

May 13, 2019

| | |
|-----------|--|
| 2. | Location: 10600 Skyline Blvd (Clubhouse), 0 Skyline Blvd (Arena) |
| | Parcel Number: 029 120100101, 029 120000703 (part – features in Joaquin Miller Park) |
| | Proposal: Notice of Intent to submit Heritage Property Nomination by Metropolitan Horsemen’s Association (MHA) for MHA Clubhouse and Sequoia Arena in Joaquin Miller Park |
| | Owner: City of Oakland, Parks, Recreation, and Youth Development |
| | Applicant: Amelia Sue Marshall, Metropolitan Horsemen’s Association |
| | Case Number: LM18010 |
| | General Plan: Urban Park & Open Space, Resource Conservation |
| | Zoning: OS(RSP), OS(RCA) |
| | Environmental Determination: Exempt Section 15331 of the State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Section 15183 Projects consistent with the General Plan or Zoning |
| | Historic Status: features in Joaquin Miller Park ASI |
| | City Council District: 4 |
| | Action to be Taken: Determination on eligibility for Heritage Property status; issue request for formal owner comment |
| | For Further Information: Contact Betty Marvin at (510) 238-6879 or by email: bmarvin@oaklandca.gov |

PROPOSAL

A Notice of Intent and Heritage Property nomination (Attachments A and B) have been submitted by Amelia Marshall on behalf of the Metropolitan Horsemen’s Association (MHA), to designate as Heritage Property the MHA Clubhouse and Sequoia Horse Arena complex at 10060 Skyline Boulevard and approximately 10061 Skyline Boulevard in Joaquin Miller Park. The property owner is the City of Oakland.

The Notice of Intent is before this meeting of the Landmarks Board for formal review and consideration of eligibility for Heritage Property designation. If the Board finds that the nominated property appears eligible for designation, Landmarks Board Rules of Procedure provide that the Notice of Intent will be formally sent to the property owner (“the chief administrator of the public agency listed as owner of record”) as well as to interested community groups, with a request for comments. At a subsequent meeting the Board will consider comments and determine whether to confer Heritage Property status on the nominated features. In contrast to City Landmark designation which requires a City Council ordinance, Heritage Property status is conferred at the Landmarks Board level.

The applicant has been discussing the nomination with representatives of Parks, Recreation, and Youth Development (OPRYD) and the Real Estate Division since the application was submitted in August 2018 (LM18010). The proposal was presented as an informational report to the Parks and Recreation Advisory Commission on February 13, 2019, and was received favorably. Copies of PRAC minutes and correspondence with OPRYD and Real Estate are attached to this report (Attachments C and D).

BACKGROUND

Heritage Property Status and Preservation Element Policies

Heritage Property status was established in 1994 in the Preservation Element of the Oakland General Plan (Policy 2.5) as a formal designation replacing the Board's early Preservation Study List for "properties which definitively warrant preservation but which are not Landmarks or Preservation Districts." It is a less exclusive designation with a less cumbersome process than City Landmark. The Landmarks Board can designate a Heritage Property by its own action, and all properties with existing or contingency A, B, or C ratings or in potential preservation districts (i.e., all "Potential Designated Historic Properties" or PDHPs) are eligible to be nominated. Policy 3.2 of the Element further recommends that City-owned properties eligible for Landmark or Heritage Property designation be so designated, not only to recognize and protect the inherent value of those civic assets, but to set an example for other owners.

Heritage Property designation puts a property on Oakland's Local Register of Historical Resources, making it a historic resource the California Historical Building Code (Preservation Element Policy 2.6), environmental review (Preservation Element Policy 3.8), and similar purposes. Heritage Property has been the usual form of designation for Mills Act benefits (over 50 designations since 2007) as well as for several other owner-initiated designations. Preservation Element Policy 2.4/Table 4.1 sets out findings for demolition of Designated Historic Properties (looking at economic viability, safety, and public benefit as well as historic value), subsequently elaborated in Planning Code Section 17.136.075 and the Category 1 Demolition Findings (Attachment E).

MHA Complex: Preliminary Eligibility and Precedents

Resources in the Oakland Hills have not yet been comprehensively evaluated by the Oakland Cultural Heritage Intensive Survey. In 1996-97, the Reconnaissance Survey noted the clubhouse and arena as contributing features in Joaquin Miller Park. The park itself is preliminarily identified as an Area of Secondary Importance. Two individual features in Joaquin Miller Park (at the opposite end from the MHA complex), the Joaquin Miller Abbey and the Tower to John C. Fremont, are Oakland's fourth and fifth City Landmarks, designated in 1974-75. Woodminster Amphitheater in Joaquin Miller Park has been referred to the Landmarks Board for design review of alterations by virtue of its A rating although it has never been individually landmarked. The smaller, more urban Lakeside Park and Wildlife Refuge is a designated landmark as a whole (Landmark #39, 1980) and includes a list of specific "protected features" that has been added to from time to time. In the much larger and less developed Joaquin Miller Park, individual designation of features has been seen as more appropriate, and Heritage designation of the MHA complex would be consistent with that practice.

EVALUATION FOR ELIGIBILITY

The applicant's summary statement of significance states:

The Metropolitan Horsemen's Association (MHA) Clubhouse and Sequoia Horse Arena have been in continuous use for seventy years. The presence of the structures in Joaquin Miller Park hark back to a time when the Oakland Hills were more of a wilderness than an urban parkland. In the 1940s and 1950s, more than nine hundred riders were MHA members. Well-known local figures, including park director William Penn Mott and mayors Frank Mott and Clifford Rishell, participated in club events. The mission of the MHA has always been to unite Western and English style riders, to provide equestrian sports opportunities for youth, and the benefit of the city as a whole. The clubhouse and arena are key sites in the history of a diverse community of Oakland horse people.

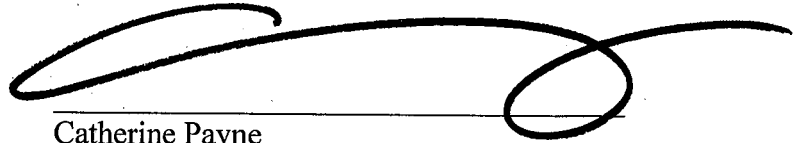
The Historic Preservation Element includes among the resource types eligible for recognition for "special historic, cultural, educational, architectural or aesthetic interest or value ... buildings, building components, structures, objects, sites, natural features related to human presence, and activities taking place on or within such properties or physical features."

Based on information in the Notice of Intent and the full-length Heritage Property nomination, staff has prepared a Landmarks Board evaluation sheet for preliminary determination of eligibility (Attachment F). The Metropolitan Horsemen's complex appears eligible for Heritage designation with a B rating on the Landmarks scale (which gives somewhat more weight to cultural value and less to academic architecture than the Survey's National Register-influenced system – Attachment G). Item ratings are highest for Person/Organization (Metropolitan Horsemen's Association, a long-term activity that links past to present in the Oakland Hills), Patterns of History (recreation in the Oakland Hills, post-World War II boom in organized recreation, urban equestrian activity), and Building Type/Style (the Arena complex represents a rare and distinctive special-purpose structure type unique to equestrian functions). Comments on the evaluation by Board, owner, and the public are solicited.

RECOMMENDATION

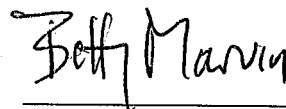
- Receive testimony from the property owner and interested citizens;
- Review the Evaluation Sheet for Landmark Eligibility for accuracy, and revise as appropriate;
- Determine that the complex of the Metropolitan Horsemen's Association Clubhouse and the Sequoia Arena is eligible for Heritage Property status;
- Direct staff to formally transmit the Notice of Intent to the appropriate City agencies and officials as property owner and to interested citizens and organizations;
- Upon completion of the formal notification and comment process, schedule Heritage Property designation of the MHA complex on a future Landmarks Board agenda.

Respectfully submitted:



Catherine Payne
Acting Development Planning Manager

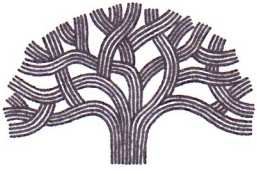
Prepared by:



Betty Marvin
Planner III, Historic Preservation

Attachments:

- A) Notice of Intent
- B) Heritage Property Application
- C) Slide Presentation, Information Report, and Minutes, PRAC meeting of Feb. 13, 2019
- D) Correspondence with OPRYD and Real Estate Division
- E) Category 1 Demolition Findings
- F) Preliminary Evaluation Sheet for Landmark Eligibility
- G) Landmarks Preservation Advisory Board Evaluation Criteria and Ratings
- H) Applicant Letters of Support



Oakland Landmarks Preservation Advisory Board

NOTICE OF INTENT TO SUBMIT AN OAKLAND LANDMARK AND S-7 PRESERVATION COMBINING ZONE APPLICATION FORM

The undersigned propose that the Oakland Landmarks Preservation Advisory Board initiate, pursuant to Section 17.144.030 of the Zoning Regulations, designation of the property described below as an Oakland landmark or rezoning the property to the S-7 Preservation Combing Zone. If after reviewing this proposal and requesting and considering comments from the property owner(s) the Board determines to proceed with the proposal, the undersigned intends to submit a completed Oakland Landmark and S-7 Preservation Combing Zone Application Form within six (6) months from the date of such determination.

1. **TYPE OF APPLICATION:** _____ Oakland Landmark ___X___ Heritage Property
 _____ S-7 Zone _____ S-20 Zone

2. **IDENTIFICATION**

Historic name if known:

- **OFD Engine 28 Fire Station**
- **Joaquin Miller Arena in Sequoia Park**

Common Name:

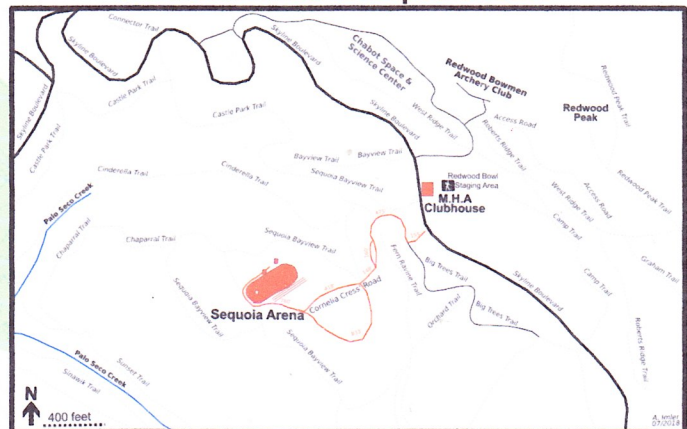
- **Metropolitan Horsemen’s Association (MHA) Clubhouse**
- **Sequoia Horse Arena in Joaquin Miller Park**

3. **ADDRESS/LOCATION** (List all addresses and attach map if more than one address.)

- **Clubhouse is at 10060 Skyline Boulevard, Oakland CA 94602**
- **Arena is in Joaquin Miller Park, on an unnamed access road. The Friends of Joaquin Miller Park propose that roads be named, in order to aid visitors and public safety officers in finding locations. The name “Cornelia Cress Way” is proposed for the arena access road.**



**Historic Site Map
MHA Clubhouse & Sequoia Arena**



4. **OWNER OF PROPERTY** (Use attached sheet if multiple parcels with separate owners):

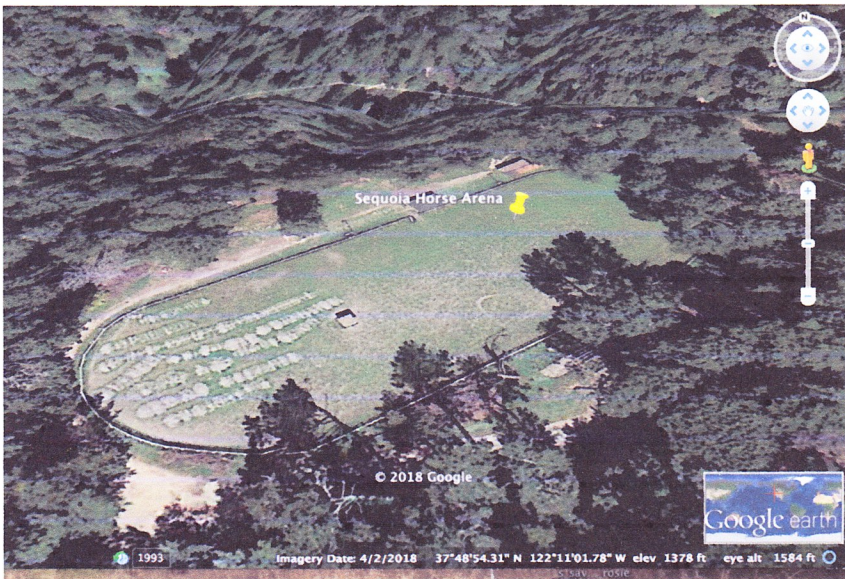
Name:

**Department of Parks, Recreation, and Youth Development:
J. Nicholas Williams, Director; Diane Boyd, Executive Assistant**

Address: **#250 Frank Ogawa Plaza, Third Floor**

City: **Oakland** State: **CA** Zip Code: **64612**

Assessor's Parcel Number: **29-1201-1-1**



5. SIGNIFICANCE

- A. Date constructed or established, if known: Clubhouse: approximately 1930; Arena: 1948
- B. Builder, architect and/or designer, if known: **Clubhouse: unknown – possibly members of the Himmelman family; Arena: members of the Metropolitan Horsemen’s Association, with support from Park Department Director William Penn Mott and Oakland city staff.**
- C. Summary statement of significance (Please clearly explain why the property is significant and why it merits landmark or S-7 Zone designation)

The Metropolitan Horsemen’s Association (MHA) Clubhouse and Sequoia Horse Arena have been in continuous use for seventy years. The presence of these structures in Joaquin Miller Park harkens back to a time when the Oakland hills were more of a wilderness than an urban parkland. In the 1940s and 1950s, more than nine hundred riders were MHA members. Well-known local figures, including park director William Penn Mott and mayors Frank Mott and Clifford Rishell, participated in club events. The mission of the MHA has always been to unite Western and English style riders, to provide equestrian sports opportunities for youth, and the benefit the city as a whole. The clubhouse and arena are key sites in the history of a diverse community of Oakland horse people.

6. NOTICE SUBMITTED BY

Signature: Amelia S. Marshall Date: April 17, 2019

Name/Title: Amelia Sue Marshall

Organization: MHA historian and member of the board of directors

Address: 3327 Wisconsin Street, Oakland CA 94602 Telephone: (510) 482-9718

DEPARTMENTAL USE ONLY

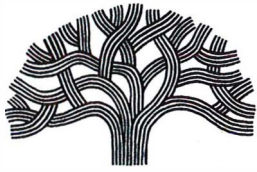
Accepted by: _____ Date: _____

Included in Oakland Cultural Heritage Survey: Yes No Survey rating: _____

State Historical Resources Inventory Form prepared: Yes No

Included in Preliminary Citywide Historical and Architectural Inventory:

Yes; Preliminary rating: _____ No



Oakland Landmarks Preservation Advisory Board

OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to establish a landmark, landmark site, or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

Revised content 8/1/18

1. IDENTIFICATION

A. Historic Name:

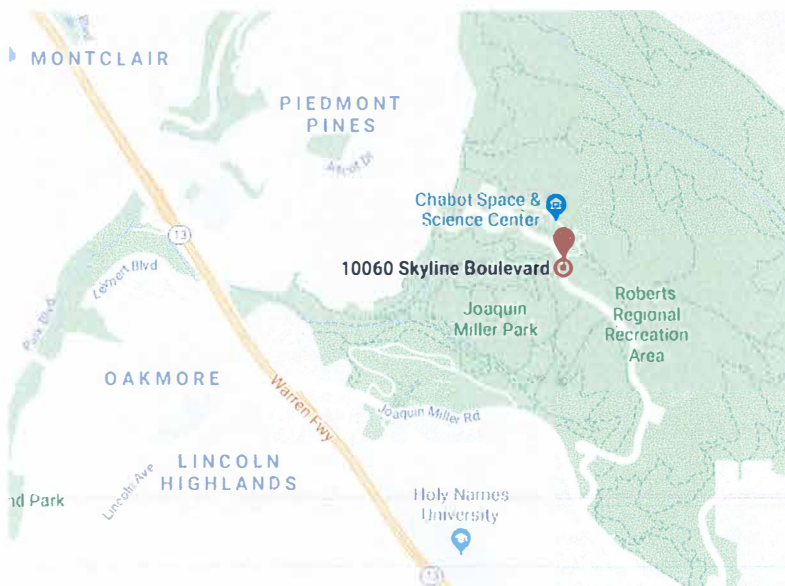
- **Oakland Fire Department (OFD) Engine 28 Firehouse**
- **“Joaquin Miller Arena in Sequoia Park”**

B. and/or Common Name:

- **Metropolitan Horsemen’s Association (MHA) Clubhouse**
- **Sequoia Horse Arena in Joaquin Miller Park**

2. ADDRESS/LOCATION

Street and number: **Clubhouse: 10060 Skyline Boulevard** Zip Code: **94602**
Arena: no address. Naming the access road “Cornelia Cress Way” is proposed.



