

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

**Vince Sugrue, Chair
Klara Komorous, Vice-Chair
Chris Andrews
Ben Fu
Marcus Johnson
Nenna Joiner
Tim Mollette-Parks**

**LANDMARKS PRESERVATION
ADVISORY BOARD MINUTES:**

June 22, 2020

**Regular Meeting 6 PM
City Hall, Council Chambers
1 Frank H. Ogawa Plaza
Oakland, California 94612**

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ROLL CALL

**Board Members present: Andrews, Fu, Johnson, Joiner, Komorous,
Mollette- Parks, Sugrue**
Board Members absent:
Staff present: Pete Vollmann, Betty Marvin

**WELCOME BY CHAIR: Chair Sugrue - welcomed everyone back and asked Pete Vollmann,
Board Secretary to give a helpful explanation on the meeting.**

Pete Vollmann, Board Secretary – also welcomed everyone to this special LPAB meeting and, this being the first meeting back, we’re using Zoom as the platform. He gave some pointers on how this works for everyone in attendance either by Zoom or by phone. By Zoom; he 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. Lowering and raising your hand will bump you to the end of the line. Each speaker will have a maximum of 2 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. If you are calling in by phone to comment; 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 - No

Secretary Reports – No

Board Matters – No

Sub-committee Reports - No

OPEN FORUM – Naomi Schiff, Oakland Heritage Alliance (OHA) – just wanted to say welcome back and happy the LPAB has convened but also stated that the Members of the Board are not visible to her and asked is that something that can be available. She stated not sure how important this is but it could get confusing if nobody knows whose there. **Sugrue** – questioned rather or not, if the attendees have the same participants function on their screen to be able to see us on a screen share. **Vollmann** – no, that’s for the panelist, staff and the Board members. Sometimes it’s set-up with the way the screen is being viewed. (Because of this reason, Chair Sugrue went over the Roll Call again, all 7 Board members were in attendance).

INFORMATIONAL PRESENTATIONS – No

APPLICATIONS

Location:	664 Haddon Road (Henry J. Kaiser Residence).
Assessor’s Parcel Number:	023 043000100
Proposal:	Preliminary Determination of Landmark Designation Eligibility.
Property Owner:	Kaiser Foundation Health Plan, Inc.
Applicant/ Phone Number:	Nelson White and Stacy Farr, SWCA Environmental Consultants / (415) 536-2883
Case File Number:	LM19012
General Plan:	Detached Unit Residential
Zoning:	RD-1- Detached Unit Residential Zone
Environmental Determination:	Exempt per Section 15331 of the State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Section 15183 Projects consistent with the Community Plan, General Plan or Zoning.
Historic Status:	Current Oakland Cultural Heritage Survey rating: C1+ (C=Secondary importance; 1+ = contributor to the Haddon Hill Area of Primary Importance)
City Council District:	2
Action to be Taken:	Preliminary Determination that the property meets the Landmark designation criteria.
For Further Information:	Contact Project Case Planner, Mike Rivera at (510) 238-6417 or by email at mrivera@oaklandnet.com

Mike Rivera, case planner – this application is for a preliminary determination for Landmark Designation Eligibility of the Henry J. Kaiser residence. On 1/13/2020, the LPAB held a public meeting to review and consider this proposal for a Landmark Nomination. Based on the Evaluation Tally Sheet for Landmark Eligibility, a total score of 49 points was given and the evaluation rating of ‘A’ was assigned. The LPAB passed a motion that the Kaiser Residence appeared eligible for Landmark Designation and voted to direct staff to draft a resolution to formally initiate Landmark Designation for review and consideration. This staff report continues the resolution for your review and, staff recommends that Landmarks review and adopt the draft resolution and forward this application to the Planning Commission.

Stacy Farr, Environmental consultant, SWCA – did a verbal/PowerPoint presentation of the Henry J. Kaiser residence. She stated that SWCA was thrilled when Kaiser Permanente contacted them about preparing a Landmark nomination for this very significant property. Henry Kaisers’ influence in Oakland is well known but we approached our evaluation in a very methodical way and developed a nomination that comprehensibly addresses the property’s multiple areas of Historic Significance. Farr highlighted the

areas of historic significance, summarized the integrity evaluation and the character defining features of the property. They used the evaluative criteria set-up by the National Park Service which is also used for the California Register Nominations. The criteria look's at three major areas including; association of historic significant events, persons and architectural distinction but SWCA found that this property has five distinct areas of historic significance; the association with American industrialist Henry J. Kaiser; the association of the site itself (where Kaiser Permanente Healthcare was developed); the distinctive characteristics of the Italian Renaissance style of architecture of the residence; association with master architect William E. Schirmer and the association of the development of Clausen House, a care system for developmentally disabled adults. All these events spanned from the time the residence was built in 1924 thru 1977.

After SWCA developed the five findings of historic significance, we evaluated rather the building retains sufficient integrity to convey its historic significance. The National and California Register use seven aspects of integrity including; location, design, setting, materials, workmanship, feeling, and association. The building had undergone a high number of alterations but most happened during Kaisers' period of ownership and post years when Clausen House acquired the property. Overall, we did determine that the building retained more than sufficient integrity to convey its historic appearance and its association with Henry Kaiser. In closing, we developed a comprehensive list of character defining features for this property. Character defining features are the features that must enable a building to convey its historic significance and, also contains meticulous information the properties historic features and guide the preparation work on the preservation/restoration of the building.

BOARD COMMENTS/QUESTIONS – **Andrews** – what's the owners present use of the home.

