

# CITY OF OAKLAND

## AGENDA REPORT

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OFFICE OF THE CITY CLERK  
OAKLAND

2008 NOV 20 PM 1:16

TO: Office of the City Administrator  
ATTN: Dan Lindheim  
FROM: Community and Economic Development Agency  
DATE: December 2, 2008

RE: **An Ordinance Designating Studio One Art Center (Historic Name: Ladies' Relief Society Children's Home) At 365 45<sup>th</sup> Street As A Landmark Pursuant To Section 17.136.070 Of The Oakland Planning Code.**

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### SUMMARY

The Landmarks Preservation Advisory Board and the City Planning Commission recommend designating Studio One, located at 365 45<sup>th</sup> Street, as a City of Oakland landmark.

The landmark nomination was submitted by the property owner, the City of Oakland. The Landmarks Board unanimously recommended designation on June 9, 2008, as did the Planning Commission on July 16, 2008. There is no known opposition to the landmark designation.

Staff recommends that the City Council adopt the attached ordinance designating Studio One Art Center as a City of Oakland landmark.

### FISCAL IMPACT

The landmark designation of Studio One does not require any additional budget allocation. No additional staffing is required.

### BACKGROUND

Studio One is currently a Potential Designated Historic Property (PDHP) with an Oakland Cultural Heritage Survey rating of A2+ ("A" - highest importance, "2+" – contributor to an Area of Secondary Importance). It is on the Preservation Study List, a list of properties that are likely Landmark candidates. It is also listed on the National Register of Historic Places.

A recent photograph of the building is included as Attachment B.

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CED Committee  
December 2, 2008

## KEY ISSUES AND IMPACTS

**Historical and Architectural Significance.** Studio One is eligible for landmark designation in that it:

- Was purchased by the Ladies' Relief Society of Oakland as part of a 10-acre site in 1873, and a children's home was built on this site in 1894, which was devastated by fire in 1906 and rebuilt in 1906-07 using the same u-shaped footprint, foundation, and first-story brick walls, and continued to operate as a children's home until about 1940; and
- Is significant because it is closely associated with the Ladies' Relief Society of Oakland, which had been formed in the early 1870s and for many decades operated important charitable facilities, and whose long presence has left a major footprint in the neighborhood fabric and has directly or indirectly played a key role in establishing community infrastructure; and
- Became a Recreation Department arts center after World War II, that for more than half a century, as Studio One, has opened the door to the arts for thousands of Oaklanders; and
- Is significant in terms of architecture because its main shingle style building appears to be Oakland's oldest surviving sizable building from the historically important theme of large children's homes of the congregate type; and
- Was rehabilitated through funding from a multipurpose bond issue that voters approved in 2002 (Oakland's Clean Water, Safe Waterfront Parks and Recreation Trust Fund Ballot Measure DD) including seismic upgrading; and
- Was rehabilitated to the Secretary of the Interior's Standards for Rehabilitation per plans for the project which were reviewed and approved by the City's Landmarks Preservation Advisory Board; and
- Was nominated by the Friends of Studio One to the National Register of Historic Places, and was approved unanimously on May 5, 2006 by the State Historical Resources Commission.

## PROGRAM DESCRIPTION

### **Regulatory Effect of Landmark Designation.**

Regulations and benefits for a Landmark property include design review of exterior changes, exemption from design review fees, up to 240 days delay of demolition, and a duty to keep in good repair. Landmarks are treated as historic resources for purposes of CEQA review and are eligible to use the State Historical Building Code.

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Significant exterior changes to landmarks are referred to the Landmarks Preservation Advisory Board for recommendations (Section 17.136.060) before a decision on the design review application is made by the Director of Planning or the Planning Commission. Minor exterior changes can be processed administratively by the Director of Planning, who may seek input from the LPAB as needed. There are special design review findings for landmarks, including “that the proposal will not adversely affect the exterior features of the designated landmark...” and “that the proposal will not adversely affect the special character, interest, or value of the landmark and its site, as viewed both in themselves and in their setting...” unless preserving the landmark is architecturally or economically infeasible.