B. Status

- Occupied
- Unoccupied
- Work in progress

C. Accessible

- Yes: restricted
- Yes: unrestricted
- No

E. Number of Resources within Property

| | |
|--|---|
| Contributing | Non-contributing |
| <input type="checkbox"/> 1 clubhouse | <input type="checkbox"/> buildings |
| <input type="checkbox"/> 3 wooden booths at Sequoia Arena | <input type="checkbox"/> sites |
| <input type="checkbox"/> 6 structures (seating bleachers) at Sequoia Arena | <input type="checkbox"/> structures |
| <input type="checkbox"/> 10 | <input type="checkbox"/> 2 objects (freight containers) |
| | <input type="checkbox"/> 2 Total |

F. Application for:

- City Landmark S-7 District
- Heritage Property S-20 District

4. OWNER OF PROPERTY

Name: City of Oakland, Parks, Recreation, and Youth Development
 email: dboyd@oaklandnet.com

Street and Number:
 250 Frank Ogawa Plaza, #3330

City: Oakland_ State: CA Zip Code: 94612
 Assessor's Parcel Number: _____ 29-1201-1-1 _____

5. EXISTING FEDERAL/STATE DESIGNATIONS

A. Federal - None

- National Historic Landmark
- Included in National Register of Historic Places
- Determined eligible for inclusion in National Register of Historic Places

B. State - None

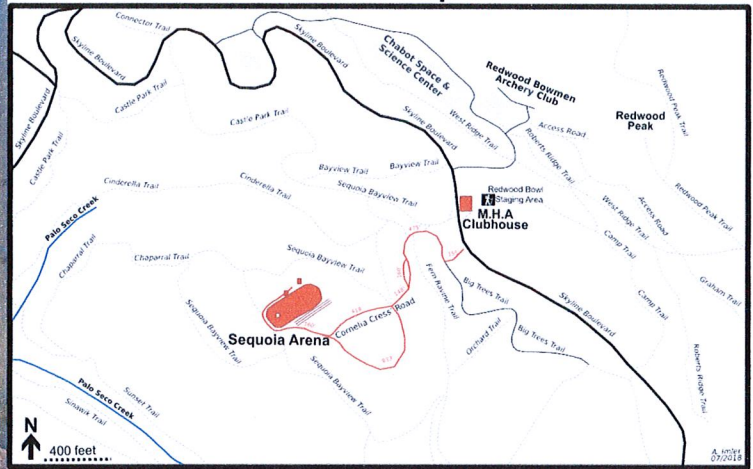
- California Historical Landmark
- California Point of Historic Interest
- State Historical Resources Inventory

6. REPRESENTATION IN EXISTING SURVEYS

| Name of Survey - None | Survey Rating (if applicable) | Date | Depository |
|-----------------------|-------------------------------|------|------------|
|-----------------------|-------------------------------|------|------------|



**Historic Site Map
MHA Clubhouse & Sequoia Arena**



7. DESCRIPTION

Note: Areas proposed for landmark designation are shown in red on the Historic Site Map. These are the MHA Clubhouse, the Sequoia Horse Arena with its three booths and seating bleachers, two meadows above the arena, and the access road to the arena that encircles the larger meadow.

| | | | | | |
|--|---------------------------------------|---|--|----------------|--------------------|
| A. Condition: | Clubhouse | B. Alterations: | (Check one) | C. Site | (Check one) |
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Deteriorated | <input type="checkbox"/> Unaltered | <input type="checkbox"/> ? Original Site | | |
| <input type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Altered | <input type="checkbox"/> ? Moved (Date 1950s?) | | |
| <input checked="" type="checkbox"/> Fair | <input type="checkbox"/> Unexposed | | | | |

D. Style/Type: Rustic, hand-built cabin

E. Describe the present and original (if known) physical appearance:

MHA Clubhouse

The MHA Clubhouse stands at 10060 Skyline Boulevard, on the upslope (east) side of the street, just south of the access road to the Chabot Space and Science Center and Redwood Bowmen’s archery range.

The clubhouse is a rustic, hand-built single-story, wood-frame structure, approximately 800 square feet in area. The exterior is clad with wood siding, painted brown.

Behind the clubhouse is a parking lot, approximately one acre in size. It was originally known as the MHA Parking Lot. Within the past ten years, the East Bay Regional Park District (EBRPD) has assumed responsibility for policing the lot; the district has placed a gate across the parking lot access road, with a sign identifying it as the Roberts Regional Park Redwood Bowl Staging Area. Trails on the east side of the lot connect with the West Ridge Trail and trails leading to Chabot Space and Science Center, the Oakland Police Athletic League cabins, the Redwood Bowmen Archery Range, and the Redwood Bowl.

On the south side of the clubhouse, several large tree trunks line Skyline Boulevard. These trees once stood around the clubhouse. They were felled during the 1990s.



Figure 5: East side of the clubhouse, showing its deck and main entrance,

Present configuration of the clubhouse:

The architectural front door of the clubhouse is on its west side, facing Skyline Boulevard. This has not been in use as the building entrance for many years. The functional entrance is the back door, with a rear deck, 18 by 10 square feet in area, facing the parking lot.

The clubhouse interior is divided into three major rooms and two bathrooms.

On the north side of the clubhouse, the “trophy room” (10 x 26 square feet) contains an antique trophy case, folding tables, and stored materials. An alcove kitchenette features a sink, cupboards, shelves, a cylindrical water heater, and a refrigerator.



Figure 6: Trophy room on the north side of the clubhouse.

Figure 7: Two baths with multiple fixtures date from the years when the building was OFD Fire Station 28, 1948 – 1960.

A door from the meeting room opens into the “office”, a smaller room (8 x 9 square feet), on the southwest corner of the building. Doors from this office open into a walk-in closet and the interior west-side bathroom. The interior west-side bathroom features a built-in shower alcove, commode, and dual washbasins with mirrors.

Back-to-back with the interior west side bathroom, the interior east-side bathroom also has a built-in shower alcove, commode, and a single washbasin with mirror. Please refer to Figure 7.

The two bathrooms project southward beyond the rectangular outline of the original structure. Rainwater drains from the main roof down onto the bathroom roof sections. There is presently evidence of water infiltration here, from inadequate sheet metal flashing and loose roofing nails.

(The configuration of this side of the clubhouse lends itself to renovation as an ADA-compliant bathroom. However, bushes approximately 10 feet tall, outside the bathrooms, are habitat for nesting birds. Before any construction is undertaken, the species of birds should be identified, and an EBRPD wildlife biologist consulted, according to Susan Ramos, an EBRPD naturalist at Crown Beach Regional Park. Construction should be timed for when the birds are not nesting.)

The "meeting room" extends across the rear (east) side of the building. Framing for this end of the clubhouse was likely added on to the original structure. The flat section of the roof covers the meeting room. A partition separating the meeting room from the trophy room, with a pocket door connecting them, is believed to have been added in 1999 by CSSC staff.

The clubhouse roof is constructed of plywood in three shed-roof sections, covered with rolled roofing material. The west side roof sections have a slope of approximately 20 degrees, meeting at a beam oriented North-South. The roof section over the meeting room is flat.

The entire roof is covered with inexpensive rolled roofing material. Nails are coming loose in some sections.

The clubhouse is connected to the city of Oakland sewer system, EBMUD water service, and PG&E electric service, dropped from a pole at the northeast corner of the clubhouse roof.

Maintenance History:

Maintenance history of the clubhouse prior to 1980 is not well documented.

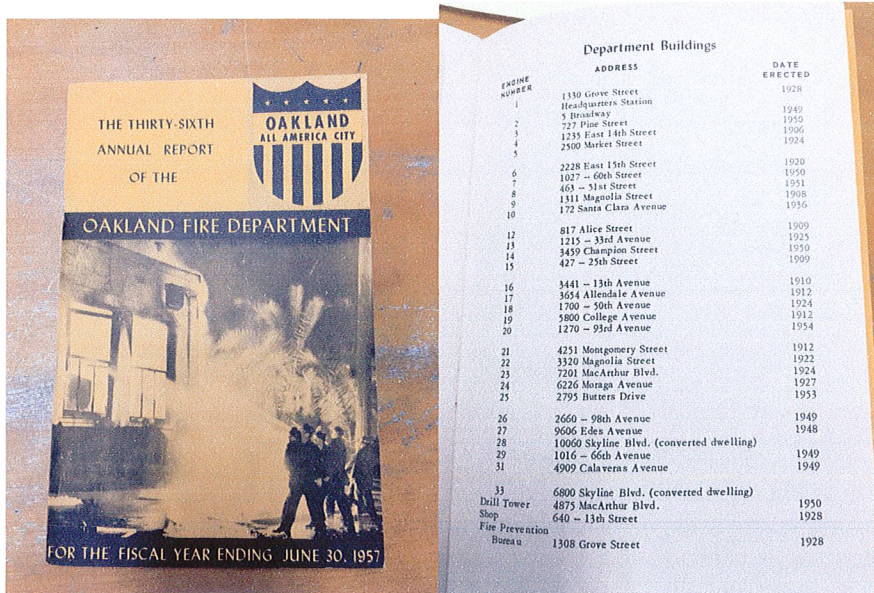
In 1999, during the construction of the Chabot Space and Science Center (CSSC), the MHA and the city agreed to allow the CSSC to use the clubhouse as its on-site office. Their contractors upgraded the electrical service to a modern 100 Ampere main switch, believed to be a single Romex cable, with circuits powering convenience outlets, overhead fluorescent fixtures, and the refrigerator. The breaker box is on the north side of the building exterior, near Skyline Boulevard.

In 2009, the building trades charitable organization Rebuilding Together Oakland (RTO) selected the MHA clubhouse as a beneficiary for repairs. Extensive dry rot and termite damage was remediated below the subfloor. New commodes and carpeting were installed. The interior was painted. RTO volunteers rebuilt the rear deck.

Throughout the history of the MHA tenancy, the club has taken responsibility for all repairs to the clubhouse. According to the terms of the present lease however, the city public works department is responsible for major repairs.

Historic Features of the Clubhouse Building:

The original structure would seem to have included trophy room, office, and the original bathroom. It would appear that the meeting room and renovated bathrooms were added onto the original building, likely during the years when the building served as Oakland Fire Department Engine 28 fire station. The presence of the multiple bathroom fixtures, for use by the firemen, dates this construction to between 1948 and 1960.



Figures 8 and 9: The OFD annual report for 1957 shows Engine 28 at 10060 Skyline Boulevard in a “converted dwelling”.

At the highest point of the roof, a T-shaped antique stove pipe suggests that at one time the building had a wood stove.

At some point in its history, the building was heated with a furnace connected to a propane tank on the south side of the clubhouse. Two heating registers remain in interior walls. One is in the trophy room by the door to the office. The second is in the meeting room. If it was the OFD that added the meeting room to the structure, that would indicate that the furnace was probably installed around 1948, to replace the wood stove.

The unused furnace remains under the south side of the clubhouse, behind an access door in the wood siding.

Physical Description: Sequoia Horse Arena

The Sequoia Horse Arena, located on the eastern end of Joaquin Miller Park, forms an ellipse, approximately 220 feet on its longer axis and 120 feet on the shorter axis. It is encircled by a wooden fence, painted white, with gates (one for people on foot, one for vehicles) on its north side, one gate on its south side, and one vehicle gate on its west side, near the access trail to the Sequoia-Bayview Trail.

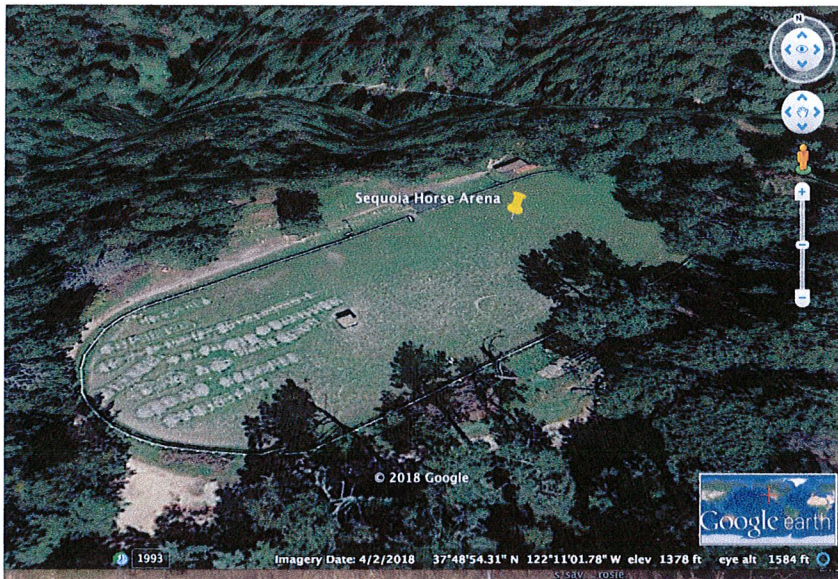


Figure 10: Aerial view of the Sequoia Arena in April 2018. Announcer's booth is upper left center; prize booth is about 30' east along the arena, concealed by trees. Dressage judge's booth is in the center of the arena. Sand piles shown on the left side of the arena have been spread since this picture was taken.

The following structures contribute to the historic value of the site:

1. An announcer's booth, with asphalt shingled roof in two shed-type sections, raised wooden floor, and open sides, stands on the north side of the arena. Its dimensions are approximately 10' by 12'. The original announcer's booth was crushed by a falling tree in 2012. The booth was rebuilt by the MHA the following year.



Figure 11: Original announcer's booth squashed by a falling Monterey Pine in 2012. Non-native trees frequently fall in and around Joaquin Miller Park.

2. A dressage judge's booth, measuring approximately 9' by 9', stands at one focus of the arena ellipse. The judge and scribe occupy this booth during dressage shows. MHA members paint over graffiti on this white-painted booth on an ongoing basis.
3. The prize booth, decorated with rustic log siding, stands about twenty feet from the northwest side of the arena.

4. Six bleacher assemblies, providing tree-shaded seating for a total of around 150 people, are on the south side of the arena. The bleachers are constructed of steel pipes with wooden plank seats and floors.

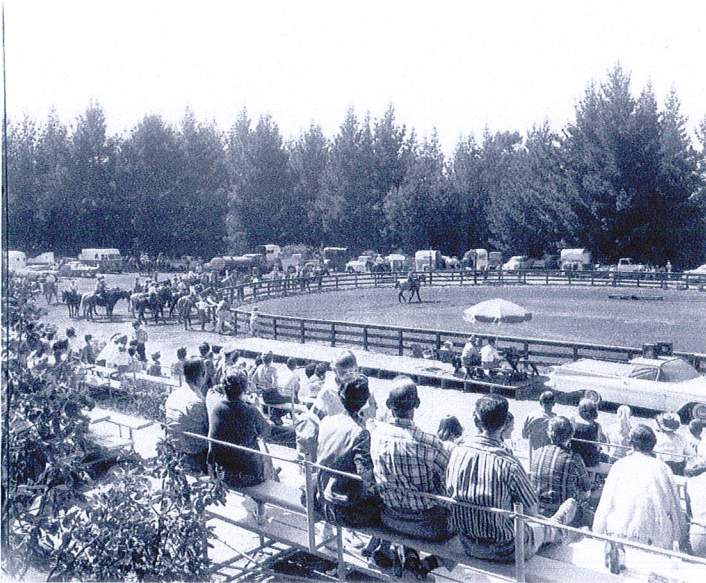


Figure 12: In 1962 the arena was smaller in area, and the access road looped entirely around it. Pine trees were not as tall as they are now. But the same seating bleachers are still in place.

Two freight containers on the northeast end of the arena are used for storage of jump standards, dressage court poles, tools, and other equipment. The containers were donated to the club during the 1980s. They are not of historic value.

In the vicinity of the Sequoia Arena, approximately one acre of the surrounding area has historic value. Two meadows above the arena, one of which is enclosed by the access road, are used for horse trailer staging during events. An abandoned concrete fire ring in the meadow suggests that it was used as a campsite in times past. MHA members keep the meadow mowed for fire protection.

The access road to the Sequoia Arena has three segments:

1. Between the yellow steel pipe gate at Skyline Boulevard and the similar gate by the trailer parking meadow, city staff allow access by the public, except during hours when the park is closed, or during red-flag fire conditions. The lower gate by the meadow is kept locked, and is opened by MHA officers for events or maintenance purposes.
2. A paved loop road encircles the meadow, providing a traffic circle that is wide enough to accommodate a fire engine. During horse shows, volunteers set out "One Way" signs to keep traffic flowing. MHA volunteers keep tree limbs trimmed to accommodate horse trailers and emergency vehicles. In 2017, volunteers from the Oakland Park Patrol sawed up a fallen Monterey pine that had blocked this road.
3. Below the loop road, pavement ends at the arena. Prior to the 1970s, when the arena was enlarged, the road encircled the arena. While a passenger car can turn around by the arena, it would be practically impossible for a fire engine to do so

With the advent of GPS technology, visitors to Joaquin Miller Park have had difficulty navigating the interior roads. For this reason, the Friends of Joaquin Miller Park have proposed to name access roads. The MHA suggests that the access road to the Sequoia Arena be named “Cornelia Cress Way”, in memory of Cornelia Van Ness Cress, longtime director of the Mills College equestrian program, and founder of the MHA.



Figure 13: Cornelia Cress founded the MHA in 1938, along with a group of local business people. Miss Cress realized that development in the Oakland hills would impact the “horsemen’s paradise”. The club mission was to bring English and Western style riders together, and to benefit the larger community. Guests of honor, including World War II veterans from Oak Knoll Hospital and children from Oakland orphanages, were always invited to horse shows.

Since the MHA built the Sequoia Arena in 1948, the club has taken responsibility for repairs and upkeep. This includes rebuilding the announcer’s booth, after it was smashed by a fallen pine tree in 2012. During the rainy winter of 2016 – 2017, six pine trees fell into the arena, damaging the fence and leaving debris. MHA members, aided by Stan Dodson and other volunteers from the Oakland Parks Patrol, helped remove the debris.

End of Physical Description of the MHA Clubhouse and Sequoia Horse Arena:

8. SIGNIFICANCE

A. Period:

- Prehistoric
- Pre-1869
- 1869-1906
- 1906-1945
- Post-1945

B. Areas of significance--check and justify below:

- | | |
|---|--|
| <input type="checkbox"/> Archeology-prehistoric | <input type="checkbox"/> Landscape architecture |
| <input type="checkbox"/> Archeology-historic | <input type="checkbox"/> Law |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Military |
| <input type="checkbox"/> Art | <input type="checkbox"/> Music |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Politics/government |
| <input type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Science |
| <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| <input type="checkbox"/> Education | <input type="checkbox"/> Social/humanitarian |
| <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Exploration/settlement | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Industry | <input checked="" type="checkbox"/> Other (specify) |
| <input type="checkbox"/> Invention | Equestrian Clubhouse, OFD seasonal fire station |

C. Period of Significance:

1933 - present

D. Significant dates: Please refer to timeline.

March 22 1948 – MHA Sequoia Arena Groundbreaking
1960 – Fire Department moves out of Engine 28 firehouse
1969 - Metropolitan Horsemen’s Association assumes ongoing tenancy

E. Builder/Architect/Designer: Unknown. May have been Gus Himmelman and family

F. Significant persons: August (Gus) Himmelman, Sidney Chown, mayor Frank Mott, mayor Clifford Rishell, parks director William Penn Mott

G. Statement of Significance (include summary statement of significance as first paragraph):

Please refer to the timeline of historic events appended at the end of this section.

History of the MHA Clubhouse and Sequoia Horse Arena:

The Metropolitan Horsemen’s Association (MHA) Clubhouse and Sequoia Horse Arena have been in continuous use for more than a half-century. The presence of these structures in Joaquin Miller Park harkens back to a time when the Oakland hills were more of a wilderness than an urban parkland. In the 1940s and 1950s, more than nine hundred local riders were MHA members. Well-known local figures, including park director William Penn Mott and mayors Frank Mott and Clifford Rishell, participated in club events.

Early history of the MHA clubhouse is not well documented. Prior to 1948, the clubhouse, or a precursor building, may have been a private dwelling. It may or may not originally have been a log cabin.¹

1 Bibliographic reference C-4.

From 1948 through 1960, Oakland Fire Department (OFD) Engine 28 firehouse at 10060 Skyline Boulevard served both the city and the East Bay Regional Park District (EBRPD). After OFD was reorganized in 1960, ranger Dick Peterson and his family made the city-owned cabin their home.² By 1969, the clubhouse had reverted to the MHA, which has leased it ever since. Please refer to Figure 14. For approximately one year, 1999 – 2000, the club relinquished the building for staff offices for the new Chabot Space and Science Center, then under construction.