Farr/Skyler Denniston (Kaiser Permanente) – the unoccupied, single family home is owned by Kaiser Permanente. **Fu** – are there any updates or new findings since the last hearing in January 2020. **Rivera** – there are no new findings since then. **Sugrue** – in terms of how this is being framed, we've known this throughout as the Henry J. Kaiser residence, is there going to be any mention of the Clausen Family in the title. **Rivera** – the Clausen House is included in the staff report but not in title. **Farr** – when its listed as an official Landmark its listed by the property address, not 100% sure, but I have no special preference since both are included in the five areas of historic significance. **Vollmann** – typically its designated a number then the address. In our internal list, we'll have a name with it. **Marvin** – a Landmark does have a name. The question is, would it be the Kaiser House or would it be the Kaiser-Clausen House.

PUBLIC COMMENTS/QUESTIONS – **Daniel Levy, Oakland Heritage Alliance (OHA)** – thanked the Board for the great presentation. He had some questions regarding; if any research had been done on the round windows of the home near the garage, if they were from the 'cracked champagne bottles' used to launch the numerous ships Kaiser had built; is there any information on the modifications that were done for Franklin D. Roosevelt (FDR) to get into the buildings entry ways (ADA accessibility); any updates on the landscaping; and the large number of security cameras, will they be removed/changed or hidden.

Tom Debley, President, OHA and retired Kaiser Foundation historian – wanted to reiterate what was said at the earlier hearing in January, that OHA supports this nomination and recommends it go forward. Commented on the timing of this, saying its wonderful because this fall, Kaiser Permanente celebrates its 75th Anniversary and next year will be 100th Anniversary of Henry Kaisers' decision to come to Oakland. Debley says he has no confirmation on the rumored visit by FDR to the Kaiser residence or if the windows are from the broken champagne bottles. He asked if either the applicant or Marvin can confirm, or if they have any other information on this item that can be passed on.

Page Yarwood, retired, Kaiser Permanente - says he was also present at the January 2020 hearing and spoke in favor of the proposal and is still in favor of the Landmark designation resolution. A resident of Haddon Hill for 38 years, he lived on the same block of the Kaiser home. He's been on numerous walking tours for the neighborhood, also arranged home tours with OHA. Speaking for the neighborhood, he says they are largely supportive of the forward momentum of this proposal. He also worked for Kaiser Permanente for 35 years and has some understanding in regards to how the organization was formed and the process. Also during the years, he developed a relationship with the Kaiser Family and says they've always been supportive of the history, referring to it as 'Mr. Kaisers home'.

BOARD COMMENTS/QUESTIONS – **Komorous** – wanted an answer on the two questions Levy posed; is there any plans for the landscaping or any updates on the original design; and any plans for the security cameras. **Farr** – we didn't look closely at the landscaping but a good portion of the southeast lawn is not landscaped at all. There are some large trees in the front yard that could possibly contribute to the historic appearance of the house. Farr couldn't speak on the security cameras and suggested speaking with Skylar Denniston. **Andrews** – says, this is a really, rich piece of Oakland History and happy that it has come-up before the Board and thanked the applicant for doing this. **Colin Lacon, Public Affairs - Director, Kaiser Permanente** – addressed the questions on the issue of the cameras and the landscaping. He stated that Kaiser Permanente will make every effort to cover or shade, and make the appropriate adjustments to the cameras. The reason the cameras are there, was specifically in response from working with the community, as the property (at this time) is physically empty. We wanted to make sure everyone was aware that the property is being watched, patrolled regularly, and keeping it safe. On the landscaping; we haven't explored that deeply enough but we don't have any extensive reasons to change the outward looking appearance of the property. In terms of the landscaping, we will continue to maintain and care for the landscaping throughout the life our ownership.

Fu – stated that he looked at this with the Board in January 2020 and expressed his appreciation for this proposal. In terms of the cameras and flood lights, they are fairly minor and not significant enough to alter the architecture. We've already made a decision to move the item forward to be recommended for designation, as this is on the agenda to review and approve the resolution. I'm in support of that.

Komorous – appreciated the answers given regarding the cameras and landscaping. Says it's wonderful to have 'good custodians' and encourages Kaiser to maintain/preserve the property. As we discussed in the January 2020 meeting, this is a very worthwhile project and she's extremely happy how Kaiser is pursuing this. **Sugrue** – says that this building has an intimate tie not only to a person but an institution as well which makes it incredible and very eligible for a Landmark Designation, there is so much history attached to it. He asked staff to let the Board know the perimeters around what this recommendation looks like and to adopt a resolution that will eventually go on to Planning. **Rivera** – the resolution provides six guidelines to make the determination for the residence to be eligible for Landmark Designation and within the resolution document you'll see the six items listed for this nomination. (This is in addition to the what the staff report and analysis contain).

BOARD MOTION – **Andrews** – made a motion to approve this nomination. **Fu** – seconded. All Board member were in favor, 7-0, motion passes unanimously. **Board chair Sugrue** – thanked everyone (staff, the applicant and public speakers) for their participation in tonight's meeting.

ANNOUNCEMENTS - No

UPCOMING – **Marvin** – has ten new (different and a nice assortment) of Mills Act applications that will be presented at the July Meeting.

APPROVAL OF MINUTES – **Joiner** – approved, **Johnson** – seconded. Minutes for 2/10/2020 were approved. (**Fu** and **Komorous** abstained.)

ADJOURNMENT – 5:55pm

NEXT REGULAR MEETING: July 13, 2020

Minutes prepared by La Tisha Russell