## **SUSTAINABLE OPPORTUNITIES**

***Economic:*** Landmark designation encourages maintenance and careful rehabilitation of buildings, which creates skilled employment opportunities. Maintenance and rehabilitation of existing buildings also stabilize and enhance property values.

***Environmental:*** Landmark designation encourages the maintenance and re-use of existing historic buildings and therein helps to conserve the materials and energy used to construct those buildings.

***Social Equity:*** Landmark designation encourages continued maintenance and restoration or rehabilitation of existing buildings. Therefore, it acts as a catalyst for neighborhood revitalization and further enhances the community by creating community identity.

## **DISABILITY AND SENIOR CITIZEN ACCESS**

Studio One, which recently underwent major rehabilitation consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, is in compliance with the American with Disabilities Act (ADA). Landmark designation does not prohibit future modifications that may be necessary for ADA compliance and in fact can facilitate such modifications through use of the State Historical Building Code.

## **RECOMMENDATION AND RATIONALE**

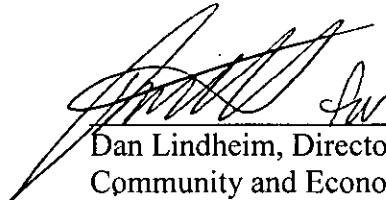
Approve the proposed landmark designation of Studio One. Landmark designation has the potential to be a catalyst for further revitalization of Oakland’s distinct and diverse neighborhoods and its strong historical character. The honorific designation and requirements for maintenance and repair would continually promote economic, quality of life and sense of community goals throughout the city as the building is restored or rehabilitated.

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**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council adopt the attached ordinance designating Studio One Art Center as a City of Oakland Landmark.

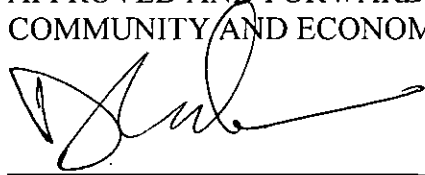
Respectfully submitted,

  
\_\_\_\_\_  
Dan Lindheim, Director  
Community and Economic Development Agency

Reviewed by:  
Eric Angstadt, Strategic Planning Manager

Prepared by:  
Holly Pearson, Planner I  
Planning & Zoning Division

APPROVED AND FORWARDED TO THE  
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:

  
\_\_\_\_\_  
Office of the City Administrator

**ATTACHMENTS:**

- A) July 16, 2008 Planning Commission Staff Report, including landmark nomination form and eligibility rating sheet
- B) Photograph of Studio One Art Center

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## **ATTACHMENT A**

**PLANNING COMMISSION STAFF REPORT (JULY 16, 2008),  
INCLUDING LANDMARK NOMINATION FORM AND  
ELIGIBILITY RATING SHEET**

|                                     |   |
|-------------------------------------|---|
| <b>Location:</b>                    | <b>365 45<sup>th</sup> Street (APN: 013-1106-002-00)</b>  |
| <b>Proposal:</b>                    | Landmark nomination of Studio One Art Center (Ladies Relief Society Children's Home).   |
| <b>Applicant:</b>                   | City of Oakland   |
| <b>Owner:</b>                       | City of Oakland   |
| <b>Case File Number:</b>            | <b>LM06-340</b>   |
| <b>General Plan:</b>                | Institutional   |
| <b>Zoning:</b>                      | OS (SU) Open Space - Special Use Park   |
| <b>Environmental Determination:</b> | Exempt per Sections 15061 and 15331 of the State CEQA Guidelines.   |
| <b>Historic Status:</b>             | Potential Designated Historic Property (PDHP); Rated A2+ on the Preservation Study List; ('A' – indicates Highest Importance; '2' – Area of Secondary Importance; '+' – indicates contributor). Listed on the National Register of Historic Places. |
| <b>Service Delivery District:</b>   | 2 – North Oakland   |
| <b>City Council District:</b>       | 1   |
| <b>Action to be Taken:</b>          | Provide recommendation on Landmark status to the City Council   |
| <b>For further information:</b>     | Contact <b>Holly Pearson</b> at (510) 238-3079 or <a href="mailto:hpearson@oaklandnet.com">hpearson@oaklandnet.com</a> .  |