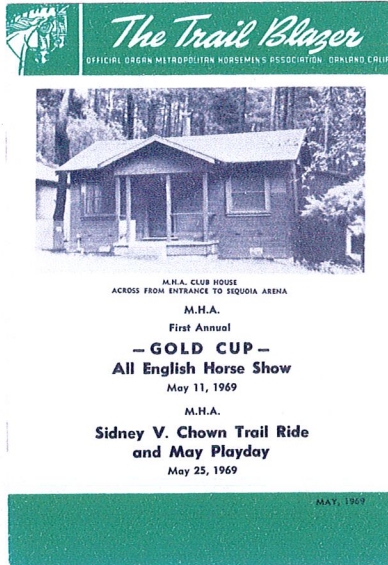


Figure 14: The MHA Clubhouse in 2018 appears very much the same as it was when the club acquired it in 1969.

Construction of the Sequoia Horse Arena began with a gala groundbreaking on March 22, 1948. In those days, the MHA membership numbered more than nine hundred local riders. Please refer to Figure 15. The first documented horse show at the Sequoia Arena was held on June 26 – 27, 1948. Please refer to Figure 16. Around 1970, the arena was expanded, eliminating the perimeter road encircling the arena.



Figure 15: This photo of the Sequoia Arena groundbreaking ceremony appeared in the *Oakland Tribune* on March 22, 1948.

² According to retired ranger Rich Wirkkala and Dave Reingold, who attended CSU Hayward with Peterson.

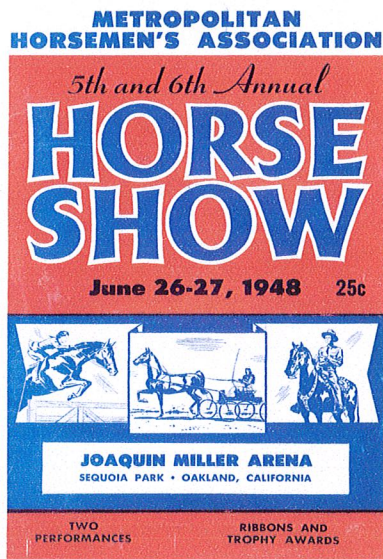


Figure 16: In 1948, Joaquin Miller Park had not yet been consolidated. The “MHA Complex” was located in what was then called Sequoia Park.

The MHA continues to sponsor horse shows and host organized trail rides and other equestrian events. Each year the club welcomes other community groups. One longtime neighbor is the Oakland Radio Community Association, which uses the arena each June for their ham radio field days. Since 2005, the arena has been used by the East Bay Hills Benefit Ride and Hike for horse camping during the last week in August. Youth programs run by members of the Oakland Black Cowboy Association also use the arena.

Unsubstantiated stories passed down within the MHA hold that the present clubhouse building was moved from the site of the Himmelman property at 3731 Redwood Road in the 1950s. Club members speculate that a falling Monterey pine tree might have damaged the firehouse. No clear evidence has come to light that will either confirm or disprove this.

In our effort to shed light on the mystery, we examine information from the *Oakland Tribune*, the *MHA Trail Blazer*, and OFD reports concerning events in the area during the 1950s.

Regardless of whether the MHA clubhouse is the same structure as the original fire station or in the Himmelmans' clubhouse, this iconic landmark deserves recognition, and with a landmark designation, possible access to state funds to maintain it.

For additional background on the social history surrounding the MHA and its significance to all the people of Oakland, see *Oakland's Equestrian Heritage* by Amelia Sue Marshall and Terry L. Tobey (Arcadia Publishing, 2007, ISBN 978-07385-5810-3). See also *East Bay Hills: A Brief History* (The History Press, 2017, ISBN 978-1-4671-3725-6).

Known Facts About the Clubhouse History

According to Oakland Fire Department historian Ed Clausen:

The designation "Engine 28" was originally assigned to a small house and garage, a former Regional Park Station, at 10060 Skyline Blvd., above the entrance to Roberts Regional Park. The station was staffed seasonally to provide fire protection to the heavily wooded hills. Using a War Surplus Dodge Power Wagon, this company was in service from 1948 to 1960.

There was never a "full-sized" fire engine assigned to S28, just a "Tank Wagon", a 4-Wheel Drive Power Wagon with a small water tank, pump and 250' of 1" rubber hose. It was staffed during the summer months with a two-man crew.³

Firemen from Station 28 regularly attended and lent a hand at MHA horse shows at the Sequoia Arena.

In the September 1948 issue of the MHA Trail Blazer, Gus Himmelman and Martin Murray express thanks to the firemen from Engine House 28. Firefighters named are Ted Mabry, Leslie Duniway, Francis Newcomb, Emiel Uhlig, Ormond Smith, and Robert Byrne. Please refer to Figure 17.

"These men were most generous in their courtesies and in lending a hand during the recent Metropolitan show", wrote Himmelman and Murray.⁴

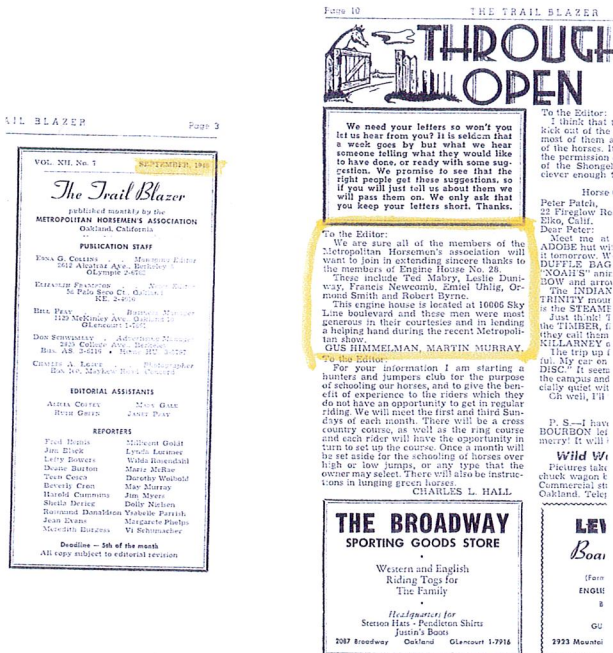


Figure 17: Gus Himmelman and Martin Murray thank the Engine 28 firefighters by name. Club lore holds that the firemen regularly assisted at horse shows.

3 Ed Clausen, correspondence with Amelia Marshall on June 30, 2018.
4 MHA Trail Blazer, September 1948, page 10. Bibliographic reference C-3.

In the late 1960s, ranger Dick Peterson and his family moved out of the cabin, and it reverted to the MHA.⁵

Falling Monterey pines near the MHA Clubhouse were a problem for many years.

In the early, 1980s, a falling tree smashed the garage on the north side of the clubhouse. According to Martin Matarresse, who would later become the Joaquin Miller Park supervisor for the city public works department:

“(My recollection is that) a large Monterey pine tree fell directly on top of the garage which was situated north of the club house demolishing the garage completely in the early 1980's. So many trees fell between MHA and Roberts Park in the 1980's that we (City of Oakland) took advantage of EBRPD's logger⁶ to remove most of the other Monterey pines that were leaning heavily towards Skyline Boulevard at no cost during the summers of 1995-96. Additional Monterey pines were removed when the Chabot Observatory commandeered the clubhouse for its construction team.”⁷

MHA president Jean Horewitz negotiated the donation of a freight container to replace the demolished garage. When the CSSC staff asked to occupy the clubhouse in 1999-2000, they replaced the freight container with one next to the Sequoia Arena.

In 2009, Rebuilding Together Oakland volunteers performed structural pest repairs, rebuilt the deck, replaced fixtures, and painted the clubhouse interior.

Unraveling an Architectural Mystery:

If the Himmelman Clubhouse was moved from Redwood Road to Skyline Boulevard to replace Firehouse 28, *when* could this have occurred? *Why* would this have occurred?

Judi Bank, former MHA president and longtime club member, on July 10, 2018, recalled what she had heard about the clubhouse. The MHA president at the time was Howard Chandler “Chan” Turnley, who had ridden with the United States equestrian team at the Rome Olympics of 1960. Chan told Judi that the clubhouse had been moved in two sections, along with a garage, from the Himmelman property. No living MHA member can recall the events of the early 1950s.

Articles in the *Oakland Tribune* and notices in the *MHA Trail Blazer* document the Himmelman clubhouse as being at 3731 Redwood Road as late as December, 1952.⁸

The same month, a photograph of the Engine 28 firehouse is included in a feature celebrating the OFD firehouses decorated for Yule.⁹ But during the prior holiday season, on December 17, 1951, a photograph is captioned “log cabin Firehouse 28”. Please refer to Figure 18. In this earlier photo, based on the shape of the gables and the placement of windows, it appears that the firehouse could possibly be the same building as today’s MHA Clubhouse. Still, the clubhouse is not a log cabin. Nor did it have log siding in the *MHA Trail Blazer* cover photo of May 1969.¹⁰

5 *MHA Trail Blazer*, May 1969 cover photo. Bibliographic reference C-24.

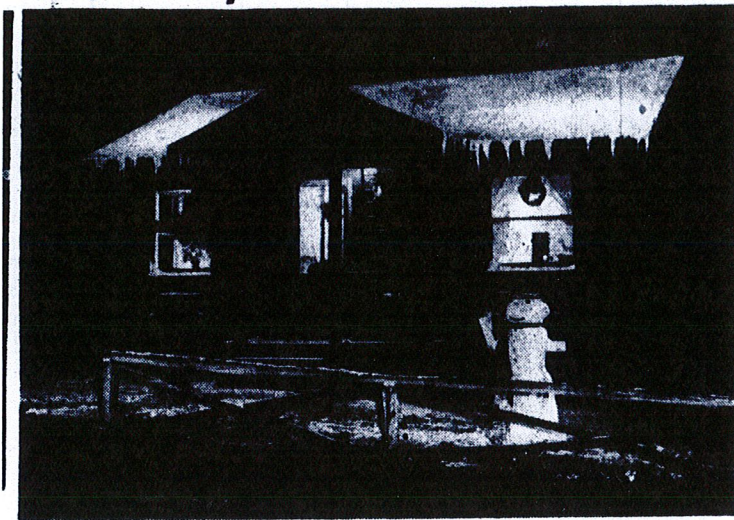
6 Jerry Kent, who was at that time the EBRPD Assistant General Manager for Operations, confirms that the park district lent the city a logging machine at no cost.

7 Martin Matarresse, in correspondence with Amelia Marshall, July 12, 2018.

8 Bibliographic references C-5 and C-6.

9 Bibliographic reference C-8.

10 Bibliographic reference C-4.



The boys are all set for a long winter's nap at log cabin firehouse 28, 10060 Skyline.

Figure 18: This photograph, which appeared in the *Oakland Tribune* December 17, 1951, may be the same MHA Clubhouse that is at 10060 Skyline Boulevard in 2018 – despite the MHA club story about it being moved from the Himmelmans' property.

Why would a cabin be moved from the Himmelman house to 10060 Skyline Boulevard?

In the “Roving Reporter” column of the MHA *The Trail Blazer* December 1954 issue explains why the Himmelmans had to move:

“Lari-ettes:... Most important is the change of Elsa and Gus Himmelman’s address, 4151 Maynard, Oakland. For many, many years, the Lari-ettes, MHA Juniors, and MHA Board of Directors have held meetings at the Himmelman’s Clubhouse, 3731 Redwood Road and when news came that Elsa and Gus had to leave their home because the school department wanted the property for recreational purposes, many of us wondered where we would meet. Leave it to Elsa to have a place for her Juniors to meet – the one stipulation for her new house was a rumpus room “for meetings’.”¹¹

An article in the *Oakland Tribune* on June 15, 1956, describes how community groups lobbied for the city to purchase the Himmelman property, so that the large house could be incorporated into the Redwood Heights Recreation Center.¹²

Thus, the Himmelmans relinquished their house at 3721 Redwood Road to the city in 1953 or 1954. If the clubhouse were moved to Skyline Boulevard the most likely time frame would be between the summer of 1953 and the fall of 1954.

The earliest OFD annual report on file at the Oakland History Room of the Main Library is for 1957. In the OFD annual reports through 1959, and the bound collections of OFD internal memoranda from 1953 to 1960, Station 28 is regularly mentioned, but nowhere is it suggested that the firehouse has been damaged by a falling

11 Bibliographic reference C-10.

12 Bibliographic reference C-14.

tree, or the Himmelman clubhouse had been moved to the site.

City permits show that renovations on the Himmelman house were underway in 1957. However, according to Oakland Cultural Heritage Survey researcher Gail Lombardi, no permit is on file for the Himmelman Clubhouse building having been moved. Could such a record have once existed, from 1953 – 1954, and then been lost?

Could the Oakland firefighters and MHA members have agreed to move the clubhouse without fanfare – or permits – since it would likely be demolished if left *in situ* on Redwood Road, and the firemen could put the building to good use?

The mystery of whether the present MHA Clubhouse building was the original Himmelman's Clubhouse from 3731 Redwood Road remains unsolved.



Figure 19: Gus and Elsa Himmelman receive a service trophy from Conrad Haas in 1960, with the Aahmes Shrine Rangers serving as the honor guard.

MHA Clubhouse Structural Features:

What do the architectural features of the MHA Clubhouse suggest about its history?

A T-shaped stovepipe at the peak of the clubhouse roof rafter demonstrates that at some point in its history, the building had a wood stove. Given that fire department records identify Station 28 as being in a converted dwelling,¹³ it is likely that the fire department was responsible for these renovations:

- Removal of the original wood stove, and installation of a propane-fueled furnace. Disconnected registers for this heating system are in the Trophy Room and Office.
- Installation of the two bathrooms, containing two showers, two toilets, and three wash basins with mirrors.
- Installation of the kitchenette.
- Construction of the meeting room along the east side of the building.

¹³ Bibliographic reference C-14.

It is not clear who constructed the original deck along the east side of the meeting room, thereby reassigning the east side of the clubhouse as the main entrance.

During the time the CSSC staff used the clubhouse, a few upgrades were undertaken. At this time, the partition with a pocket door was built to separate the meeting room from the trophy room. The building electric system was upgraded to a dual circuit with a 100 Ampere service, supplied through an overhead drop above the building northeast corner, with a main breaker switch on the north side of the building.

Conclusion:

The MHA clubhouse is a humble wooden cabin that symbolizes the decades when the Oakland hills were an equestrian paradise. It symbolizes the era when firemen pitched in to help at community horse shows; an era when a family would agree to move out of their house, so that the city can use it for recreation programs; an era when city employees could live in the parks where they worked.

Given the role that the building has played in Oakland history from 1948 to the present day, the MHA Clubhouse deserves to be recognized for its unique role as both a fire station and an equestrian headquarters.

Acknowledgements:

The author would like to thank the following people who have provided information to clarify the history of the MHA Clubhouse and Sequoia Arena:

Judi Bank, Ed Clausen, Jerry Kent, and Martin Matarrese. As always, the wonderful librarians at the Oakland History Room, particularly Martha Bergmann, provided kind support.

The “Oakland History” Facebook forum moderated by Gene Anderson is a wonderful platform for crowdsourcing obscure knowledge and personal experiences. Contributors Rich Wirkkala, Dave Reingold, Denni Medlock, Roxy Miravalle, and Dorothy Londagin provided useful information.

Timeline: History of the Metropolitan Horsemen’s Association (MHA) Clubhouse and Sequoia Horse Arena in Joaquin Miller Park

The following dates illustrate the historic background of the MHA Clubhouse and Sequoia Horse Arena, and how these milestones have been documented:

1910 - Craftsman house 3731 Redwood Road is constructed - from Estimate by OCHS

1928 – General George Otis Cress buys the Mills College riding academy and stables for his daughter Cornelia.

1933 - Earliest date that the Himmelman family lives at 3731 Redwood – from 1933 Polk’s “Oakland, Berkeley, Alameda Directory”

1938 – Cornelia Van Ness Cress founds the Metropolitan Horsemen’s Association with Oakland business people, including Sidney Chown, Gus Himmelman, and various car dealers.

1948 - MHA and city officials conduct a gala groundbreaking ceremony for the Sequoia Arena - from *Oakland Tribune* 3/22/1948.

1948 - Oakland Fire Department operates Station 28 at 10060 Skyline Boulevard. Gus Himmelman thanks the firemen in the *Trail Blazer* for their help at horse shows in the new arena.

1952 - MHA Juniors meet at the Himmelman Clubhouse at 3731 Redwood Road - from *Oakland Tribune* January 27, 1952

1952 - Multiple records show that Oakland Fire Department (OFD) Engine 28 Firehouse is in use at 10060 Skyline Boulevard:

1952 - Photo of the Engine 28 firehouse, decorated for Yule, from the *Oakland Tribune* December 20, 1952.

1953 (spring) - Community groups, including Redwood Heights School PTA, Redwood Heights Improvement Association, High Street Presbyterian Church, Pilgrim Lutheran Church, Temple Beth Abraham, and St. Lawrence O'Toole Church, begin meeting to campaign for the Himmelman house be purchased, so that it could be part of the Redwood Heights Recreation Center.

1953 (fall) - 1954 (summer) - The most likely time frame for the Himmelmans' clubhouse to be moved from 3731 Redwood Road to 10060 Skyline Boulevard, if indeed the MHA internal stories are true.

1954 - Article in the *Trail Blazer* explains that Gus and Elsa Himmelman had to move "because the school department wanted (their property) for recreational purposes." The MHA Juniors are meeting at the Himmelmans' new home, at 4157 Maynard Avenue.

1956 - The remodeled Himmelman house, renamed "Redwood Heights Clubhouse" - is opened to the public on Sunday, June 17, 1956.

1956 - 1960 - Oakland Fire Department annual reports list Engine 28 Firehouse at 10060 Skyline Boulevard. OFD Internal Bulletins from 1953 - 1960 mention Station 28, its equipment, and its assigned personnel, but there is no mention of the clubhouse being moved from Redwood Road for use as a fire station

1957 - City permits are issued for renovations on the Himmelman House at 3731 Redwood Road so that it can be a part of the Redwood Heights Recreation Center. From - city building permit history, per Oakland city historian Gail Lombardi. Construction of Highways 580 and 13 is underway nearby.

1960 - The OFD, in the midst of a major reorganization and the construction of twelve new fire stations, moves out of the Engine 28 firehouse. Park ranger Dick Petersen and his family occupy the former firehouse for several years thereafter, according to Dave Reingold, a classmate of Petersen at California State University at Hayward (now CSU East Bay).

1960 - Gus and Elsa Himmelman are awarded a service trophy by the MHA - from MHA archives.

