

**LANDMARKS PRESERVATION  
ADVISORY BOARD MEMBERS:**

**Klara Komorous, Acting Board Chair  
Ben Fu, Acting Vice-Chair  
Chris Andrews  
Marcus Johnson  
Alison Lenci  
Tim Mollette-Parks**

**LANDMARKS PRESERVATION  
ADVISORY BOARD MINUTES:**

**July 12, 2021  
Special Meeting 5 PM  
Via: Tele-Conference**

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**MEETING CALLED TO ORDER BY: Acting Board Chair Klara Komorous @ 5:01pm**

**ROLL CALL BY: Board Secretary Karen August**

**Board Members present: Komorous, Fu, Johnson, Lenci, Mollette-Parks  
Board Members absent: Andrews  
Staff present: Karen August, Deb French, Betty Marvin**

**WELCOME BY CHAIR - Acting Board Chair Komorous welcomed everyone to the meeting and asked Board Secretary, Karen August, to give a helpful explanation on the meeting and some pointers on how this works for everyone in attendance either by Zoom or by phone.**

**By Zoom:** she asked all attendees to lower any hands that are raised and only raise them if you're interested in speaking on an item when it's called. This will help us avoid confusion and calling speakers for the wrong item. The system will keep track of the order of hands that are raised and it's important that once you raise your hand, keep it raised, unless you change your mind about speaking on that item. Lowering and raising your hand will bump you to the end of the line. Each speaker will have a maximum of 3 minutes to speak and during this time, speakers cannot concede time. When it's your time to speak, the City will unmute you and then you will need to unmute yourself on your device to begin speaking.

**By phone:** you press \*9 to engage the raise your hand feature. When it's your time to speak, the City will refer to you by the last four digits of your phone number and then press \*6 to unmute yourself. If you do not wish to speak on any item, you can also view the hearing on KTOP Live on television as well, instead of this platform if you so choose.

**BOARD BUSINESS**

**Agenda Discussion - None**

**Board Matters –**

- **Election of the Chair and Vice-Chair – per Acting Chair Komorous,** we had an election at our last meeting but there were some procedural issues so we need to hold the election again. She asked Board Secretary August for a brief explanation. **August –** Yes, that is correct, we had a minor procedural issue to make sure all the corrections are met. **Komorous –** since today my role is

Acting Chair, I am not able to put forward any nominations, would anyone like to make a nomination for Chair to replace our wonderful Chair [Vince Sugrue], who moved on to the Planning Commission. **Johnson** nominated **Vice Chair Komorous as the new Chair**, **Fu** seconded, **Deb French** did verbal roll call vote; **5 ayes, nomination passes unanimously**. **Komorous** – thanked everyone and is very excited to take on the role but I think that Vince’s shoes are going to be difficult to fill. She asked the Board to ‘bear with me’, I’m sure glitches will happen, especially today. But, moving forward, at the last meeting, I nominated Board member Ben Fu for the Vice Chair position, so this is open again. She asked if anyone would like to make a nomination for Vice Chair. **Johnson** nominated **Ben Fu for Vice Chair, Mollette-Parks**, seconded. **Deb French** did a verbal roll call vote; **5 ayes, nomination passes unanimously**. **Fu** – thanked everyone for their support and will do his best to support the Board as well as the Chair.

- **Item proposed by Board member Marcus Johnson – Discussion of new sub-committee dedicated to review Landmarks’ ongoing maintenance and health.** **Johnson** – as most of you know, we started visiting and checking on our Landmarks after the Oakland Heritage Alliance (OHA) queried us and made comments about the fires that some of our Landmarks and historic buildings have suffered. We lost a historic library that caught fire twice, once in 2017 and again in 2018, that destroyed the building. We also lost Cryer & Son Boatyard in November 2020. So, there’s general concern of the state of our Landmarks, and Board Chair Komorous and I started visiting sites and we found a lot of cooperation amongst the owners including the City of Oakland. It is my idea, that we make this a formal Board sub-committee so that I can report out some of those findings and show the activity that’s occurring. I’m appreciative of feedback that I’m getting from the owners and the community. I’m requesting that we form an ad hoc committee, that checks on the state of the City of Oakland Landmarks, to make sure that properties aren’t at risk for fires or any other disaster. **Fu** – thanked Johnson for his leadership and efforts on this project. I think it’s an important one and I will be supportive of a sub-committee to officially take on this proposal. I’m glad to hear that the City of Oakland is a participant as well. We’ll have a little more teeth, if we can enlist the help of the City in terms of enforcement and monitoring of any proposals that we put forth. I’d be interested to see how we would go about doing that, even making a proposal to the City Council. And when the time comes, I would love to be able to support Johnson and Chair Komorous and participate in the sub-committee as well.