## **SUMMARY**

The nomination of Studio One Art Center for landmark designation was submitted by the City of Oakland Public Works Agency and reviewed by the Landmarks Preservation Advisory Board (LPAB). The LPAB reviewed and unanimously accepted the eligibility rating, and directed staff to prepare a draft resolution initiating landmark designation. That resolution was unanimously adopted at the LPAB meeting on June 9, 2008, and the LPAB directed staff to forward the nomination to the Planning Commission.

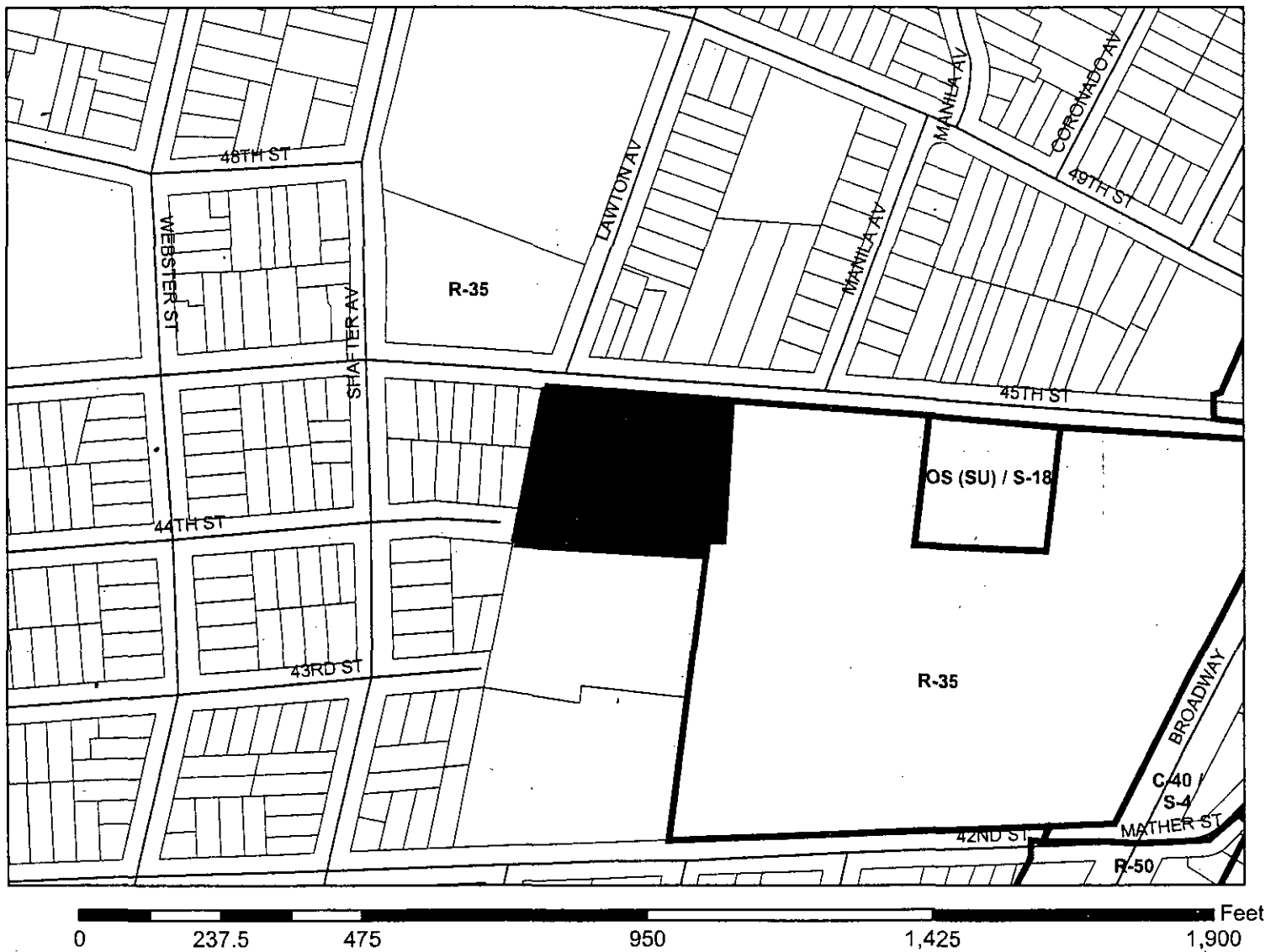
## **BACKGROUND AND PROJECT DESCRIPTION**