1965 - Gus Himmelman's obituary appears in the *Oakland Tribune* December 13, 1965.

1968 - Judi Bank moves her horse to Oakland from Pennsylvania. She joins the MHA. Club president Howard Chandler "Chan" Turnley tells Judi that the clubhouse had been moved from Gus Himmelman's house to 10060 Skyline Boulevard in two pieces, along with a garage on the north side.

1969 - The MHA clubhouse appears on the cover of the *Trail Blazer*. It remains in the custody of the club thereafter.

1980s - According to Martin Matarrese, a large Monterey pine falls directly on top of the garage on the north side of the clubhouse, demolishing it completely. Club president Jean Horwitz negotiates the donation of a

freight container; it is placed next to the clubhouse for storage of horse show equipment. Matarrese lives in a trailer next to the Sequoia Arena, beginning in 1982. He would later be promoted to Joaquin Miller Park supervisor. Many non-native trees fell, or leaned over Skyline Boulevard, during the 1980s.

1990s – City public works and EBRPD managers agree to let the city use the park district logging machine to removed most of the other Monterey pines in the vicinity, at no cost to the city.

1999 - The city and the MHA agree to allow the clubhouse to be used for the construction headquarters and temporary staff offices for the new Chabot Space and Science Center, just north of the clubhouse. Improvements to the building include Internet connection and a new electrical service. The freight container is removed, and replaced with a container at the arena. Additional non-native trees are removed with the construction of CSSC.

2000 – The MHA resumes occupation of the clubhouse.

2009 – Volunteer building trades workers from Rebuilding Together Oakland renovate the clubhouse, performing structural pest repairs, installing new carpet and fixtures, and painting.

2018 - MHA celebrates its 70th consecutive year hosting horse shows in the - Sequoia Horse Arena

End of statement of historic significance.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

A. Maps:

1. Alameda County Tax Assessor's Map 29-1201 shows the vicinity of the MHA Clubhouse.
2. *Insurance Maps of Oakland including Dimond and Elmhurst*, Volume 7, Part I; map 798; 1926, with revisions in 1933, by the Sanborn Map Company, New York; shows the Himmelman Property at 3731 Redwood Road with numerous outbuildings, including stables and a water tank.

B. Pertaining to the Sequoia Arena:

1. *Oakland Tribune* March 22 1948, page 16; ground-breaking ceremony for the Sequoia Arena.
2. *The Trail Blazer*, August 1948' "Oakland Mayor Praises M.H.A. And New Arena"; Mayor Joseph Edward Smith wrote: "The Metropolitan Horsemen's Association is to be congratulated as the originators of the arena idea. They inspired the Oakland Park Department to set up plans for a riding ring where horsemen could practice jumping, display show horses, or even present rodeos. Up in Joaquin Miller Park, just a few minutes from the heart of Oakland, and set amid beautiful pines and redwoods, the ideal location was selected by the Park Department. The natural bowl promises much for the future..."
3. *MHA Trail Blazer*: The cover of the September 1964 shows a photo of the newly-installed light poles above the arena. In September 1965, an aerial view of Sequoia Arena is on the cover.

C. Pertaining to the MHA Clubhouse:

1. *Polk's Oakland City Directory*; 1928; shows Frank Himmelman ("drayman") and wife Ena residing at 4321 Fleming.
2. *Polk's Oakland Berkeley Alameda Directory*; 1933; shows Himmelman family members, including Gus and Elsa, residing at 3731 Redwood Road.
3. *The Trail Blazer*, September 1948, page 10; a letter from Gus Himmelman and Martin Murray expresses thanks to the firemen from Engine House 28. Firefighters named are Ted Mabry, Leslie Duniway, Francis Newcomb, Emiel Uhlig, Ormond Smith, and Robert Byrne. "These men were most generous in their courtesies and in lending a hand during the recent Metropolitan show."
4. *Oakland Tribune*, December 17, 1951; photograph of "log cabin fire station 28 at 10060 Skyline Boulevard".
5. *Oakland Tribune*, January 27, 1952; "Equestrians Plan Spring Season" by Robin Orr; page 75. "Their first meeting of the year held just a week ago Saturday at the Himmelman Clubhouse on Redwood Road, the Metropolitan Junior Horsemen have made great strides in planning their activities for 5th the spring season."
6. *Oakland Tribune*, December 3, 1952; a column by Robin Orr mentions that the MHA Juniors will be having an open meeting at "Himmelman's Clubhouse in Redwood Canyon". This places the Himmelman Clubhouse at 3731 Redwood Road in late 1952.
7. *Oakland Tribune*, December 4, 1952; a map of firehouses shows Station 28 on Skyline Boulevard.
8. *Oakland Tribune*, December 20, 1952; "Fire Engines Bring On Yule"; a series of photos of fire stations decorated for the holidays includes the Engine 28 firehouse at 10060 Skyline Boulevard – this appears to not be the same building as the MHA Clubhouse, as photographed in 1969 and as it appears in 2018.
9. *Oakland Fire Department Official Bulletin 1953*; bound collections of OFD internal memoranda are in the reserve collection of the Oakland Main Library. The memos discuss equipment upgrades, personnel assignments, boards of inquiry following fires; lists of injuries to the public and fire personnel; training schedules; charitable campaigns; and letters of commendation.
10. *Oakland Fire Department Official Bulletin 1954*
11. *The Trail Blazer*, December 1954; "The Roving Reporter: Lari-ettes:... 'Most important is the change of Elsa and Gus Himmelman's address, 4151 Maynard, Oakland. For many, many years, the Lari-ettes MHA Juniors, and MHA Board of Directors have held meetings at the Himmelman's Clubhouse, 3731 Redwood Road and when news came that Elsa and Gus had to leave their home because the school department wanted the property for recreational purposes, many of us wondered where we would meet. Leave it to Elsa to have a place for her Juniors to meet – the one stipulation for her new house was a rumpus room "for meetings'."
12. *Oakland Fire Department Official Bulletin 1955*

13. *Oakland Fire Department Official Bulletin 1956*
14. *Oakland Tribune*, June 15, 1956; "Redwood Heights Clubhouse Opened for Inspection Sunday". Describes the acquisition of the Himmelman's house and its rebranding as a community recreation center.
15. *Oakland Fire Department Official Bulletin 1957*
16. *Oakland Fire Department 36th Annual Report*; June 30, 1957; in the table "Department Buildings", Engine company 28 is listed as being in a "converted dwelling" at 10060 Skyline Boulevard.
17. *Oakland Fire Department 37th Annual Report*; June 30, 1958; 30 June 1959; incipient OFD reorganization is discussed.
18. *Oakland Fire Department Official Bulletin 1958*
19. *Oakland Fire Department Official Bulletin 1959*
20. *Oakland Fire Department 38th Annual Report*; June 30, 1959; the upcoming OFD reorganization is discussed; a map of firehouses shows "new construction" at 10060 Skyline Boulevard. This did not occur.
21. *Oakland Tribune*, October 5, 1960; "12 Firehouse Projects to Get Underway". The OFD plan then was to move Station 28 to Skyline and Saddle Brook (later ParkRidge).
22. *Oakland Fire Department Official Bulletin 1960*; Station 28 personnel assignments are included in bulletins for January and April 1960. In the July 1960 bulletin, on page 5, the department states that "New building for Engine 28 is being worked on." Also in July, the announcement is made that Engine 28 has been radio-equipped. In the November bulletin, however, only Engine 27 and Engine 29 are listed in the #7 Chief District. There is no mention of Engine 28 in the "Fire House Progress Report" by Chief Menietti in the November 1960 bulletin.
23. *Oakland Tribune*, December 13, 1965; obituary of August W. "Gus" Himmelman identifies him as a member and past president of the MHA.
24. *The Trail Blazer*, "Official Organ of the Metropolitan Horsemen's Association, Oakland, Calif"; May 1969 issue; the cover photo shows the MHA clubhouse very much as it appears in 2018 "across from the entrance to the Sequoia Arena".
25. *Oakland's Equestrian Heritage* by Amelia Sue Marshall and Terry L. Tobey (Arcadia Publishing, 2007, ISBN 978-07385-5810-3).
26. *East Bay Hills: A Brief History* by Amelia Sue Marhsall (The History Press, 2017, ISBN 978-1-4671-3725-6).

10. GEOGRAPHICAL DATA

A. Land area of property (square feet or acres): **MHA Clubhouse: ~ 800 square feet**
Sequoia Horse Arena -- ~20,735 square feet arena;
surrounded by ~ one acre of parkland

B. UTM References: *[National Register boilerplate, feel free to ignore]*

C. USGS Quadrangle Name: **Oakland East, CA** USGS Quadrangle Scale **7.5', 1":24,000"**

| | | | | | | |
|--------------|------------------|-------------------|----------|---------|----------|-------|
| A 10S | 571832.17 | 4185642.38 | B | _____ | _____ | _____ |
| Zone | Easting | Northing | Zone | Easting | Northing | |
| | 37.815356 N | 122.183890 W | | | | |

C. Verbal boundary description (address):

11. FORM PREPARED BY

Name/Title: **Amelia Sue Marshall / club historian; member of the board of directors**

Organization: **Metropolitan Horsemen's Association** Date: **July 20, 2018**

Street and Number: **3327 Wisconsin Street** Telephone: **(510) 482-9718**

City/Town: **Oakland** State: **CA** Zip Code: **94602** Email amelia.marshall@att.net

DEPARTMENTAL USE ONLY

A. Accepted by: _____ Date: _____

B. Action by Landmarks Preservation Advisory Board

(1) _____ Recommended _____ Not recommended for landmark/S-7/S-20 designation

Date: _____ Resolution number: _____

(2) _____ Designated as Heritage Property Date: _____

C. Action by City Planning Commission

_____ Recommended _____ Not recommended for landmark/S-7 designation

Date: _____

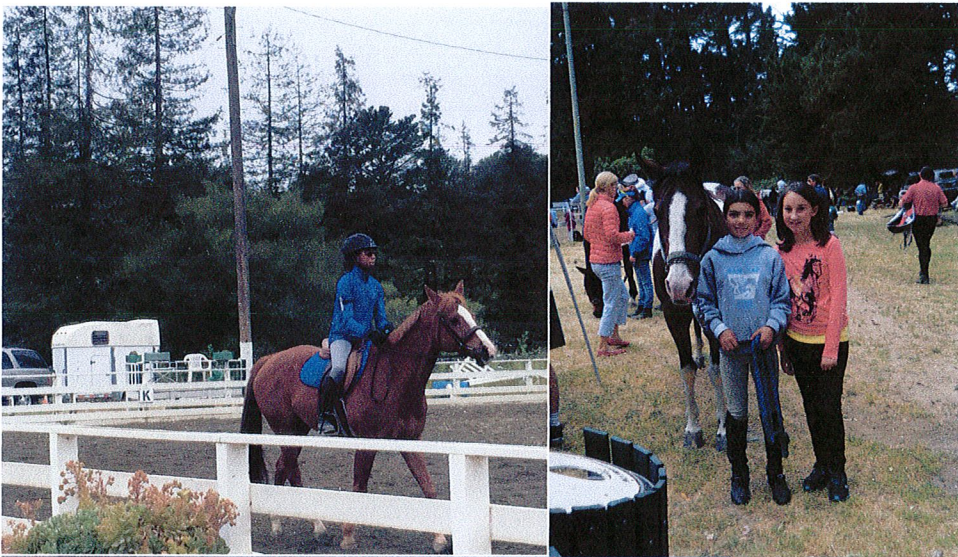
D. Action by City Council

_____ Designated _____ Not Designated

Date: _____ Ordinance No: _____



Since 1938, the Metropolitan Horsemen's Association of Oakland has provided a friendly atmosphere in which Western and English-style riders come together.



Top:
Young riders from the
Redwood Hills Pony Club;

Bottom: Oakland
horsemen Peter Taylor
and Greg Stritzel

Historic Designation for the MHA Clubhouse and Sequoia Arena in Joaquin Miller Park



Presentation
to the city of Oakland
Parks and Recreation Advisory Commission
February 13, 2019

Amelia Sue Marshall,
Club Historian,
Oakland
Metropolitan Horsemen's Association

Metropolitan Horsemen's Association Facilities



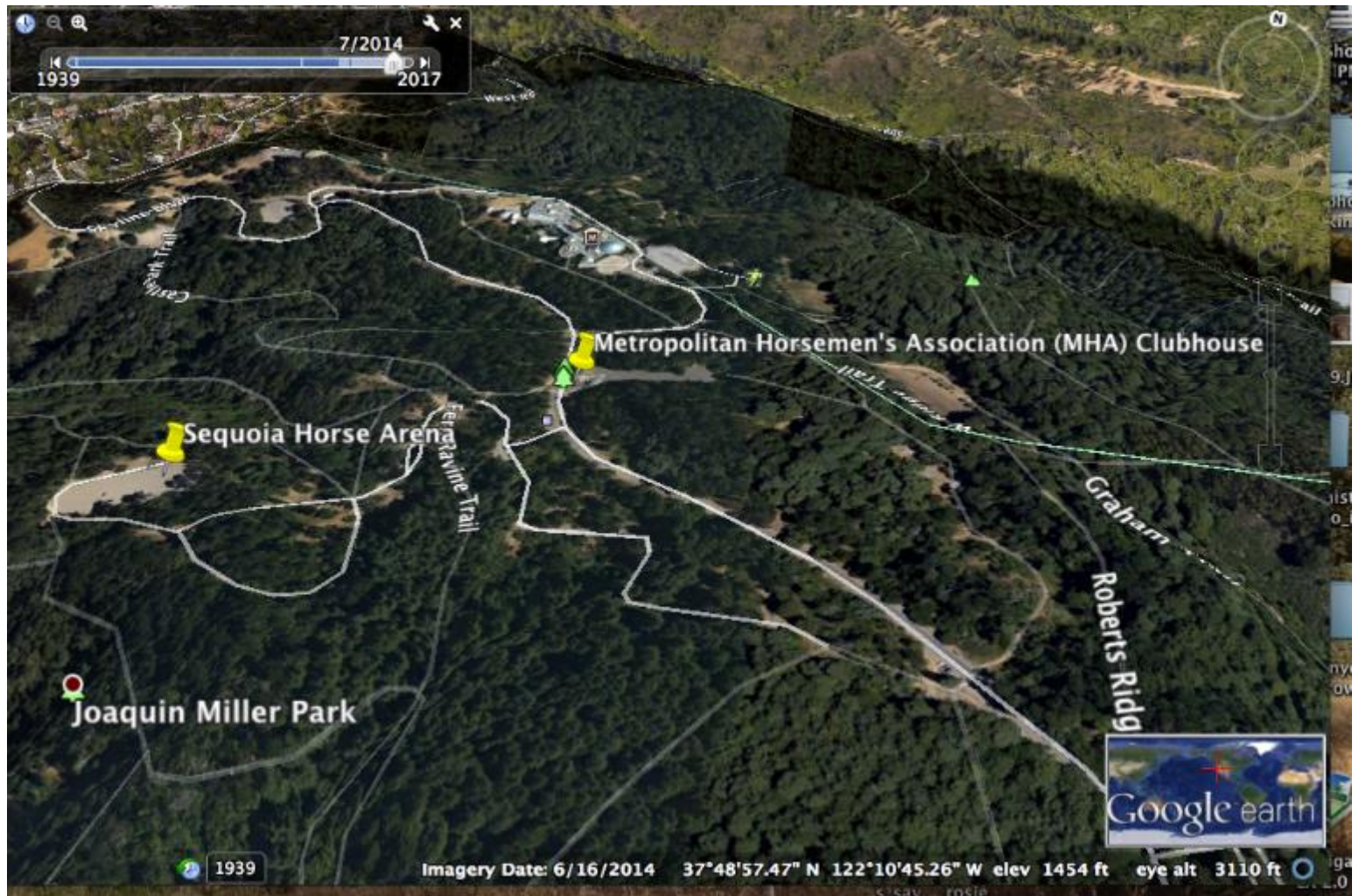
MHA Clubhouse
10060 Skyline Boulevard
Leased from the city since mid-1960s



Sequoia Horse Arena
In Joaquin Miller Park
Leased from the city since 1948

'Heritage Property' Designation for the MHA Clubhouse
and Sequoia Horse Arena, Joaquin Miller Park, Oakland





‘Heritage Property’ Designation for the MHA Clubhouse and Sequoia Horse Arena, Joaquin Miller Park, Oakland



History of the Oakland MHA



Founded in 1938 by
Cornelia Cress, of
Mills College.



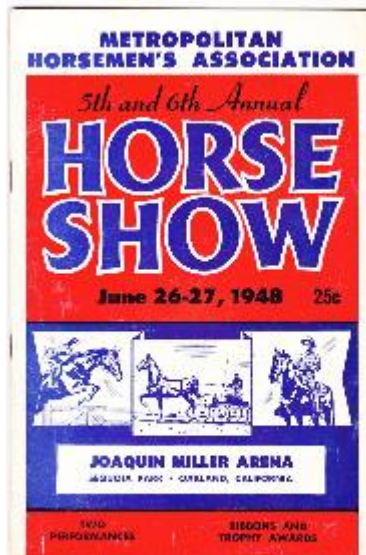
Pete Taylor and Greg Stritzel

The MHA mission is to promote equestrian sports and to bring together the western and English rider communities.





1948



1962



Horse shows every season, free to the public

2018

'Heritage Property' Designation for the MHA Clubhouse and Sequoia Horse Arena, Joaquin Miller Park, Oakland



MHA manages the arena for public use



Ham Radio operators from Oakland Radio Communication Association (ORCA) use the Sequoia Arena for a field day each June.

‘Heritage Property’ Designation for the MHA Clubhouse and Sequoia Horse Arena, Joaquin Miller Park, Oakland



Oakland Police Department Mounted Unit Uses the Arena for Training, Staging for Trail Patrol, and Public Outreach.



'Heritage Property' Designation for the MHA Clubhouse and Sequoia Horse Arena, Joaquin Miller Park, Oakland



Since 2003, MHA has hosted the annual East Bay Hills Benefit Ride and Hike.



Local History writer
Dennis Evanosky



Pistol Annie's
Drill Team,
Livermore

'Heritage Property' Designation for the MHA Clubhouse
and Sequoia Horse Arena, Joaquin Miller Park, Oakland



MHA facilitates horse-oriented experiences for youth through city Department of Parks, Recreation, and Youth Development programs.



Town Camp, August 2018

'Heritage Property' Designation for the MHA Clubhouse and Sequoia Horse Arena, Joaquin Miller Park, Oakland



MHA horse shows provide a relaxed and friendly atmosphere for riders of all ages.