**Komorous** – asked Board Secretary August, if the Board could make a motion to establish a formal sub-committee, that could make reports on the state of the Oakland Landmarks ongoing maintenance and health. **August** – yes, if anyone would like to make a motion to put this item on the next LPAB meeting agenda so it will be formally noticed. **Fu** – proposed a motion for the creation of a new sub-committee dedicated to reviewing the Landmarks’ ongoing maintenance and health, on the next Advisory Board meeting agenda. **Seconded – Mollette-Parks. French** – did a verbal roll call vote; **5 ayes, motion passes**.

### **Sub-committee Reports - None**

**Secretary Reports – August** – gave an update on the moving of Club Knoll. She’s been informed that the process of moving the building is continuing and some of the preparation work has been completed. The physical move of the building is earmarked for mid/late August and, she will keep the Board informed as the window date narrows.

**Open Forum – Daniel Levy, Oakland Heritage Alliance (OHA)** – wanted to thank the Board for establishing the sub-committee and bringing light to the Landmarks. It’s a lot of work and we appreciate it and thanks for the update on Club Knoll.

**INFORMATIONAL PRESENTATIONS** - None**APPLICATIONS** –

<b>Proposal:</b>	<b>Heritage Property Nominations by owner applicants, associated with Mills Act contract applications.</b>
<b>Case File Number /Location/ City Council District/ Zoning:</b>	<ol style="list-style-type: none"> <li>1) LM21-001: <b>1120 Chester St.</b> (APN 4-85-24); City Council District 3, Zoning RM-2</li> <li>2) LM21-002: <b>1020-22 Bella Vista Av.</b> (APN 23-389-11); City Council District 2, Zoning RM-1</li> <li>3) LM21-003: <b>671 Longridge Rd.</b> (APN 11-885-21); City Council District 2, Zoning RD-1</li> <li>4) LM21-004: <b>901 Trestle Glen Rd.</b> (APN 23-436-26-3); City Council District 2, Zoning RD-1</li> </ol>
<b>Applicant/Owner:</b>	Multiple, see individual applications attached
<b>Environmental Determination:</b>	Categorically Exempt per CEQA Guidelines Sections: 15301 (Existing Facilities); 15305 (Minor Alterations in Land Use Limitations); 15306 (Information Collection); 15308 (Actions by Regulatory Agencies for Protection of the Environment); 15331 (Historical Resource Restoration/Rehabilitation); Section 15183 (Projects consistent with the General Plan or Zoning).
<b>Action to be Taken:</b>	Determination that properties are eligible for Heritage Property status; and designation of eligible properties as City of Oakland Heritage Properties
<b>For Further Information:</b>	Contact case planner <b>Betty Marvin</b> at <b>(510) 238-6879</b> or by email at <a href="mailto:bm Marvin@oaklandca.gov">bm Marvin@oaklandca.gov</a>

<b>Proposal:</b>	<b>Mills Act Contract Applications by owners.</b>
<b>Case File Number /Location/ City Council District /Zoning:</b>	<ol style="list-style-type: none"> <li>5) MA21-003: <b>1420 Magnolia St.</b> (APN 5-378-21); City Council District 3, Zoning RM-2 S-20</li> <li>6) MA21-004: <b>1120 Chester St.</b> (APN 4-85-24); City Council District 3, Zoning RM-2</li> <li>7) MA21-001: <b>1020-22 Bella Vista Av.</b> (APN 23-389-11); City Council District 2, Zoning RM-1</li> <li>8) MA21-005: <b>671 Longridge Rd.</b> (APN 11-885-21); City Council District 2, Zoning RD-1</li> <li>9) MA21-002: <b>901 Trestle Glen Rd.</b> (APN 23-436-26-3); City Council District 2, Zoning RD-1</li> </ol>
<b>Applicant/Owner:</b>	Multiple, see five individual applications attached
<b>Environmental Determination:</b>	Categorically Exempt per CEQA Guidelines Sections: 15301 (Existing Facilities); 15305 (Minor Alterations in Land Use Limitations); 15306 (Information Collection); 15308 (Actions by Regulatory Agencies for Protection of the Environment); 15331 (Historical Resource Restoration/Rehabilitation); Section 15183 (Projects consistent with the General Plan or Zoning).
<b>Action to be Taken:</b>	Discuss and select applications to recommend for 2021 Mills Act contracts. Forward to Planning Commission as informational item. Forward recommendations to City Council.
<b>For Further Information:</b>	Contact case planner <b>Betty Marvin</b> at <b>(510) 238-6879</b> or by email at: <a href="mailto:bm Marvin@oaklandnet.com">bm Marvin@oaklandnet.com</a>