### **Historical and Architectural Significance**

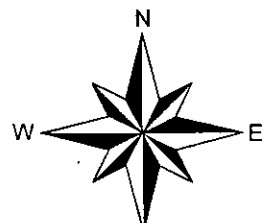
As reflected in the evaluation sheet and Resolution adopted by the Landmarks Board, Studio One has been found eligible for landmark designation in that it:

- was purchased by the Ladies' Relief Society of Oakland as part of a 10-acre site in 1873, and a children's home was built on this site in 1894, which was devastated by fire in 1906 and rebuilt in 1906-07 using the same u-shaped footprint, foundation, and first-story brick walls, and continued to operate as a children's home until about 1940; and
- is significant because it is closely associated with the Ladies' Relief Society of Oakland, which had been formed in the early 1870s and for many decades operated important charitable facilities, and whose long presence has left a major footprint in the neighborhood fabric and has directly or indirectly played a key role in establishing community infrastructure; and

# CITY OF OAKLAND PLANNING COMMISSION



Case File: LM06-340  
Applicant: City of Oakland  
Address: 365 45th Street  
Zone: OS (SU)



- became a Recreation Department arts center after World War II, that for more than half a century, as Studio One, has opened the door to the arts for thousands of Oaklanders; and
- is significant in terms of architecture because its main shingle style building appears to be Oakland's oldest surviving sizable building from the historically important theme of large children's homes of the congregate type; and
- was rehabilitated through funding from a multipurpose bond issue that voters approved in 2002 (Oakland's Clean Water, Safe Waterfront Parks and Recreation Trust Fund Ballot Measure DD) including seismic upgrading; and
- was rehabilitated to the Secretary of the Interior's Standards for Rehabilitation per plans for the project which were reviewed and approved by the City's Landmarks Preservation Advisory Board; and
- was nominated by the Friends of Studio One to the National Register of Historic Places, and was approved unanimously on May 5, 2006 by the State Historical Resources Commission.

### **Landmarks Board Action**

The LPAB reviewed and unanimously accepted the "Evaluation Sheet for Landmark Eligibility" for Studio One. The evaluation sheet gives a Contingency Rating (Preliminary Total) of 38 points and a Present Rating (Adjusted Total) of 36.8 points. These numbers correspond to an 'A' rating (a minimum of 35 points is required for an 'A' rating). 'A' and 'B' rated buildings are eligible for City Landmark designation.

The LPAB adopted a resolution in favor of the landmark nomination on June 9, 2008. Representatives from Friends of Studio One attended the LPAB hearing to speak in support of the landmark nomination.

### **Effect of Landmark Designation**

Regulations and benefits for a Landmark property include design review of exterior changes, exemption from design review fees, up to 240 days delay of demolition, and a duty to keep in good repair. Landmarks are treated as historic resources for purposes of CEQA review and are eligible to use the State Historical Building Code.