Redwood Hills
Pony Club



Thomas Chu



Logan Bearden

'Heritage Property' Designation for the MHA Clubhouse
and Sequoia Horse Arena, Joaquin Miller Park, Oakland



Partner Organizations



Redwood Hills Pony Club

Oakland City Stables,
Melanie Diamond, operator

Oakland Parks Patrol,
Stan and Gary Dodson



Recurring Challenges in Arena Maintenance



2012



2015

'Heritage Property' Designation for the MHA Clubhouse and Sequoia Horse Arena, Joaquin Miller Park, Oakland



Downed trees are common in Joaquin Miller Park.
MHA thanks the volunteer Park Patrols and the
Department of Public Works for help in removing debris.



Six trees fell in 2017.



Volunteers cleared the access road,
large enough to accommodate a
fire engine.

'Heritage Property' Designation for the MHA Clubhouse
and Sequoia Horse Arena, Joaquin Miller Park, Oakland



Reasons for seeking the “Heritage Property” designation for the MHA Clubhouse and Sequoia Horse Arena:

1. To honor and celebrate the civic contributions of equestrians to Oakland history during the past century.
2. To support the infrastructure that makes equestrian sports, youth programs, and mounted policing possible in Oakland.
3. To elevate the priority of maintaining these facilities, as needed, by the Public Works Department.
4. To make the facilities eligible for public or private funding that may be available to support historic buildings and structures.
5. To provide a home for a possible future museum of Oakland equestrian history.

‘Heritage Property’ Designation for the MHA Clubhouse and Sequoia Horse Arena, Joaquin Miller Park, Oakland



Six Community Organizations Have Written Letters in Support of this Designation as an Oakland Landmark or Heritage Property

- Friends of Joaquin Miller Park
- Friends of Sausal Creek
- Oakland Heritage Alliance
- Oakland Radio Communication Association
- Redwood Hills Pony Club
- Contra Costa Hills Club

OAKLAND HERITAGE

To: Nicholas Williams, Director, City of Oakland Department of Parks and Recreation
 Betty Marvin, Senior Planner, City of Oakland Planning Department
 Peter Birkohe, Chair, Landmarks Preservation Advisory Board
 Oakland City Hall
 250 Frank Ogawa Plaza
 Oakland, CA 94612

Oakland City Officials

The Metropolitan Horsemen's Association (MHA) clubhouse, located at 10900 Skyline Boulevard, and the Sequoia Horse Arena in Joaquin Miller Park are two of the historic treasures of Oakland.

Few local residents can remember a time when the hills of East Oakland were a rural area, with horse meadows, dining, and estates. Yet the MHA has provided a thread of continuity from 1918 to the present, hosting fine horse shows and events for the community, year after year.


The Sequoia Arena has been used for horse shows and community events since it was constructed in May 1918, with enthusiastic support from Mayor Frank McHugh, Councilman Clifford Bissell, and other dignitaries.

The MHA Clubhouse was originally built in the 1940s by the Henderson family at 3711 Redwood Road. In 1966, with the construction of the Warren and MacArthur bridges nearby, Gus Henderson emerged to move the clubhouse to 10900 Skyline Boulevard. It replaced Fire Station 272, which had been destroyed by a falling tree. The fire department retained the clubhouse to the MHA by 1969.

Since then, the clubhouse has been used for the MHA headquarters, except for a period in the late 1990s when it was the construction office for the new Chabot Space and Science Center.

In recognition of their ownership of these unique assets, the Oakland Heritage Alliance presented a Petition for Preservation issued to the MHA in 2016.

We enthusiastically support the campaign to designate the MHA Clubhouse and the Sequoia Arena city landmarks.

Sincerely,

 Tom Dehey, OHA president

448 17th Street, Suite 300, Oakland, CA 94612 | p: 510.231.8118 | o: 510.434.6100 | www.oaklandheritage.org | www.oaklandheritage.org

Friends of Sausal Creek
 PRESERVING NATURE'S PRIDE

June 5, 2018

Peter Birkohe, Chair, Landmarks Preservation Advisory Board
 Betty Marvin, Senior Planner, City of Oakland Planning Department
 Nicholas Williams, Director, City of Oakland Department of Parks and Recreation
 250 Frank Ogawa Plaza
 Oakland, CA 94612


To City Officials:

The Friends of Sausal Creek endorse the initiative by the Metropolitan Horsemen's Association to obtain city landmark designation for the MHA Clubhouse and the Sequoia Arena.


The location of Sausal Creek, near the Hercules Picnic Area, are adjacent to the meadows where horse people stage their rallies during events. The MHA is diligent about caring for the area to ensure wildlife diversity.

Community organizations that have an interest in Joaquin Miller Park have a well-established history of mutual support and advocacy. The contributions of volunteers in managing vegetation, picking up trash, and conducting public programs are important aspects of environmental stewardship and recreation in Oakland.

We would like to see the MHA Clubhouse and Sequoia Arena designated city landmarks. In recognition of the seventy years that the MHA has welcomed the public to horse shows in the Sausal Creek watershed.

With best regards,

 Anna Marie Siskind
 Executive Director

448 17th Street, Suite 300, Oakland, CA 94612 | p: 510.231.8118 | o: 510.434.6100 | www.oaklandheritage.org | www.oaklandheritage.org


Contra Costa Hills Club, P.O. Box 2056, El Cerrito, CA 94512


11 July 2018

Betty Marvin, Senior Planner
 City of Oakland Planning Department
 Peter Birkohe, Chair
 Landmarks Preservation Advisory Board
 Oakland City Hall
 250 Frank Ogawa Plaza
 Oakland, CA 94612


Dear Ms. Marvin and Mr. Birkohe,

I am writing on behalf of the Contra Costa Hills Hiking Club in support of designating the Metropolitan Horsemen's Association Clubhouse and Sequoia Arena at 10900 Skyline Blvd in Oakland, "City Landmark Status". The organization, as well as the Clubhouse, have existed at or near this location for 80 years, saving the needs of thousands of equestrians over the years. The Sequoia Arena horse arena in 1918. The Clubhouse building has provided lodging in several groups in different locations, over the years. First as a general clubhouse, behind the nearby Henderson Home, originally on Redwood Road, in the late 1940s. The Henderson supported MHA by providing meeting space for the MHA ladies and the Lar-otto 400 team in their Clubhouse. About 1976, the Main House and the Clubhouse were released from the site of the coming Frey 580 and 13 freeways. The Clubhouse was moved to the Skyline location and repositioned as a starter tower for Fire Engine 28. It was regarded to include two elevators and three washrooms. When no longer needed by the Fire engine, it was returned to MHA. The Clubhouse continues to provide valuable physical support for the many participants in equestrian activities at Sequoia Arena, as well as meeting space for MHA, and current and historical records storage of 80 years' worth of memorabilia lovingly stored accumulated in the process of teaching and conducting equestrian events. The building is also made available to outside groups on a prorated basis.

The rich history and varied uses of the Clubhouse over the years has been of benefit to many, many residents who frequent Joaquin Miller Park, Robert Park and the many nearby parks of the East Bay Regional Parks. Contra Costa Hills Club, founded in 1920, sponsors two trails a week, including all holidays. Many of our club leaders choose to return to this area to enjoy the trails, some of the same trails used and maintained by MHA. They discuss and discuss any proposals to the preservation of this historic building that might be offered as a result of designation as a city landmark status.

Most Sincerely,

 Carol Ann Melick
 Interim Secretary
 c/o 2229 Skyline Lane
 El Cerrito, CA 94520

Oakland Radio Communications Association • P.O. Box 21305, Oakland, CA 94620-1300



11 July 2018


Peter Birkohe
 Chairman, Landmarks Preservation Advisory Board
 Betty Marvin
 Senior Planner, Planning Department
 Nicholas Williams
 Director, Department of Parks and Recreation
 City of Oakland
 250 Frank Ogawa Plaza
 Oakland, CA 94612

Dear Mr. Birkohe, Ms. Marvin, and Mr. Williams:

We are writing in support of the Metropolitan Horsemen's Association of Oakland's application for the MHA Clubhouse and Sequoia Arena to be designated as historical landmarks.

The Arena represents a unique history that recognizes the role that local equestrians have played in Oakland over the past 80 years. The MHA, founded in 1938, has been around longer than other equestrian organizations. The history of Joaquin Miller Park is intertwined with the history of the MHA Clubhouse and Sequoia Arena. These facts make the Arena a jewel.

The Oakland Radio Communications Association (ORCA) has had a long-standing collaborative relationship with the MHA. We have used the arena for our public service and emergency preparedness exercise called Field Day for 18 of the last 23 years (2000-2001, and 2003-2016). This event allows us to explore a variety of radio bands and modes to communicate with similar setups around the country, and exposes area hikers to this very important component of emergency communications. The MHA's sponsorship of our event allows us to set-up camp in the Arena in a beautiful setting, taking full advantage of the 24 hour period for our "Field Day" in comfort. Additionally, the Arena offers a very favorable and spacious place for our radio activities (the envy of other clubs).



PO Box 11112, Oakland CA 94611 www.sfgov.org

To: Peter Birkohe, Chair, Landmarks Preservation Advisory Board,
 Betty Marvin, Senior Planner, City of Oakland Planning Department,
 and, Nicholas Williams, Director, City of Oakland Department of Parks, Recreation and Youth Development.

As Chair of the Friends of Joaquin Miller Park Board, I am writing in enthusiastic support of the application by The Metropolitan Horsemen's Association of Oakland to the City Landmarks Preservation Advisory Board for the MHA Clubhouse and Sequoia Arena to be designated as historical landmarks.

This issue was discussed by the FOLMP Board at our most recent meeting, and enthusiastic support was approved.

Thank you all in advance for your thoughtful consideration of this application from The Metropolitan Horsemen's Association of Oakland.

With the very best regards, Sue Piper Duckles
 Chair, Friends of Joaquin Miller Park Board
 sducks03@gmail.com

Redwood Hills Pony Club
 Skyline Ranch
 5750 Redwood Road
 Oakland CA 94619

To:

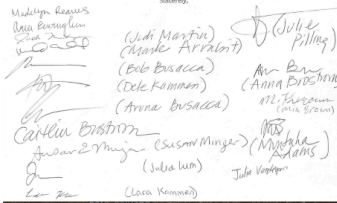
Peter Birkohe, Chair, Landmarks Preservation Advisory Board
 Betty Marvin, Senior Planner, City of Oakland Planning Department
 Nicholas Williams, Director, City of Oakland Department of Parks and Recreation
 250 Frank Ogawa Plaza
 Oakland CA 94612

Dear City Officials:

We riders from the Redwood Hills Pony Club and Skyline Ranch support the Metropolitan Horsemen's Association in their campaign to obtain a city landmark designation for the MHA Clubhouse and the Sequoia Horse Arena.

Our club has participated in neighborhood horse shows at the Sequoia Arena since Skyline Ranch acquired as a First Tier Regional Parks concession in 1997. We appreciate the support that MHA provides to junior riders.

Sincerely,



'Heritage Property' Designation for the MHA Clubhouse and Sequoia Horse Arena, Joaquin Miller Park, Oakland





**CITY OF OAKLAND
Oakland Parks, Recreation & Youth Development**

TO: Chair, Parks and Recreation Advisory Commission
FROM: Gail McMillon, Parks, Recreation & Youth Development
DATE: January 22, 2019
SUBJECT: INFORMATIONAL REPORT ON LANDMARK DESIGNATION FOR THE METROPOLITAN HORESMEN'S ASSOICATION CLUBHOUSE AND SEQUOIA HORSE ARENA

SUMMARY

Staff requests that the Parks and Recreation Advisory Commission accept an informational report regarding the Metropolitan Horsemen's Association (MHA) application with the Landmarks Preservation Advisory Board for Landmark Designation at the Clubhouse located at 10060 Skyline Boulevard and Sequoia Arena located within Joaquin Miller Park.

FISCAL IMPACT

This is an informational report only with no fiscal impacts included.

BACKGROUND / LEGISLATIVE HISTORY

The Metropolitan Horsemen's Association have leased the Sequoia Arena in Joaquin Miller Park from the City since 1948 and the MHA Clubhouse, located at 10060 Skyline Boulevard since the 1960's. Amelia Marshall, MHA Historian, applied for Landmark Designation with the City's Landmarks Preservation Advisory Board (LPAB) for the Clubhouse and Sequoia Arena in hopes to achieve the following:

- Honor and celebrate the civic contributions of equestrians to Oakland history during the past century.
- Support the infrastructure that makes equestrian sports, youth programs, and mounted policing possible in Oakland.
- Make the facilities eligible for public or private funding that may be available to support historic buildings and structures.
- Work with the Public Works Department to prioritize maintenance issues.
- Provide a home for a possible future museum of Oakland equestrian history.

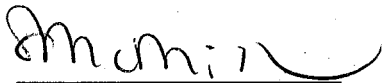
Ms. Marshall met with Betty Marvin, Historic Preservation Planner in the Planning and Building Department, regarding landmark status for the sites. Ms. Marvin and the LPAB chair believe that Heritage Property designation is appropriate for the locations. Heritage Property can be considered a less exclusive form of Landmark designation, with less extensive regulations and incentives.

Parks, Recreation & Youth Development is supportive of MHA's activities at the Clubhouse and Sequoia Arena and does not object to the application submitted to the LPAB for Heritage Property designation.

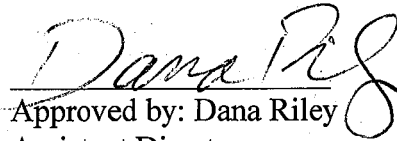
RECOMMENDATION

Staff recommends that the Parks and Recreation Advisory Commission receive and file the informational report in support of MHA's application with the Landmarks Preservation Advisory Board for Heritage Property designation for the Clubhouse located at 10060 Skyline Boulevard and Sequoia Arena located within Joaquin Miller Park.

Respectfully submitted,



Prepared by: Gail McMillon
Office Manager



Approved by: Dana Riley
Assistant Director

ATTACHMENTS: Exhibit A – *Metropolitan Horsemen's Association Historical Information*



PARKS AND RECREATION ADVISORY COMMISSION - PRAC

Wednesday, February 13, 2019

Lakeside Park Garden Center – 666 Bellevue Avenue – 4:30pm

Meeting Minutes

1. CALL TO ORDER:

The Parks and Recreation Advisory Commission meeting was held on the above date and convened at 4:36 P.M.

2. ROLL CALL:

AIKENS, COLE, CORBIN, HA, HOWZE, KADERA-REDMOND, MOORE, NORMAN, REILLY, TORRES, WOLFSON

Present: 9 - Dwayne Aikens, Amy Cole, C.NE. Corbin, Ethel Howze, Mandolin Kadera-Redmond, Peter Moore, Christopher Norman, Coire Reilly and Evelyn Torres

Excused: 2 - Jinhee Ha and Emilie Wolfson

3. DISPOSITON OF MINUTES:

A. January 26, 2019 Special Meeting Draft Minutes

Motion: Commissioner Corbin entertained a motion to recommend approval of the January 26, 2019 minutes. **Moved by:** Commissioner Reilly. **Second by:** Commissioner Howze. **Motion:** Passed.

Yes: 7 Aikens, Cole, Corbin, Howze, Kadera-Redmond, Reilly and Torres

Abstained: 2 Moore and Norman

Excused: 2 Ha and Wolfson

4. MODIFICATIONS TO THE AGENDA:

None

5. OPEN FORUM:

There were two speakers on this item.

6. CONSENT NEW BUSINESS:

A. REQUEST FROM THE NATIONAL MULTIPLE SCLEROSIS SOCIETY FOR PERMISSION TO COLLECT ON-SITE DONATIONS AND PLEDGES FOR THE 7th ANNUAL MS WALK EAST BAY 2019 AT LAKESIDE PARK (BANDSTAND) ON FRIDAY, APRIL 26, 2018 (SET-UP), 2:00PM–6:00PM & SATURDAY, APRIL 27, 2018, 6:00AM-12:00PM.

- B. REQUEST APPROVAL TO ALLOW SMALL PRESS DISTRIBUTION (SPD) PERMISSION TO COLLECT FUNDS ONSITE FOR A SMALL RAFFLE AT THE BATTLE OF THE BRAINS: PUB QUIZ TO SUPPORT SMALL PRESS DISTRIBUTION AT THE LAKE MERRITT SAILBOAT HOUSE ON MONDAY, APRIL 29, 2019, FROM 7:00PM-10:30PM.**
- C. REQUEST APPROVAL TO ALLOW THE CRISIS SUPPORT SERVICES PERMISSION TO COLLECT ONSITE REGISTRATIONS AND DONATIONS FROM SUPPORTERS AT THEIR 6TH ANNUAL 5K HEALING HEARTS WALK/RUN FOR SUICIDE PREVENTION TO BE HELD AT LAKESIDE PARK (BANDSTAND) ON SATURDAY, MAY 4, 2019, 10:00AM -11:30AM.**
- D. REQUEST APPROVAL TO ALLOW THE NATIVE AMERICAN HEALTH CENTER (NAHC) PERMISSION TO COLLECT ON-SITE REGISTRATION FEES AT THE 17TH ANNUAL RUNNING IS MY HIGH 5K AND 10K FUN RUN/WALK AT LAKESIDE PARK (FAIRYLAND AREA) ON SATURDAY, MARCH 16, 2019, 8:00AM-1:00PM.**
- E. REQUEST APPROVAL TO ALLOW CENTER FOR EARLY INTERVENTION ON DEAFNESS (CEID) PERMISSION TO COLLECT ON-SITE REGISTRATION FEES AND THE SALES OF RAFFLE TICKETS AT THEIR ANNUAL WALK-A-THON TO BE HELD AT LAKESIDE PARK (FAIRYLAND AREA) ON SATURDAY, APRIL 27, 2019, FROM 10:30AM-1:30PM.**
- F. REQUEST APPROVAL TO ALLOW THE SPANISH SPEAKING CITIZEN'S FOUNDATION PERMISSION TO COLLECT REGISTRATION FEES ONSITE AT THEIR 5K WALK/RUN AT THE LAKE MERRITT BLVD. AMPHITHEATRE ON SATURDAY, MAY 5, 2019, FROM 9:00AM-11:00AM.**

Motion: Commissioner Corbin entertained a motion to pass Item 6 - Consent New Business. **Moved by:** Commissioner Reilly. **Second by:** Commissioner Kadera-Redmond. **Motion:** Passed.

Yes: 9 Aikens, Corbin, Howze, Kadera-Redmond, Moore, Norman, Reilly and Torres
 Abstained: 1 Cole
 Excused: 2 Ha and Wolfson

Note: Commissioner Cole declared a conflict of interest regarding Item 6C and abstained from the vote on Item 6.

7. NEW BUSINESS:

A. REQUEST APPROVAL TO ALLOW BAY VENTURES LLC. PERMISSION TO COLLECT FUNDS ONSITE THROUGH VENDOR SALES OF FOOD, BEVERAGES, MERCHANDISE AND ARTISAN SALES AT LAKE FEST TO BE HELD AT LAKE MERRITT (LAKE MERRITT SAILBOAT HOUSE & PARKING LOT) ON SATURDAY, JUNE 22, 2019, 11:00AM-7:00PM.