**Komorou** – introduced the following application stating, this is the highlight of the LPAB year. We have the Mills Act nominations today and it is the most engaging, rewarding and enjoyable meeting that we have. We get to hear from citizens about the wonderful research they did on their properties. The first proposal is the Heritage Property nominations by the owner/applicants associated with the Mills Act Contract applications and will be presented by **Betty Marvin**.

**Betty Marvin, Historic Preservation case planner** - Marvin gave a very detailed verbal and PowerPoint presentation on the Heritage Property nominations and Mills Act contracts. We have the Mills Act and Heritage Properties laid out as two Agenda items but they are intertwined. The separation is because Item 1, the Heritage Property designations, the Board will address and conclude at this meeting. You will designate as many of the applicant properties as you consider eligible to be Heritage Properties, which are City of Oakland Designated Historic Properties. That's our pre-requisite for qualifying for a Mills Act contract, which is Agenda Item 2. You'll also see four Heritage Property nominations and five Mills Act applications, because one Mills Act applicant's property is already designated as a contributor to the Oak Center S-20 district. I will go through an explanation of the Mills Act and the introduction of this year's five properties, both history and work program. We'll return to the split format for commenting, reviewing and deciding whether to designate the four that are still "potentially designated" (PDHPs) as Heritage Properties. Then we vote on whether to recommend them for Mills Act contracts, because a contract between the owner and the City needs to be authorized by City Council. After the LPAB, there will be an information report to the Planning Commission. Then in the Fall, they will go to the City Council in time for notarized signatures, recording with the County of Alameda by the end of the calendar year, and the Mills Act contracts will go into effect in 2022.

This year, we have five new Mills Act applications joining the existing 82, concentrated mainly in the oldest areas including West Oakland. The next most concentrated area is the East of the Lake area, particularly in Lake Shore/Trestle Glen, where this has been a very popular program with the Homeowners Association. Also, we have some in Adams Point, North Oakland, Clawson, San Antonio, Picardy Drive, the Foothill/Seminary area, well distributed according to the ages of the buildings. Hopefully, we'll get more in East Oakland. The program was set up in 2006, as a recommended action from the West Oakland and Central City East redevelopment plans.

The Mills Act program is authorized by a state law that passed in 1972. It's a property tax abatement program for historic properties through an alternate assessment formula, which tweaks the income method of appraisal by discounting for historic property risk. It's an exciting program and an opportunity to get to know your building and to catalyze preservation and improvement in your neighborhood. There is a ten-year legally binding work program that the applicant draws up, to account for re-investing the whole amount of the tax savings in an approved restoration and maintenance program. The contract is for ten years but every year it renews one more year ahead and runs with the property. The contract includes the Secretary of the Interior's Standards and, relevant to the new sub-committee, minimum property maintenance standards.

Marvin went over each applicant's property with intricate details, the history of the area, the original owners of the property, the architects and builders. Marvin started with the oldest house and 20th Mills project in West Oakland. 1420 Magnolia Street is already a Designated Historic Property in the Oak Center S-20 district. The house was constructed in 1886 or 1887, architect and builder unknown. The property is an early example of a Stick style Victorian era cottage and contains features of the prominent style of Italianate. The previous owner of the property was Ellen Wyrick-Parkinson (from 1976-2017). She was well respected and a social activist in her community. Ms. Wyrick-Parkinson fought for historic preservation, the re-routing of the Cypress Freeway, for BART to go underground, the creation of Mandela Parkway and organizing the recognition of the Oak Center as a designated historic district.

The work program consists of: anchor the foundation, install shear walls, replace roof and gutters, repair chimney, wood trim, front porch, replace windows and paint the home.