Significant exterior changes to landmarks are referred to the Landmarks Preservation Advisory Board for recommendations (Section 17.136.060) before a decision on the design review application is made by the Director of Planning or the Planning Commission. Minor exterior changes can be processed administratively by the Director of Planning, who may seek input from the LPAB as needed. There are special design review findings for landmarks, including "that the proposal will not adversely affect the exterior features of the designated landmark..." and "that the proposal will not adversely affect the special character, interest, or value of the landmark and its site, as viewed both in themselves and in their setting..." unless preserving the landmark is architecturally or economically infeasible.



## **ENVIRONMENTAL DETERMINATION**

The proposed landmark designation is categorically exempt from the California Environmental Quality Act (CEQA) under section 15331 because it involves preservation of an historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

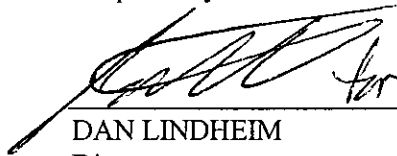
## **CONCLUSION**

Staff and the Landmarks Preservation Advisory Board recommend landmark designation for Studio One Art Center. As an historic resource it clearly meets the Board's historical and architectural eligibility criteria, and landmark status is sought for its honorific value.

## **RECOMMENDATIONS:**

1. Affirm staff's environmental determination.
2. Recommend that City Council adopt an ordinance designating Studio One Art Center as a City of Oakland Landmark.

Respectfully submitted:



DAN LINDHEIM

Director

Community and Economic Development Agency

Prepared by:

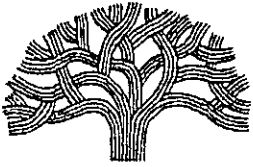


Holly Pearson

Planner I

## **ATTACHMENTS:**

- A. Resolution 2006-01
- B. Eligibility Rating Sheet
- C. Landmark Nomination form



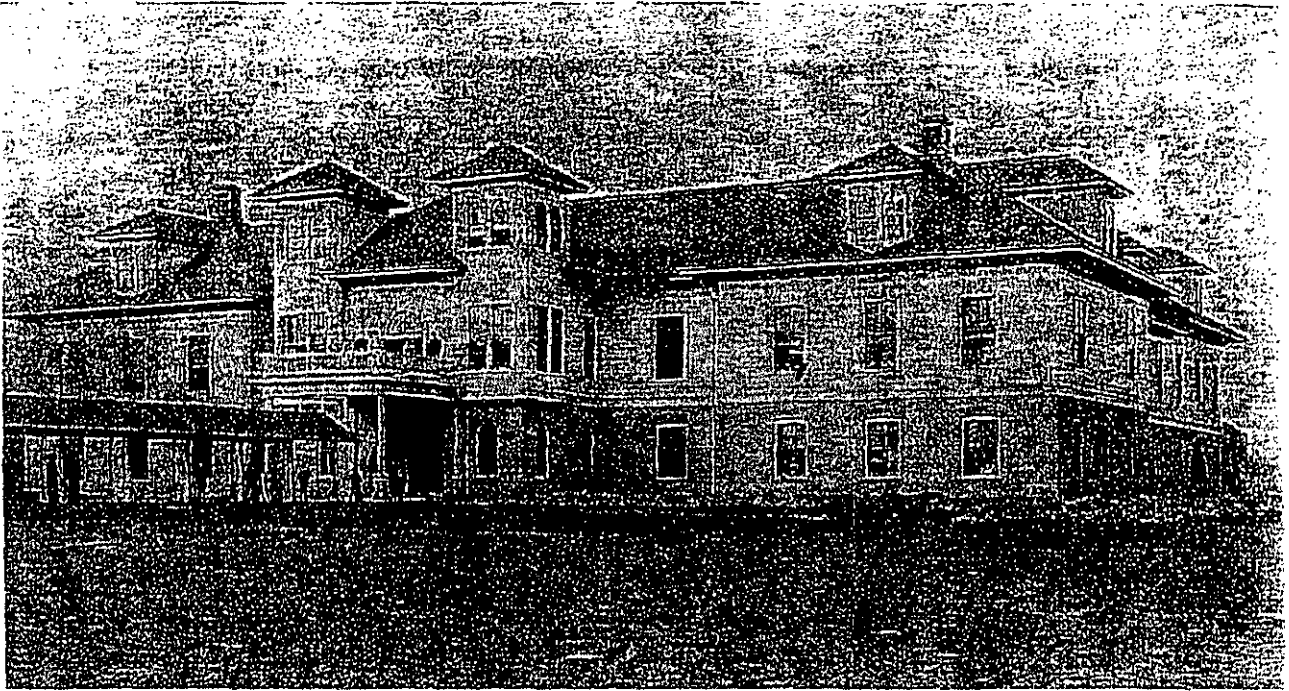
## Oakland Landmarks Preservation Advisory Board