The Parks and Recreation Advisory Commission reviewed the staff report presented by Zermaine Thomas from Oakland Parks, Recreation and Youth Development.

Trevelon Adnanadus, owner of Bay Ventures LLC., and Daniel Swafford, Executive Director of Montclair Village Association and Laurel District Association, requested approval for the exchange of cash for food, alcoholic and nonalcoholic beverages, and artisan merchandise at their Lake Fest free family-friendly event on Saturday, June 22, 2019 at the Lake Merritt Sailboat House and parking lot.

Shaded seating areas and water will be provided to the public. The event organizers will also consider providing cooling stations.

Approval from the Parks and Recreation Advisory Commission is required per O.M.C. section 12.64.080.

Motion: Commissioner Corbin entertained a motion to recommend approval of the June 22, 2019 Lake Fest event as requested. **Moved by:** Commissioner Howze. **Second by:** Commissioner Reilly. **Motion:** Passed.

Yes: 9 Aikens, Cole, Corbin, Howze, Kadera-Redmond, Moore, Norman, Reilly and Torres

Excused: 2 Ha and Wolfson

B. INFORMATIONAL REPORT ON LANDMARK DESIGNATION FOR THE METROPOLITAN HORESMEN'S ASSOICATION CLUBHOUSE AND SEQUOIA HORSE ARENA.

Gail McMillon from Oakland Parks, Recreation and Youth Development presented an informational report concerning the Metropolitan Horsemen's Association's (MHA) application to the Landmarks Preservation Advisory Board - LPAB for Heritage Property status for the Clubhouse located at 10060 Skyline Boulevard and the Sequoia Arena located within Joaquin Miller Park.

Some of the equestrian training offered by the MHA include western and English saddle styles, jumping and dressage. The Redwood Hills Pony Club and City Stables are among the groups that participate in the MHA programs.

The MHA applied for the Landmark Designation with the LPAB to support the possibility of receiving public or private funding needed to help preserve the historic buildings and prepare for a future museum of Oakland equestrians history; to support equestrian sports, youth programs and mounted policing in Oakland and to work in collaboration with Oakland Public Work to prioritize maintenance concerns.

Motion: Commissioner Corbin entertained a motion to recommend approval of the staff request to receive and file the informational report in support of the Metropolitan Horsemen's Association's application with the Landmarks Preservation Advisory Board for Heritage Property designation for the Clubhouse and Sequoia Horse Arena so described. **Moved by:** Commissioner Cole. **Second by:** Commissioner Aikens. **Motion:** Passed.

Yes: 9 Aikens, Cole, Corbin, Howze, Kadera-Redmond, Moore, Norman, Reilly and Torres

Excused: 2 Ha and Wolfson

C. REQUEST FOR THE PARKS AND RECREATION ADVISORY COMMISSION TO PROVIDE COMMENTS ON PRELIMINARY DRAFT DOWNTOWN OAKLAND SPECIFIC PLAN.

The Parks and Recreation Advisory Commission reviewed the staff report presented by Joanna Winter from the Planning and Building – Strategic Planning Division.

Staff presented a Power Point overview of the Draft Downtown Oakland Specific Plan (DOSP) and received the following comments from the PRAC.

- Community benefits should include, restroom facilities, mixed use outdoor accommodations for children, ADA needs and dogs.
- Create pathways for better access to the waterfront.
- Consider graffiti-friendly tag zones.
- Explore bathroom accommodations for the homeless including bathing and clothing exchange stations.
- Provide equal access signage representation throughout the development.
- Specify the number of housing units and explore considerations for individuals that fall below the standard financial eligibility requirements and are unable to compete for affordable housing.
- Explore attracting national retailers while preserving locally owned small businesses.
- Attain new parks – review/change policies to include community benefits.
- Implement a community oversight evaluation process which measures the success of the DOSP.
- Chinatown, Lincoln Square should be included in the DOSP.

- Explore ways to include existing Oakland Parks and Recreation spaces
- Produce the DOSP Power Point presentation in graphic colors to differentiate all areas including Chinatown.

Meetings and consultations have been held with other department staff and directors regarding the DOSP and will continue to do so as the project enters the implementation phase.

Additionally, community outreach has been multifaceted including online engagement, public noticing, flyers postings at work centers, tabling at community events and hosting stake holder and community group meetings.

For more information go to: <https://www.oaklandca.gov/topics/downtown-oakland-specific-plan>

Motion: Commissioner Corbin entertained a motion to recommend approval of the staff request to provide comments on the recommendations contained in the Preliminary Draft to advise development of the Draft Plan. **Moved by:** Commissioner Kadera-Redmond. **Second by:** Commissioner Aikens. **Motion:** Passed.

Yes: 9 Aikens, Cole, Corbin, Howze, Kadera-Redmond, Moore, Norman, Reilly and Torres

Excused: 2 Ha and Wolfson

D. INFORMATIONAL REPORT: LAKE MERRITT HERON ROOKERY RELOCATION UPDATE.

The Parks and Recreation Advisory Commission reviewed the staff report presented by Terri Fashing, Watershed Program Specialist, Oakland Public Works.

Staff informed the PRAC that initial efforts to attract herons to new rookery sites around Lake Merritt was not successful due to nesting opportunities in the downtown area.

In 2018, Decoy nests, decoy birds and audio broadcast radios were installed to support efforts to attract the birds to the targeted areas for nesting. The Oakland Public Works Tree Division and other stake holder groups have supported the heron attraction plan for 2019 by thinning targeted trees in the downtown area and near the historic rookery in hope of directing the herons to sites prepared for their relocation around Lake Merritt.

Commissioner Corbin informed the body that local students are making plans to have the night heron recognized as the City of Oakland's official bird.

For more information visit: www.goldengateaudubon.org - #OaklandHérons

Motion: Commissioner Corbin entertained a motion to receive and file the informational Report for the Lake Merritt Heron Rookery Relocation Update. **Moved by:** Commissioner Torres. **Second by:** Commissioner Cole. **Motion:** Passed.

Yes: 9 Aikens, Cole, Corbin, Howze, Kadera-Redmond, Moore, Norman, Reilly and Torres

Excused: 2 Ha and Wolfson

E. REQUEST FOR THE PARKS AND RECREATION ADVISORY COMMISSION TO RECOMMEND APPROVAL OF THE HOLLY MINI PARK RENOVATION GIFT-IN-PLACE PROJECT.

The Parks and Recreation Advisory Commission reviewed the staff report presented by Ha Nguyen, Capital Improvement Project Coordinator, Oakland Public Works.

The collaborative membership of the Oakland Safety Impact Table hosted a series of listing sessions with residents of East Oakland to learn of their concerns and priorities. To address the repeated comments regarding the lack of safe public spaces, the Impact Table selected Holly Mini Park for renovation and as one of its violence prevention strategies.

Construction and renovation of the 15,000- square park located at 9830 Holly Street is expected to take one (1) month commencing in May 2019. In March, Oakland City Council will be asked to approve a gift-in-place of \$300,000 from the Oakland Parks and Recreation Foundation. To date, a total of \$150,000 has been raised for the \$600,000 project. Organizers have identified other possible funding sources.

Motion: Commissioner Corbin entertained a motion to recommend approval of the Holly Mini Park renovation gift-in-place project. **Moved by:** Commissioner Cole. **Second by:** Commissioner Howze. **Motion:** Passed.

Yes: 9 Aikens, Cole, Corbin, Howze, Kadera-Redmond, Moore, Norman, Reilly and Torres

Excused: 2 Ha and Wolfson

8. PLANNING AND CONDITIONAL USE PERMITS:

None

9. COMMITTEE AND/OR ADVISORY COUNCIL UPDATES:

- Commissioner Corbin:
 - Met Mosswood's new program director, Kola Thomas. Outstanding issues at Mosswood Park include lighting on the basketball court. Will have discussions regarding a Homeless Ambassadors Program.
 - Want to consider a workshop addressing ways and opportunities to show up on behalf of OPRYD.
- Commissioner Reilly:
 - Community members are having discussions about forming a Recreation Advisory Council ((RAC) for the Rotary Nature Center.
- Commissioner Aikens:
 - Arroyo does not have a solid Recreation Advisory Council ((RAC).

10. ANNOUNCEMENTS AND COMMUNICATIONS:

- Commissioner Kadera-Redmond, former PRAC Chair
 - Announced the end term and requested plans be implemented to seat a new member.
 - The Oakland Parks and Recreation Foundation invited Commissioner Kadera-Redmond to join its Board of Directors. The Commissioner confirmed participation in the board meetings in her former capacity as the PRAC Chair carried no voting rights.
- Commissioner Cole:
 - Homework – Review the PRAC Ordinance for possible changes.

11. DIRECTOR'S REPORT:

Director Williams provided the following update:

- OPRYD is preparing for the 2019 Town Camp summer program. All 2018 sponsors have recommitted their support for the upcoming season. A 3-day camping trip to Feather River Camp has been added to the list of activities. Parents will have the option of sending their children on one of two excursions.
- OPRYD is applying for two (2) CDBG grants due by June.
- A meeting with Oakland Public Works confirmed the cost to repair the pool at de Fremery to be \$175,000.
- The National Recreation and Parks Association 2019 Conference will be held in Baltimore, MD from September 24th – 26th. All members of the PRAC were encouraged to attend.

12. CONTINUATION OF OPEN FORUM:

13. ADJOURNMENT: 7:25 P.M.

Respectfully submitted,

/s/

J. Nicholas Williams
Secretary



Diane L. Boyd
Recording Secretary

Next Meeting:

Wednesday, March 13, 2019

Lakeside Park Garden Center

666 Bellevue Ave, Oakland, CA

This meeting location is wheelchair accessible. To request disability-related accommodations or to request an ASL, Cantonese, Mandarin or Spanish interpreter, please email dboyd@oaklandnet.com or call (510) 238-7532 or TDD/TTY (510) 238-3254 at least five working days before the meeting. Please refrain from wearing scented products to this meeting as a courtesy to attendees with chemical sensitivities.

Esta reunión es accesible para sillas de ruedas. Si desea solicitar adaptaciones relacionadas con discapacidades, o para pedir un intérprete de en español, Cantonese, Mandarín o de lenguaje de señas (ASL) por favor envíe un correo electrónico a dboyd@oaklandnet.com o llame al (510) 238-7532 o (510) 238-3254 por lo menos cinco días hábiles antes de la reunión. Se le pide de favor que no use perfumes a esta reunión como cortesía para los que tienen sensibilidad a los productos químicos. Gracias.

會場有適合輪椅出入設施。需要殘障輔助設施, 手語, 西班牙語, 粵語或國語翻譯服務, 請在會議前五個工作天電郵 dboyd@oaklandnet.com 或致電 (510) 238-7532 或 (510) 238-3254 TDD/TTY。請避免塗搽香氛產品, 參加者可能對化學成分敏感。

Marvin, Betty

From: amelia marshall <amelia.marshall33@gmail.com>
Sent: Monday, April 15, 2019 8:24 PM
To: Marvin, Betty
Cc: McMillon, Gail; Su, Jinnhua; Nguyen, Thang; Riley, Dana; Arnold, Jonathan; Vollmann, Peterson; Reese, Anthony
Subject: Re: MHA Landmark Designation/Owner Consent

Follow Up Flag: Follow up
Flag Status: Flagged

Hello everyone, in various city departments -

It would appear that we are on track for the Heritage Property designation for the MHA Clubhouse and Sequoia Horse Arena in Joaquin Miller Park.

At the time we submitted our application to the city in August 2018 for Heritage Property status, we also completed the city form for a Notice of Intent. We assume that these documents will be satisfactory for administrative purposes.

Please advise us if any further work is needed by the Metropolitan Horsemen's Association, Oakland. As a reminder, our community organization has leased these facilities from the city since 1948.

Thank you.

Amelia S, Marshall, historian
Metropolitan Horsemen's Association, Oakland

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On Apr 15, 2019, at 5:43 PM, Marvin, Betty wrote:

Gail has provided a very clear description of the process below. In the absence of a clear answer to the question below, I suppose we could generically address the Notice of Intent to the City of Oakland, attn. PRYD, Real Estate, and City Administrator, and see what happens.

For the May 13 Landmarks Board meeting I would have to have the agenda blurb ready by the end of this week. Is everyone ready to go?

Betty Marvin, *Historic Preservation Planner | Oakland Cultural Heritage Survey | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa Plaza, Suite 3315 | Oakland, CA 94612 | Phone: (510) 238-6879 | Fax: (510) 238-6538 | Email: bm Marvin@oaklandca.gov | Website: www.oaklandca.gov/services/planning-and-building-index/planning-and-zoning, www.oaklandnet.com/historicpreservation*

From: McMillon, Gail
Sent: Monday, February 25, 2019 4:04 PM
To: Su, Jinnhua <JSu@oaklandca.gov>; Reese, Anthony <AREese@oaklandca.gov>

Cc: Nguyen, Thang <TNguyen@oaklandca.gov>; Marvin, Betty <BMarvin@oaklandca.gov>; Riley, Dana <DRiley@oaklandca.gov>

Subject: RE: MHA Landmark Designation/Owner Consent

Hello Jinnhua,

Since the last email below from October 9, 2018, the Metropolitan Horsemen's Association's (MHA) Historian, Amelia Marshall met with Betty Marvin, Historic Preservation Planner in the Planning and Building Department regarding the designation of the Clubhouse, 10060 Skyline Boulevard and Sequoia Arena located within Joaquin Miller Park. Ms. Marvin and the Landmark Preservation Advisory Board (LPAB) Chair believe that Heritage Property designation is appropriate for the locations.

An Informational Report was presented to the Parks and Recreation Advisory Commission on February 13, 2019 regarding the MHA application for Landmark Designation. The PRAC and Parks, Recreation & Youth Development (OPRYD) are supportive of Amelia Marshall's request for designation of the sites. The request **will move forward to the LPAB in May 2019 as a Notice of Intent** which is a preliminary application that the LPAB reviews for eligibility at a publicly noticed meeting. If the Board considers the property eligible for designation, the Notice is used to notify the property owner and request the owner's comments before the Board considers (or decides not to consider) the full application. Please confirm **which Department has the authority to give owner consent** when it goes before the LPAB, the Real Estate Division or Parks, Recreation & Youth Development. The owner would provide written support of the application and attend the LPAB meeting to address concerns, opinions etc., with the applicant, MHA, LPAB members, other various City agencies and the public.

If you have any questions, please call or email me. Betty Marvin is copied on this email and can answer any questions regarding the LPAB meeting.

Thank you,

Gail McMillon
Oakland Parks, Recreation & Youth Development
250 Frank H. Ogawa Plaza, Suite 3330
Oakland California 94612
510.238.3186

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From: Su, Jinnhua

Sent: Tuesday, October 09, 2018 2:44 PM

To: Riley, Dana <DRiley@oaklandca.gov>; Reese, Anthony <AReese@oaklandca.gov>

Cc: McMillon, Gail <GMcmillon@oaklandca.gov>; Nguyen, Thang <TNguyen@oaklandca.gov>

Subject: RE: ACTION: Draft Letter-Director Response for MHA Landmark Designation

Dana,

If the question is whether a designation should be pursued, I have no objections or opinion as to this issue. If the question is whether heritage designation or landmark designation should be pursued, I would need more information to give an opinion on this. If anyone copied on this email has any opinions, pls reply. If you like, I can fwd to Public Works for their opinion.

Jinnhua Su, Real Estate Agent
City of Oakland
250 Frank Ogawa Plaza, #4314
Oakland, CA 94612
510-238-6362 office
jsu@oaklandca.gov

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From: Riley, Dana
Sent: Tuesday, October 09, 2018 1:25 PM
To: Su, Jinnhua <JSu@oaklandca.gov>; Reese, Anthony <AREese@oaklandca.gov>
Cc: McMillon, Gail <GMcmillon@oaklandca.gov>
Subject: RE: ACTION: Draft Letter-Director Response for MHA Landmark Designation

This organization is asking for a letter of support to apply for Landmark designation. They have a license to use the city property. Please see below request from OPRYD Directors office. I believe the Director is simply looking for any future negative impacts the designation may have. If this is something Real Estate doesn't have an opinion on or outside of your jurisdiction, please reply as such. Your prompt reply is appreciated.

Thank you,
Dana

Dana Riley
Assistant Director
Oakland Parks, Recreation & Youth Development
250 Frank H. Ogawa Plaza, Suite 3330
Oakland, CA 94612
510.238.6495
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From: Riley, Dana
Sent: Friday, September 21, 2018 1:48 PM
To: Su, Jinnhua <JSu@oaklandca.gov>
Cc: McMillon, Gail <GMcmillon@oaklandca.gov>
Subject: RE: ACTION: Draft Letter-Director Response for MHA Landmark Designation

Please see below and attached. Does Real Estate have an opinion or any input to share?

Thank you,
Dana

Dana Riley
Assistant Director
Oakland Parks, Recreation & Youth Development
250 Frank H. Ogawa Plaza, Suite 3330
Oakland, CA 94612
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From: Boyd, Diane
Sent: Friday, September 21, 2018 1:38 PM
To: McMillon, Gail <GMcmillon@oaklandca.gov>; Riley, Dana <DRiley@oaklandca.gov>
Cc: Williams, Nicholas <JNWilliams@oaklandca.gov>; Boyd, Diane <DBoyd@oaklandca.gov>
Subject: RE: ACTION: Draft Letter-Director Response for MHA Landmark Designation

Hi Gail and Dana,

Nicholas is not prepared to sign off on the letter. He wants you to get an opinion from Real Estate.
Thanks,
db

Diane L. Boyd
Executive Assistant to J. Nicholas Williams, Director
City of - Oakland Parks, Recreation & Youth Development (OPRYD)
250 Frank H. Ogawa Plaza, Suite 3330
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From: McMillon, Gail
Sent: Friday, August 10, 2018 2:23 PM
To: Williams, Nicholas <JNWilliams@oaklandca.gov>
Cc: Riley, Dana <DRiley@oaklandca.gov>; Boyd, Diane <DBoyd@oaklandca.gov>
Subject: ACTION: Draft Letter-Director Response for MHA Landmark Designation

Hello Nicholas,

Dana and I met about the Metropolitan Horsemen's Association's (MHA) request for your support on MHA's application to the Landmark Preservation Advisory Board for the Clubhouse on Skyline Blvd. and Sequoia Arena within Joaquin Miller Park as designated landmarks. Attached is a draft letter for your review and consideration regarding their request to meet with you.

