Schools Administration Building, and 121 East 11th Street, Ethel Moore Memorial Building, renovation to Secretary of the Interior's Standards for use by Oakland Unified School District. Seismic and systems and access upgrades, repair of historic fabric including windows and woodwork; new elevator and stair tower addition to Ethel Moore building. Case planner Michael Bradley, Planner II. Architect: Shah Kawasaki Architects, Brian Leonard

Paul Robeson Building

The Paul Robeson Building located at 1025 Second Avenue is a 71,445 sf, 4-story concrete building and lower level built in 1928. The building was historically used as a school administration building for the Oakland Unified School District and is eligible for the California Register of Historic Resources under Criteria 1, 2 and 3. The floor plan is organized in a 'T' shape with 3 wings providing for a fairly narrow floor plate with an abundance of natural light. The space historically was defined by double loaded hallways down the main spine of the building along Second Ave. There were private offices, open office areas, conference rooms, other assembly spaces such as a cafeteria, the board of education meeting room and a large auditorium on the 4th level. The latter 2 spaces were altered significantly in the last 50 years. Generally the interior was altered many times through the life of the building with various types of non-matching ceilings, partitions, finishes and systems. In the late 1960's the building was renovated to add code upgrades such as three new exit stair towers on the north side and other accessibility features. Also during this time an un-permitted pre-engineered metal building was added to the west wing roof as well. The building has been unoccupied for several years, has been vandalized and is in a state of disrepair.

The Renovation scope includes restoration of the exterior façade to meet the Secretary of the Interior's Standards for Restoration. New envelope waterproofing will be added which will not alter the appearance and new roofing will be provided along with removal of the non-permitted rooftop addition. Original monumental steel framed windows will be restored and repaired while wood double hung windows will be replaced with historic profile aluminum double hung insulated windows to improve energy efficiency. The building will be seismically retrofitted inside of the exterior envelope which consists of new footings, shotcrete shear walls, steel collectors and FRP column and beam wrapping. The existing interior partitions and finishes will be nearly completely demolished to allow for the seismic work and all new finishes throughout. The interior layout will be very similar to the historic plan with double loaded hallways, private offices, open offices, conference rooms, a café and a remodeled board room. The scope of the interior remodel includes all new partitions, doors, storefront, ceilings, finishes, restrooms, mechanical, electrical, telecommunications, fire sprinkler, fire alarm and plumbing systems, new elevators in existing shafts, upgrades of all the stairs and other accessible upgrades.

Ethel Moore Memorial Building

The Ethel Moore Memorial Building located at 121 East 11th Street is a 14,091sf, 3-story wood framed, plaster building built in 1922. It was built in memory of social activist Ethel Moore after she died in 1920. The building was sometimes referred to as the Ethel Moore Memorial Clinic as it was originally constructed to house a public health clinic for Alameda County. The building is highly symmetrical and built in the Italian Renaissance style. Soon after completion, the building was converted to office space and used by various tenants until the 1970's when it was taken over and used as administrative office annex to the adjacent Paul Robeson building for the Oakland Unified School District. The building is eligible for the California Register of Historic Resources under Criteria 1, 2 and 3. The floor plan is a simple rectangle organized around central double loaded hallways, a monumental open stair at the center and rear, a large open lobby space on the 2nd level at the main entry, and a large open reception room just above on the 3rd level. The building has been unoccupied for several years, has been vandalized and is in a state of disrepair. Much of the original building fabric for the interior spaces noted above is still intact and those spaces have been deemed as character defining. Most of the offices off of the main hallways have been altered significantly and are not deemed historically significant.

The Renovation scope includes restoration of the exterior façade and fenestration to meet the Secretary of the Interior's Standards for Restoration. The plaster finishes will be repaired and waterproofed. The character defining exterior windows, many of them unique double awning 'Donovan' sash windows will be fully repaired and restored. The non-historic asphalt shingle roofing will be removed and replaced with historically accurate clay tile roofing. A new contemporary compatible stair and elevator tower addition will be added to the south to make the building accessible and provide for a required second means egress. The building will be seismically retrofitted inside of the exterior envelope and at the opposite side character defining interior walls. The seismic retrofit consists of new interior footings, hold downs, shear walls and bracing of the roof trusses. The interior partitions and finishes for non-historically significant offices will be removed and replaced to fit the programmatic needs of OUSD. As noted above, the character defining main hallways, interior stair, lobby, reception and reading rooms will be fully restored. The interior layout will be very similar to the historic plan with a series of private offices, open offices, conference spaces, a break room and support spaces organized around the original central hallways. The scope of the interior remodel includes new partitions, doors, ceilings, finishes, restrooms, mechanical, electrical, telecommunications, fire sprinkler, fire alarm and plumbing systems, new elevator and stair tower addition, and other accessible upgrades.