The next West Oakland house is 1120 Chester Street, built by George Carter in 1887. This is also a Stick style, two-story Victorian home in the Oakland Point district, more recently called Prescott and the Lower Bottoms. George and Mollie Carter had the home built, according to tax assessment for improvements. George Carter was an engineer at the Burnham and Standeford Oakland Planing Mills and active in the Woodmen of the World lodge. After building 1120 Chester, the Carters built 1114 and 1118 Chester in 1891. They built the houses in the similar style, giving coherency and unity to the block, with them both representing a rare late 19th century woodwork vocabulary. The work program includes: seismic retrofit, repair siding, paint the home, replace windows, rebuild front stairs/railings, and rebuild/restore Victorian entry. *[Postscript: The applicant later learned that 1120 Chester was also the home of community activist Rashida Mustafa Muhammad, namesake of the new street in Uptown.]*

The first Mills applicant in its neighborhood is 1020-22 Bella Vista Avenue. It sits above Park Blvd., east of the Lake and near the Borax Smith Palm Trees, an Oakland Landmark (Ord. 9590, 3/21/78). The original residents of the Colonial-Craftsman style home were Fred and Elizabeth Taylor. The architect was Leo Nichols and builder was C.M. MacGregor, according to a contract dated September 1900. The work program includes: seismic retrofit of foundation/rear porch, window repair, replace/repair shingles, siding and wood trim and removal of asbestos siding for assessment of restoration options.

The next two houses are from our loyal followers in the Lakeshore/Trestle Glen neighborhood, where there are 12 Mills Act contracts so far. Marvin gave a little history on both the Lakeshore Highlands, which was the first phase of development for this area, and the name Trestle Glen, which comes from the trolley that ran over the railway ‘trestle’ that was built by transit magnate, Francis M. “Borax” Smith, who formed a partnership with Frank C. Havens, called the Realty Syndicate. They acquired land along trolley lines for real estate development.

671 Longridge Road, an eclectic Beaux-Arts design, was built in 1919 by Alfred Peterson, the prestigious architect was Albert Farr, and the house was first owned by Dr. Walter and Audrey Dowell. After the Dowells, there was a series of civically active residents including Chevrolet dealer, Frank and Alma Dailey and Charlotte and Robert Chambliss, one of the first African-American families in that neighborhood. The work program includes: seismic retrofit, restore windows based on an early published photo, restore cantilevered balconette on north façade and stucco replacement and painting.

901 Trestle Glen Road, with its Hollywood Regency elements, was built in 1941 by C. Hansen and designed by architect William Edward Schirmer, Lakeshore’s Normandy/French and overall period revival specialist ‘par excellence’. The house was owned by Arthur and Ada Tucker, avid gardeners who both immigrated from England. The work program consists of: ongoing challenges of the site over a creek/culvert, foundation reinforcement, repair windows/doors, repair porch light fixture, rebuild upper chimney, exterior stucco repair/painting, repair steps, paths and driveway due to sinking ground.

So, that is the Heritage Property Nominations and Mills Act Contracts, Class of 2021. The contract incorporates the Secretary of Interior Standards for Rehabilitation, which are excellent guidelines for just about anything, historic or not: appreciate the property for what it is, spelled out in 10 Standards. Your assignment now, is to consider the eligibility of the four Heritage Property nominees that are not yet designated, and then to recommend as many of the five Mills Act contract applications as you deem qualified for signatures authorized by the City Council. Marvin asked if the applicants would like to say a few words about being involved in the Mills Act program.

**MILLS ACT APPLICANTS** – **Nora Brereton and Patrice Chiquet, 1020 Bella Vista Avenue** – both say they are excited to be in the program. Betty has been so supportive, helping us do the research and figuring out our 10-year plan. We're feeling inspired to dive into the restoration.

**Susie and Bradley Cohn, 671 Longridge Road** – wanted to express their appreciation to the LPAB for giving us this chance to complete the Heritage Property application. Neither of us are architects or have a background of Historic Preservation but we knew how fortunate we were to move to Oakland and reside in a house that's been here for over 100 years. We began our application within two years of living here, and with the three years of mentorship with Betty Marvin and her exemplary team, despite the challenges of COVID, we're proud to have submitted this application. Now we can spend the next decade trying to restore this house to its original grandeur.

**Laura and Stephen Geist, 901 Trestle Glen Road** – the process has been fantastic for getting the resources on-line, doing research on-line, having Betty steer us in the right direction, and what we've found out about the property has been fun. As Betty said, we've started some of the work because of the deteriorating conditions of the culvert on the property. One of the amazing things that has happened, is the people knocking on the front door asking for referrals for some of the work that's been done, especially the front glass windows. So, if anyone wants to know, we have some great referrals for local contractors. Putting the report together is an asset to the house. We've enjoyed talking about the process, the great support from the neighbors and the City of Oakland, and getting what we need to do within the specified timeline. So far, everything is going well and I'd like to thank everyone on this Board.