Dana spoke with Betty Marvin, Planner in the Records Department of Planning and Building and Liaison to the Landmarks Preservation Advisory Board, about MHA's landmark request of the site. There are two types of designation, Landmark/Heritage. Heritage designation is approved at the Landmark Board Meeting. Landmark designation requires City Council authorization. The Landmark Board takes the council report forward. OPRYD staff would have to attend meetings as the property owner to answer questions. Main advantage is related to access to State funding sources and some level of exemption to Building Code and CEQA. Protections are the same regardless of the type of designation (Landmark/Heritage). Disadvantage is if Public Works want to do a project, then the designation might make it harder – example: widen Skyline Road. Heritage designation may prohibit the project.

Please see Dana or myself if you have any questions. Their binder with the application and other documents are in my office.

Gail

Gail McMillon
Oakland Parks, Recreation & Youth Development
250 Frank H. Ogawa Plaza, Suite 3330
Oakland California 94612
510.238.3186 office

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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.

**City of Oakland – Landmarks Preservation Advisory Board
EVALUATION SHEET FOR LANDMARK ELIGIBILITY**

Preliminary Final

Address: 10600 Skyline Blvd
Name: Metropolitan Horsemen's Association Clubhouse & Sequoia Arena

A. ARCHITECTURE

- | | | | | | |
|----|--|---|--|---------------------------------------|--|
| 1. | Exterior/Design: <u>rustic park architecture, basic bungalow clubhouse</u> | E | VG | <input checked="" type="checkbox"/> G | FP |
| 2. | Interior: _____ | E | VG | G | FP |
| 3. | Construction: <u>rustic wood-frame, basic</u> | E | VG | <input checked="" type="checkbox"/> G | FP |
| 4. | Designer/Builder: <u>Gus Himmelman? (clubhouse)</u> | E | VG | G | <input checked="" type="checkbox"/> FP |
| 5. | Style/Type: <u>rustic equestrian facility - rare</u> | E | <input checked="" type="checkbox"/> VG | G | FP |

B. HISTORY

- | | | | | | |
|-----|--|---------------------------------------|----|---------------------------------------|--|
| 6. | Person/Organization: <u>Metropolitan Horsemen's Association - T-IC (FP?)</u> | E | VG | <input checked="" type="checkbox"/> G | FP |
| 7. | Event: _____ | E | VG | G | FP |
| 8. | Patterns: <u>recreation - ^{early hills +} postwar boom; ^{S-IC} urban equestrian activity</u> | E | VG | <input checked="" type="checkbox"/> G | FP |
| 9. | Age: <u>1948? 1950s?</u> | E | VG | G | <input checked="" type="checkbox"/> FP |
| 10. | Site: <u>clubhouse ^{reportedly} moved from Redwood Road - original site as MHA</u> | <input checked="" type="checkbox"/> E | VG | G | FP |

C. CONTEXT

- | | | | | | |
|-----|---|---|----|---------------------------------------|--|
| 11. | Continuity: <u>part of Joaquin Miller Park, ^{ASI} maintains rustic character</u> | E | VG | <input checked="" type="checkbox"/> G | FP |
| 12. | Familiarity: <u>probably little-known outside equestrian community</u> | E | VG | G | <input checked="" type="checkbox"/> FP |

D. INTEGRITY

- | | | | | | |
|-----|-----------------------------|---------------------------------------|---------------------------------------|---|---|
| 13. | Condition: _____ | E | <input checked="" type="checkbox"/> G | F | P |
| 14. | Exterior Alterations: _____ | <input checked="" type="checkbox"/> E | G | F | P |

Evaluated by: _____ Date: _____

STATUS**Rating:**

- | | | |
|----------------------------|--|---|
| City Landmark Eligibility: | <input checked="" type="checkbox"/> Eligible | <input type="checkbox"/> Not eligible |
| National Register Status: | <input type="checkbox"/> Listed | <input type="checkbox"/> In process |
| | <input type="checkbox"/> Determined eligible | <input type="checkbox"/> Appears eligible |
| | <input type="checkbox"/> Appears ineligible | |

Site of Opportunity

This evaluation sheet was accepted by the landmarks Preservation Advisory Board at its meeting of _____

(Date)

Attest: _____

Secretary

**City of Oakland – Landmarks Preservation Advisory Board
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY**

Preliminary Final

Address: 10600 Skyline Blvd.
Name: MHA Clubhouse + Sequoia Arena

| | | | | | |
|---|-------|------|------|--|-----------|
| 12 | 6 | (3) | 0 | 1. Exterior/Design | |
| 6 | 3 | 2 | 0 | 2. Interior | |
| 6 | 3 | (2) | 0 | 3. Construction | |
| 4 | 2 | 1 | (0) | 4. Designer/Builder | |
| 6 | (3) | 2 | 0 | 5. Style/Type | |
| A. ARCHITECTURE TOTAL (max. 26) | | | | | 8 |
| 30 | 15 | (8) | 0 | 6. Person/Organization | |
| 30 | 15 | 8 | (0) | 7. Event | |
| 18 | 9 | (5) | 0 | 8. Patterns | |
| 8 | 4 | 2 | (0) | 9. Age | |
| (4) | 2 | 1 | 0 | 10. Site | |
| B. HISTORY TOTAL (max. 60) | | | | | 17 |
| 4 | 2 | (1) | 0 | 11. Continuity | |
| 14 | 7 | 4 | (0) | 12. Familiarity | |
| C. CONTEXT TOTAL (max. 14) | | | | | 1 |
| PRELIMINARY TOTAL (Sum of A, B and C) (max. 100) | | | | | 26 |
| -0 | (-3%) | -5% | -10% | 13. Condition (From A, B, and C total) | |
| (-0) | -25% | -50% | -75% | 14. Exterior Alterations (From A, B and C total excluding 2) | |
| D. INTEGRITY | | | | | -1 |
| ADJUSTED TOTAL (Preliminary total minus Integrity) | | | | | 25 |

STATUS/RATING

Present Rating (Adjusted Total): A(35+) B(23-34) C(11-22) D(0-10)

Contingency Rating (Preliminary Total): A(35+) B(23-34) C(11-22) D(0-10)

City Landmark Eligibility: Eligible (Present Rating is A or B) Not eligible

CITY OF OAKLAND - LANDMARKS PRESERVATION ADVISORY BOARD
EVALUATION CRITERIA AND RATINGS
FOR LANDMARK ELIGIBILITY

GENERAL NOTE: IF A PROPERTY HAS EXPERIENCED KNOWN LOSSES OF INTEGRITY (CRITERIA GROUP D), CRITERIA GROUPS A, B AND C SHOULD NORMALLY BE APPLIED TO THE PROPERTY AS IT EXISTED BEFORE THOSE LOSSES WERE SUSTAINED. CRITERIA GROUP D SHOULD THEN BE APPLIED TO THE PROPERTY.

| CRITERION | RATINGS | COMMENTS AND GUIDELINES |
|--|---|--|
| A. ARCHITECTURE | | |
| 1. EXTERIOR/DESIGN QUALITY OF FORM, COMPOSITION, DETAILING, AND ORNAMENT MEASURED IN PART ON ORIGINALITY, ARTISTIC MERIT, CRAFTSMANSHIP, SENSITIVITY TO SURROUNDINGS AND OVERALL VISUAL QUALITY. | E EXCELLENT VG VERY GOOD G GOOD FP UNDISTINGUISHED | APPLIES TO NATURAL FEATURES AS WELL AS TO MAN-MADE FEATURES. A "G" RATING IS APPROPRIATE FOR PROPERTIES WHICH HAVE ANY CLEARLY IDENTIFIABLE VISUAL OR DESIGN VALUE. AN "E" RATING IS APPROPRIATE FOR PROPERTIES WHICH BASED ON EXTERIOR VISUAL QUALITY ALONE APPEAR ELIGIBLE FOR OAKLAND LANDMARK DESIGNATIONS. |
| 2. INTERIOR DESIGN QUALITY OF INTERIOR ARRANGEMENT, FINISH, CRAFTSMANSHIP AND/OR DETAIL OR ASSOCIATION WITH A PERSON, GROUP, ORGANIZATION OR INSTITUTION USING THE | E EXCELLENT VG VERY GOOD G GOOD FP UNDISTINGUISHED | IN MOST USES, THIS CRITERION WILL BE APPLIED ONLY TO INTERIORS WHICH ARE ACCESSIBLE TO THE PUBLIC. UNLIKE THE CASE OF EXTERIORS, THIS CRITERION SHOULD BE APPLIED TO INTERIORS AS THEY PRESENTLY EXIST, REGARDLESS OF ALTERATIONS. |
| 3. CONSTRUCTION SIGNIFICANCE AS EXAMPLE OF A PARTICULAR STRUCTURAL MATERIAL, SURFACE MATERIAL OR METHOD OF CONSTRUCTION. | E ESPECIALLY FINE OR VERY EARLY EXAMPLE IF FEW SURVIVE VG ESPECIALLY FINE OR VERY EARLY EXAMPLE IF MANY SURVIVE; GOOD EXAMPLE IF FEW SURVIVE. G GOOD EXAMPLE IF MANY SURVIVE OF ANY MATERIAL OR METHOD NOT GENERALLY IN CURRENT USE (SUCH AS BRICK MASONRY OR BALLOOM FRAMING) OR OF A HIGHLY DURABLE METHOD OF CONSTRUCTION DURABLE METHOD OF CONSTRUCTION (STEEL FRAME, REINFORCED CONCRETE, ETC.) FP OF NO PARTICULAR INTEREST. | EXAMPLES OF "ESPECIALLY FINE" CONSTRUCTION METHODS OR STRUCTURAL MATERIALS INCLUDE THOSE WHICH SUCCESSFULLY ADDRESS CHALLENGING STRUCTURAL PROBLEMS, OR WHICH ARE TREATED AS VISIBLE DESIGN ELEMENTS THAT CONTRIBUTE SIGNIFICANTLY TO THE FEATURE'S OVERALL DESIGN QUALITY, OR WHICH EXHIBIT FINE CRAFTSMANSHIP. SURFACE MATERIALS SHOULD BE TREATED UNDER THIS CRITERION ONLY ACCORDING TO THEIR TYPE AND ACCORDING TO THE LEVEL OF CRAFTSMANSHIP WHICH THEY REPRESENT. THE CONTRIBUTION OF SURFACE MATERIALS TO A FEATURE'S DESIGN QUALITY SHOULD BE TREATED IN CRITERION 1. (EXTERIOR/DESIGN) EXAMPLES OF "ESPECIALLY FINE" SURFACE MATERIALS INCLUDE STONE (GRANITE, MARBLE) AND POLYCHROME TERRA COTTA. |

| CRITERION | RATINGS | COMMENTS AND GUIDELINES |
|--|---|---|
| <p>4. DESIGNER/BUILDER DESIGNED OR BUILT BY AN ARCHITECT, ENGINEER, BUILDER, ARTIST, OR OTHER DESIGNER WHO HAS MADE A SIGNIFICANT CONTRIBUTION TO THE COMMUNITY, STATE, OR NATION.</p> | <p>E DESIGNER OF PRIMARY IMPORTANCE. VG DESIGNER OF SECONDARY IMPORTANCE. G DESIGNER OF TERTIARY IMPORTANCE. FP DESIGNER UNKNOWN OR OF NO PARTICULAR INTEREST.</p> | <p>NORMALLY, AN ESPECIALLY ACTIVE DESIGNER WILL BE RATED AT LEAST "G".</p> |
| <p>5. STYLE/TYPE SIGNIFICANCE AS AN EXAMPLE OF A PARTICULAR TYPE, STYLE OR CONVENTION.</p> | <p>E ESPECIALLY FINE OR VERY EARLY EXAMPLE IF FEW SURVIVE. VG ESPECIALLY FINE OR VERY EARLY EXAMPLE IF MANY SURVIVE; GOOD EXAMPLE IF FEW SURVIVE. G GOOD EXAMPLE OF ANY TYPE, STYLE OR RENT USE. FP OF NO PARTICULAR INTEREST.</p> | <p>A "GOOD EXAMPLE" SHOULD GENERALLY EXHIBIT MOST OF THE ARCHETYPICAL CHARACTERISTICS OF THE TYPE, STYLE OR CONVENTION THE EXAMPLE IS INTENDED TO REPRESENT.</p> |
| B. HISTORY/ASSOCIATION | | |
| <p>6. PERSON/ORGANIZATION ASSOCIATED WITH THE LIFE OR ACTIVITIES OF A PERSON, GROUP, ORGANIZATION, OR INSTITUTION THAT HAS MADE A SIGNIFICANT CONTRIBUTION TO THE COMMUNITY, STATE OR NATION.</p> | <p>E PERSON/ORGANIZATION OF PRIMARY IMPORTANCE INTIMATELY CONNECTED WITH THE PROPERTY. VG PERSON/ORGANIZATION OF PRIMARY IMPORTANCE LOOSELY CONNECTED, OR PERSON/ORGANIZATION OF SECONDARY IMPORTANCE INTIMATELY CONNECTED. G PERSON/ORGANIZATION OF SECONDARY IMPORTANCE LOOSELY CONNECTED, OR PERSON/ORGANIZATION OF TERTIARY IMPORTANCE INTIMATELY CONNECTED. FP PERSON/ORGANIZATION OF TERTIARY IMPORTANCE LOOSELY CONNECTED OR NO CONNECTION WITH PERSON/ORGANIZATION OF IMPORTANCE.</p> | <p>THE SIGNIFICANCE OF THE PERSON, GROUP, ORGANIZATION OR INSTITUTION MUST ITSELF BE ESTABLISHED BEFORE THIS CRITERION IS APPLIED. SUCH SIGNIFICANCE MAY BE AT EITHER THE LOCAL, STATE OR NATIONAL/INTERNATIONAL LEVELS.</p> <p>"INTIMATELY CONNECTED" WILL OFTEN MEAN THAT THE FEATURE WAS INTIMATELY ASSOCIATED WITH AN IMPORTANT PERIOD IN THE LIFE OR ACTIVITIES OF THE PERSON, GROUP, ORGANIZATION OR INSTITUTION.</p> <p>A PERSON/ORGANIZATION OF PRIMARY IMPORTANCE AT THE LOCAL LEVEL WILL HAVE PLAYED A DECISIVE AND FAR REACHING ROLE IN THE DEVELOPMENT OF OAKLAND AS A COMMUNITY (EXAMPLES: MAYOR FRANK MOTT, CENTRAL PACIFIC RAILROAD.) A PERSON/ORGANIZATION OF SECONDARY IMPORTANCE AT THE LOCAL LEVEL WILL HAVE PLAYED A MAJOR OR LEADING (BUT NOT DECISIVE) ROLE IN THE DEVELOPMENT OF OAKLAND AS A COMMUNITY OR A DECISIVE ROLE IN THE DEVELOPMENT OF A PARTICULAR NEIGHBORHOOD OR OF A PARTICULAR ETHNIC GROUP OR SEGMENT OF THE COMMUNITY (EXAMPLES: H.C. CAPWELL, JAMES LARUE, LEW HING, REALTY SYNDICATE). A PERSON/ORGANIZATION OF TERTIARY IMPORTANCE AT THE LOCAL LEVEL WILL HAVE PLAYED A PROMINENT ROLE (BUT NOT A REAL LEADERSHIP ROLE) IN THE DEVELOPMENT OF A PARTICULAR NEIGHBORHOOD OR OF A PARTICULAR ETHNIC GROUP OR SEGMENT OF THE COMMUNITY (EXAMPLES: JOHN NICHOLL CHARLES HESSEMAN). THE STATE AND NATIONAL/INTERNATIONAL LEVELS ARE TREATED SIMILARLY.</p> |
| | | <p>IF THE PROPERTY HAS BEEN SIGNIFICANTLY ALTERED SINCE THE TIME OF ITS ASSOCIATION WITH THE PERSON/ORGANIZATION AND IF SUCH ALTERATION IS NOT REFLECTED IN CRITERIA GROUP D, THEN THE PERSON/ORGANIZATION WILL BE CONSIDERED TO BE ONLY "LOOSELY CONNECTED" WITH THE PROPERTY.</p> |

| CRITERION | RATINGS | COMMENTS AND GUIDELINES |
|---|--|--|
| <p>7. EVENT ASSOCIATED WITH AN EVENT THAT HAS MADE A SIGNIFICANT CONTRIBUTION TO THE COMMUNITY, STATE OR NATION.</p> | <p>E EVENT OF PRIMARY IMPORTANCE INTIMATELY CONNECTED WITH THE PROPERTY. VG EVENT OF PRIMARY IMPORTANCE LOOSELY CONNECTED, OR EVENT OF SECONDARY IMPORTANCE INTIMATELY CONNECTED. G EVENT OF SECONDARY IMPORTANCE LOOSELY CONNECTED, OR EVENT OF TERTIARY IMPORTANCE INTIMATELY CONNECTED. FP EVENT OF TERTIARY IMPORTANCE LOOSELY CONNECTED OR NO CONNECTIONS WITH EVENT OF IMPORTANCE.</p> | <p>SEE COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).</p> |
| <p>8. PATTERNS ASSOCIATED WITH AND EFFECTIVELY ILLUSTRATIVE OF BROAD PATTERNS OF CULTURAL, SOCIAL, POLITICAL, ECONOMIC, OR INDUSTRIAL HISTORY, OR OF THE DEVELOPMENT OF THE CITY, OR OF DISTINCT GEOGRAPHIC REGIONS OR ETHNIC GROUPS, OR OF A PARTICULAR WELL-DEFINED ERA.</p> | <p>E PATTERNS OF PRIMARY IMPORTANCE INTIMATELY CONNECTED WITH THE PROPERTY. VG PATTERNS OF PRIMARY IMPORTANCE LOOSELY CONNECTED, OR PATTERNS OF SECONDARY IMPORTANCE INTIMATELY CONNECTED. G PATTERNS OF SECONDARY IMPORTANCE LOOSELY CONNECTED, OR PATTERNS OF TERTIARY IMPORTANCE INTIMATELY CONNECTED. FP PATTERNS OF TERTIARY IMPORTANCE LOOSELY CONNECTED OR NO CONNECTION WITH PATTERNS OF IMPORTANCE.</p> | <p>A HELPFUL MEASURE OF THIS CRITERION IS TO CONSIDER HOW USEFUL THE PROPERTY WOULD BE FOR THE TEACHING OF CULTURAL HISTORY.</p> <p>A PROPERTY IS NORMALLY "INTIMATELY CONNECTED" WITH A PATTERN IF THE PROPERTY EXHIBITS THE ESSENCE OF THE PATTERN. A PROPERTY IS NORMALLY "LOOSELY CONNECTED" WITH A PATTERN IF THE PROPERTY ONLY EXHIBITS THE INFLUENCE OF THE PATTERN. A PATTERN WILL NORMALLY BE CONSIDERED "INTIMATELY CONNECTED" WITH THE PROPERTY IF ONLY A FEW EXAMPLES ASSOCIATED WITH THE PATTERN SURVIVE.</p> |
| <p>9. AGE COMPARATIVELY OLD IN RELATION TO DEVELOPMENT OF THE CITY.</p> | <p>E ESTABLISHED PRIOR TO 1869. VG ESTABLISHED BETWEEN 1869 AND APRIL 1906. G ESTABLISHED BETWEEN MAY 1906 AND 1945. FP ESTABLISHED SINCE 1945.</p> | <p>"INTIMATE" AND "LOOSE" CONNECTIONS FOR SIGNIFICANTLY ALTERED PROPERTIES ARE TREATED THE SAME WAY AS FOR CRITERION 6 (PERSON/ORGANIZATION).</p> <p>SEE ALSO OTHER COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).</p> <p>THE WESTERN TERMINUS OF THE TRANSCONTINENTAL RAILROAD WAS COMPLETED IN OAKLAND IN 1869, INAUGURATING AN IMPORTANT PERIOD OF RAPID URBAN DEVELOPMENT.</p> <p>THE 1906 EARTHQUAKE HELPED STIMULATE ANOTHER IMPORTANT PERIOD OF RAPID DEVELOPMENT IN OAKLAND.</p> <p>AT THE END OF WORLD WAR II, URBAN DEVELOPMENT BEGAN TO SHIFT FROM CENTRAL CITIES LIKE OAKLAND TO THE SUBURBS.</p> <p>IF THE PROPERTY HAS BEEN SIGNIFICANTLY ALTERED SINCE THE TIME OF ITS ORIGINAL CONSTRUCTION OR ESTABLISHMENT, USE THE ORIGINAL DATE IF THE NATURE OF THE ORIGINAL DESIGN IS STILL RECOGNIZABLE (E.G. ROOF SHAPE OR AT LEAST SOME ELEMENTS OF THE ORIGINAL FACADE COMPOSITION); USE THE DATE OF THE ALTERATION IF THE NATURE OF THE ORIGINAL DESIGN IS NOT RECOGNIZABLE.</p> |

| CRITERION | RATINGS | COMMENTS AND GUIDELINES |
|---|--|--|
| <p>10. SITE RELATION OF FEATURE TO ITS ORIGINAL SITE AND NEIGHBORHOOD.</p> | <p>E HAS NOT BEEN MOVED, G HAS BEEN MOVED WITHIN THE BOUNDARIES OF ITS ORIGINAL SITE, F HAS BEEN RELOCATED TO A NEW SITE IN THE SAME NEIGHBORHOOD AS THE ORIGINAL SITE, P HAS BEEN RELOCATED TO A NEW SITE IN A DIFFERENT NEIGHBORHOOD.</p> | <p>"ORIGINAL SITE" MEANS THE SITE OCCUPIED BY THE FEATURE AT THE TIME THE FEATURE ACHIEVED SIGNIFICANCE, WHICH IN SOME CASES MAY HAVE BEEN AFTER THE FEATURE WAS CONSTRUCTED OR ESTABLISHED.</p> |
| C. CONTEXT | | |
| <p>11. CONTINUITY CONTRIBUTES TO THE VISUAL, HISTORIC OR OTHER ENVIRONMENTAL CONTINUITY OR CHARACTER OF THE STREET OR AREA.</p> | <p>E HELPS ESTABLISH THE CHARACTER OF AN AREA OF PRIMARY IMPORTANCE OR CONSTITUTES A DISTRICT. VG MAINTAINS THE CHARACTER OF AN AREA OF PRIMARY IMPORTANCE OR HELPS ESTABLISH THE CHARACTER OF AN AREA OF SECONDARY IMPORTANCE OR CONSTITUTES A FEATURE GROUP. G COMPATIBLE WITH THE CHARACTER OF AN AREA PRIMARY IMPORTANCE OR MAINTAINS THE CHARACTER OF AN AREA OF SECONDARY IMPORTANCE. FP INCOMPATIBLE WITH AN AREA OF PRIMARY IMPORTANCE OR NOT LOCATED IN AN AREA OF PRIMARY OR SECONDARY IMPORTANCE.</p> | <p>"AREA OF PRIMARY OR SECONDARY IMPORTANCE" GENERALLY MEANS A DISTRICT, GROUP OF PROPERTIES, OR OTHER AREA NOTABLE ENOUGH TO WARRANT SPECIAL RECOGNITION, SUCH AS INCLUSION IN THE CITY'S S-7 PRESERVATION COMBINING ZONE. AREAS OF PRIMARY IMPORTANCE ARE LIMITED TO POTENTIAL NATIONAL REGISTER DISTRICTS.</p> <p>IF THE FEATURE HAS BEEN REMOVED (I.E., GIVEN A "P" RATING UNDER CRITERION 14), AND THE PROPERTY HAS THEREFORE BECOME ONLY A "SITE", CONTINUITY SHOULD BE EVALUATED BY IMAGINING THE FEATURE RESTORED TO ITS SITE, BUT IN THE EXISTING SURROUNDINGS.</p> |
| <p>12. FAMILIARITY PROMINENCE OR FAMILIARITY WITHIN THE NEIGHBORHOOD, CITY OR REGION.</p> | <p>E A FEATURE WHICH MAY BE TAKEN AS SYMBOL FOR THE CITY OR REGION AS A WHOLE. VG A CONSPICUOUS AND FAMILIAR FEATURE IN THE CONTEXT OF THE CITY OR REGION. G A CONSPICUOUS AND FAMILIAR FEATURE IN THE CONTEXT OF THE NEIGHBORHOOD. FP NOT PARTICULARLY CONSPICUOUS OR FAMILIAR.</p> | <p>A HELPFUL MEASURE OF THIS CRITERION IS TO CONSIDER WHETHER A TYPICAL RESIDENT OF THE NEIGHBORHOOD, CITY OR REGION WOULD NOTICE THE FEATURE AND REMEMBER IT.</p> <p>IF THE FEATURE HAS BEEN REMOVED, THIS CRITERION SHOULD BE EVALUATED BY CONSIDERING THE FEATURE'S ROLE (IF ANY) AS A "LANDMARK" PRIOR TO ITS REMOVAL.</p> |
| D. INTEGRITY | | |
| <p>13. CONDITION EXTENT TO WHICH THE FEATURE HAS EXPERIENCED DETERIORATION.</p> | <p>E NO APPARENT SURFACE WEAR OR STRUCTURAL PROBLEMS. G EXHIBITS ONLY MINOR SURFACE WEAR. F EXHIBITS CONSIDERABLE SURFACE WEAR OR SIGNIFICANT STRUCTURAL PROBLEMS. P EXHIBITS CONSIDERABLE SURFACE WEAR AND SIGNIFICANT STRUCTURAL PROBLEMS.</p> | <p>"MINOR SURFACE WEAR" GENERALLY MEANS THAT NO REPLACEMENT OF DESIGN ELEMENTS DUE TO DETERIORATION IS REQUIRED.</p> <p>"CONSIDERABLE SURFACE WEAR" GENERALLY MEANS THAT SOME DESIGN ELEMENTS HAVE DETERIORATED TO SUCH AN EXTENT THAT THEY MUST BE REPLACED.</p> <p>"SIGNIFICANT STRUCTURAL PROBLEMS" WILL GENERALLY BE ASSOCIATED WITH SAGGING FLOOR LINES, OUT-OF-PLUMB WALLS AND FIRE DAMAGE.</p> |

COMMENTS AND GUIDELINES

RATINGS

- E NO CHANGES OR VERY MINOR ALTERATIONS WHICH DO NOT CHANGE THE OVERALL CHARACTER.
- G MINOR CHANGES TO OVERALL CHARACTER.
- F MAJOR CHANGES TO OVERALL CHARACTER.
- P FEATURE HAS BEEN REMOVED OR DEMOLISHED.

CRITERION

- 14. EXTERIOR ALTERATIONS
DEGREE OF ALTERATION TO IMPORTANT EXTERIOR MATERIALS AND DESIGN FEATURES.

F- EVALUATE.CB
AUGUST 6, 1987

F:\HIS ANTRCOLD.CB



To: Nicholas Williams, Director, City of Oakland Department of Parks and Recreation
Betty Marvin, Senior Planner, City of Oakland Planning Department
Peter Birkholz, Chair, Landmarks Preservation Advisory Board
Oakland City Hall
250 Frank Ogawa Plaza
Oakland CA 94612

Oakland City Officials:

The Metropolitan Horsemen's Association (MHA) clubhouse, located at 10060 Skyline Boulevard, and the Sequoia Horse Arena in Joaquin Miller Park are two of the historic treasures of Oakland.

Few local residents can remember a time when the hills of East Oakland were a rural area, with horse ranches, dairies, and nurseries. Yet the MHA has provided a thread of continuity from 1938 to the present, hosting free horse shows and events for the community, year after year.

The Sequoia Arena has been used for horse shows and community events since it was constructed in May 1948, with enthusiastic support from Mayor Frank Mott, Councilman Clifford Rishell, and other dignitaries.

The MHA Clubhouse was originally built in the 1940s by the Himmelman family at 3731 Redwood Road. In 1956, with the construction of the Warren and MacArthur freeways nearby, Gus Himmelman arranged to move the clubhouse to 10060 Skyline Boulevard. It replaced Fire Station #28, which had been destroyed by a falling tree. The fire department returned the clubhouse to the MHA by 1960.

Since then, the clubhouse has been used as the MHA headquarters, except for a period in the late 1990s when it was the construction office for the new Chabot Space and Science Center.

In recognition of their stewardship of these unique assets, the Oakland Heritage Alliance presented a Partners In Preservation award to the MHA in 2016.

We enthusiastically support the campaign to designate the MHA Clubhouse and the Sequoia Arena city landmarks.

Sincerely,

A handwritten signature in cursive script that reads "Tom Debley".

Tom Debley, OHA president



PO Box 11112, Oakland CA 94611 ~ www.fojmp.org

TO: Peter Birkholz, Chair, Landmarks Preservation Advisory Board,
Betty Marvin, Senior Planner, City of Oakland Planning
Department,
and, Nicholas Williams, Director, City of Oakland Department of
Parks, Recreation and Youth Development.

As Chair of the Friends of Joaquin Miller Park Board, I am writing in
enthusiastic support of the application by The Metropolitan
Horsemen's Association of Oakland to the City Landmarks
Preservation Advisory Board for the MHA Clubhouse and Sequoia
Arena to be designated as historical landmarks.

This issue was discussed by the FOJMP Board at our most recent
meeting, and enthusiastic support was approved.

Thank you all in advance for your thoughtful consideration of this
application from The Metropolitan Horsemen's Association of
Oakland.

With the very best regards, Sue Piper Duckles
Chair, Friends of Joaquin Miller Park Board

sduckle3@gmail.com



Friends of Sausal Creek

PROMOTING WATERSHED AWARENESS

BOARD OF DIRECTORS

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Steven Ritchie
Water Department Manager

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Life Scientist

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Attorney

EMERITUS

Harry Schrauth
Retired Oakland Public Works

STAFF

Anna Marie Schmidt
Executive Director

Jay Cassianni
Restoration & Nursery
Manager

Nicki Alexander
Education & Outreach
Coordinator

*Friends of Sausal Creek is a
501(c)(3) non-profit
organization*

June 5, 2018

Peter Birkholz, Chair, Landmarks Preservation Advisory Board
Betty Marvin, Senior Planner, City of Oakland Planning Department
Nicholas Williams, Director, City of Oakland Department of Parks and
Recreation
250 Frank Ogawa Plaza
Oakland CA 94612

To City Officials:

The Friends of Sausal Creek endorse the initiative by the Metropolitan
Horsemen's Association to obtain city landmark designation for the MHA
Clubhouse and the Sequoia Arena.

The headwaters of Sausal Creek, near the Horseshoe Picnic Area, are adjacent
to the meadow where horse people stage their trailers during events. The MHA
is diligent about caring for the area to ensure wildlife diversity.

Community organizations that have an interest in Joaquin Miller Park have a
well-established history of mutual support and advocacy. The contributions of
volunteers in managing vegetation, picking up trash, and conducting public
programs are important aspects of environmental stewardship and recreation in
Oakland.

We would like to see the MHA Clubhouse and Sequoia Arena designated city
landmarks, in recognition of the seventy years that the MHA has welcomed the
public to horse shows in the Sausal Creek watershed.

With best regards,

Anna Marie Schmidt
Executive Director



11 July 2018

Peter Birkholz
Chairman, Landmarks Preservation Advisory Board

Betty Marvin
Senior Planner, Planning Department

Nicholas Williams
Director, Department of Parks and Recreation

City of Oakland
250 Frank Ogawa Plaza
Oakland, CA 94612

Dear Mr. Birkholz, Ms. Marvin, and Mr. Williams;

We are writing in support of the Metropolitan Horsemen's Association of Oakland's application for the MHA Clubhouse and Sequoia Arena to be designated as historical landmarks.

The Arena represents a unique history that recognizes the role that local equestrians have played in Oakland over the past 80 years. The MHA, founded in 1938, has been around longer than other equestrian organizations. The history of Joaquin Miller Park is interconnected with the history of the MHA Clubhouse and Sequoia Arena. These facts make the Arena a jewel.

The Oakland Radio Communications Association (ORCA) has had a long-standing collaborative relationship with the MHA. We have used the arena for our public service and emergency preparedness exercise called Field Day for 18 of the last 23 years (2000-2001, and 2003-2018). This event allows us to explore a variety of radio bands and modes to communicate with similar setups around the country, and exposes area hikers to this very important component of emergency communications. The MHA's sponsorship of our event allows us to set up camp in the Arena in a beautiful setting, taking full advantage of the 24 hour period for our "Field Day" in comfort. Additionally, the Arena offers a very favorable and spacious place for our radio antennas (the envy of other clubs!).

Page 2

The combination of a historic jewel and a wonderful community asset is rare and worthy of preservation. We hope you will consider granting their application without delay.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Judi Clark', with a long horizontal flourish extending to the right.

Judi Clark
Vice-President
The ORCA Board of Directors

Cc: Metropolitan Horsemen's Association
c/o Amelia Marshall
3327 Wisconsin Street
Oakland CA 94602



Contra Costa Hills Club, P.O. Box 2056, El Cerrito, CA. 9453

Betty Marvin, Senior Planner
City of Oakland Planning Department
Peter Birkholz, Chair
Landmarks Preservation Advisory Board
Oakland City Hall
250 Frank Ogawa Plaza
Oakland, CA 94612

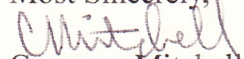
May 15, 2018

Dear Ms. Marvin and Mr. Birkholtz,

I am writing on behalf of the Contra Costa Hills Hiking Club in support of designating the **Metropolitan Horsemen's Association Clubhouse and Sequoia Arena** at 10060 Skyline Blvd in Oakland, 'City Landmark Status'. The organization, as well as the Clubhouse, have existed at or near this location for 80 years, serving the needs of thousands of equestrians over the years. The Sequoia Arena broke ground in 1948. The Clubhouse building has provided lodging to several groups, in different locations, over the years – first as a personal clubhouse, behind the stately Himmelman Home, originally on Redwood Road, in the late 1940's. The Himmelmans supported MHA by providing meeting space for the MHA Juniors and the Lari-ettes drill team in their Clubhouse. About 1956, the Main House and the Clubhouse were relocated from the site of the coming Hwy 580 and 13 freeways. The Clubhouse was moved to the Skyline location and repurposed as a station house for Fire Engine 28. It was upgraded to include two showers and three washbasins. When no longer needed by the Engine company, it was returned to MHA. The Clubhouse continues to provide valuable physical support for the many participants in equestrian activities at Sequoia Arena, as well as meeting space for MHA, and current and historical records storage of 80 years' worth of memorabilia lovingly stored accumulated in the process of teaching and conducting equestrian events. The building is also made available to outside groups on a prearranged basis.

The rich history and varied uses of the Clubhouse over the years has been of benefit to many, many residents who frequent Joaquin Miller Park, Roberts Park and the many nearby parks of the East Bay Regional Parks. Contra Costa Hills Club, founded in 1920, sponsors two hikes a week, including all holidays. Many of our hike leaders chose to return to this area to enjoy the trails, some of the same trails used and maintained by MHA. They desire, and deserve, any protections to the preservation of this historic building that might be afforded as a result of designation as city landmark status.

Most Sincerely,


Cameron Mitchell

Recording Secretary
c/o 2229 Spyglass Lane
El Cerrito, CA 94530

Redwood Hills Pony Club,
Skyline Ranch
5750 Redwood Road
Oakland CA 94619

To:

Peter Birkholz, Chair, Landmarks Preservation Advisory Board
Betty Marvin, Senior Planner, City of Oakland Planning Department
Nicholas Williams, Director, City of Oakland Department of Parks and Recreation
250 Frank Ogawa Plaza
Oakland CA 94612

Dear City Officials:

We riders from the Redwood Hills Pony Club and Skyline Ranch support the Metropolitan Horsemen's Association in their campaign to obtain a city landmark designation for the MHA Clubhouse and the Sequoia Horse Arena.

Our club has participated in neighborhood horse shows at the Sequoia Arena since Skyline Ranch reopened as a East Bay Regional Parks concession in 1997. We appreciate the support that MHA provides to junior riders.

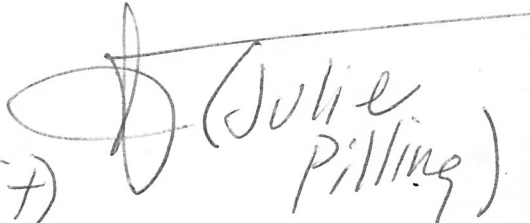
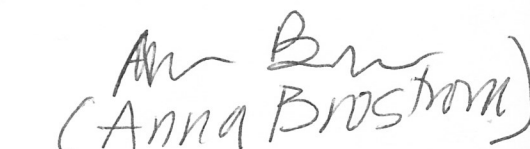
Sincerely,

Madelyn Reaves
Anna Everingham
Susan Minger

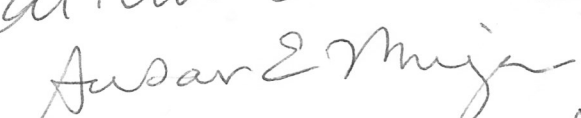






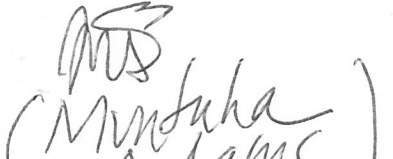
(Judi Martin)
(Mark Arralini)
(Bob Busacca)
(Dele Kammen)
(Aruna Busacca)

 (Julie Pilling)
 (Anna Brostrom)
M. Theroun
(mia Brown)

Caitlin Brostrom

(Susan Minger)
(Julia Lum)
(Lara Kammen)

 (Minda Adams)
Julia Vandeyon