**Reuben Tomar and Jamie Chow, 1120 Chester Street** – I was able to get this fantastic spot on Chester St. in the Lower Bottoms and so happy to be working on it. It's a very tricky project, as the houses are so tight on one another. I'm currently doing the foundation and dealing with the engineering challenges but having a ball doing it. And working with Betty Marvin has been fantastic. I've learned so much about the house which was really amazing stuff. I've enjoyed the whole application process and I'm glad to be participating in the meeting. I sat in last year and it's been a long journey to now be one of the applicants but it's very enriching and edifying and just happy to be here.

**PUBLIC COMMENTS/QUESTIONS** – **Daniel Levy, Oakland Heritage Alliance (OHA)** – thanked the Board for the presentations. He had questions regarding 671 Longridge Rd.: will the new windows being installed be wood, and are the stucco work and the flourishes that were removed in 2013 going to be re-added as part of the plan? **Bradley Cohn** – our intent is to remove and replace the street facing fiberglass windows with period appropriate wood windows. The stucco flourishes are somewhat more complex to recreate but again the intent is to recreate something as close as practical to what we've seen in the original published images.

**BOARD COMMENTS/QUESTIONS** – **Johnson** – wanted to express his appreciation and gratitude for the applicants and also to Betty for bringing this to us. I've looked at some of the photos and some of the work items are recognized from doing volunteer work with Rebuilding Together Oakland, especially when it comes to foundations in the Oakland Point neighborhood. I'm an Oakland Point/Prescott resident and those foundations aren't uncommon from the many houses I've been under. It can be a little overwhelming and I'm hoping folks don't get too overwhelmed and decide to walk from this. I appreciate the folks that want to get this work done, this is indeed 'amazing stuff'. **Fu** – wanted to echo Johnson on his comments and thanked the applicants for their efforts and their desire to improve

the property. I also want to thank Betty for her hard work, passion, the way you present and the details you propose on each item.

**Komorous** – thanked all the participants and their hard work. We are so grateful and excited to see all the information that you put together. This is very enjoyable and rewarding, and fun for us. And thank you again, one more time with feeling to Betty, for all your hard work. It’s so wonderful, it’s not just putting all the information but every single participant was thanking you for the mentorship and that is something that is so important to this program. I hope that somehow maybe the other Board members think about how we can do this. I think that our Elected Officials should hear just how much ‘good will’ this program creates. I don’t think it’s so often that Oakland citizens are saying how well a program is working and how well administered it is and all the amazing help they are getting.

**Komorous** – tonight, we need to have two motions; one, for the designation of the Heritage Property nominations and, two, a motion recommending approval for the Mills Act applications.

For motion #1, **Fu** – made a motion that the Board determine that the four properties discussed here are eligible for Heritage Property status and designate them as City of Oakland Heritage Properties.

Seconded by – **Johnson. French – did a verbal vote; 5 ayes, 0 nays – motion passes unanimously.**

For motion #2, **Fu** – made a motion that we recommend the applications listed for the 2021 Mills Act Contracts and forward to the Planning Commission as an informational item. Seconded by – **Mollette-Parks. French – did a verbal vote; 5 ayes, 0 nays – motion passes unanimously.**

Per **Marvin** – the second motion should be amended to state that the Mills Act contract recommendations should also be forwarded to the City Council. **Fu** – made the correction to the motion to read: that we recommend the applications listed for the 2021 Mills Act Contracts and forward them to the City Council. Seconded by – **Mollette-Parks. French – did a verbal vote; 5 ayes, 0 nays – motion passes unanimously. Komorous** – congratulated all the applicants and thanked Betty for a job well done.

#### **ANNOUNCEMENTS - No**

#### **UPCOMING – No**

**APPROVAL OF MINUTES – June 7, 2021: Mollette-Parks** - made a motion to approve the minutes for June 7, 2021 – seconded by – **Johnson. French – did a verbal vote; 5 ayes, 0 nays, motion passes.**

**ADJOURNMENT – 6:48pm**

**NEXT REGULAR MEETING: ~~August 9, 2021~~**

Postscript, August 6: After the meeting, due to lack of applicants, the August LPAB meeting was canceled. The next regular meeting is scheduled for September 13th.

Minutes prepared by: **LaTisha Russell**