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

The undersigned proposed that the Oakland Landmarks Preservation Advisory Board initiate, pursuant to Section 9502 of the Zoning Regulations, designation of the below described property as an Oakland landmark or to rezone such property to the S-7 Preservation Combining 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 Combining Zone Application Form within six (6) months from the date of such determination.

1. **TYPE OF APPLICATION:**      ☒ Oakland Landmark      ☐ S-7 Zone
2. **IDENTIFICATION**
  - A. Historic name if known: Ladies Relief Society Children's Home (Orphanage)
  - B. Common Name: Studio One Art Center
3. **ADDRESS/LOCATION** (List all addresses and attach map if more than one address):  
365 - 45<sup>th</sup> Street, Oakland, CA
4. **OWNER OF PROPERTY** (Use attached sheet if multiple parcels with separate owners):  
Name: City of Oakland  
Address: 250 Frank Ogawa Plaza  
City: Oakland State: CA Zip Code: 94612  
Assessor's Parcel Number: 013-1106-002-00





Historical photo of Orphanage in 1898

5. SIGNIFICANCE

- A. Date constructed or established, if know: 1894
- B. Builder, architect and/or designer, if know: Unknown
- C. Summary statement of significance (Please clearly explain why the property is significant and why it merits landmark or S-7 Zone designation)

The site and building was once a part of the Ladies Relief Society of Oakland's campus spanning more than three blocks between 42<sup>nd</sup> Street and 45<sup>th</sup> Street at Shafter Street. Ladies Relief Society of Oakland was a service organization founded in 1871. The building, 365-45<sup>th</sup> Street, was constructed as an orphanage in 1894.

The building is currently functioning as an art studio facility for the City of Oakland Parks and Recreation Department, sitting amidst residential and commercial area. It is a U-shaped, 2-story wood-framed structure over brick foundation building with exterior wood-shingle siding on second floor over ground floor brick bearing walls. The roof is made of composition shingles. The building exterior has brick arches on all the ground floor windows and a tall brick chimney with massive based at the center of the rear elevation. The building's entry was originally at the base of the U-building, which is now the rear of the building. According to historic photographs and Sanborn maps, the chimney was added in the early 20<sup>th</sup> century, replacing the former entry wing of three-story square towers flanking a wide brick entry arch and a porte cochere with a balcony above. The internal court within the U configuration was the rear of the building that has now been used as the main entry since City's ownership of the building in the 1950's. The original building also had several hip-roofed dormers that have been removed, probably at the same time the entry was changed.

Studio One building represents the history when a group of women from Oakland, Ladies Home Relief Society, resolved to provide humanitarian services for women and children who do not have any other means of support. It's representation of the determination and the ability of this group of women to provide services for those in need, especially women and children. The history reflects a period when reliance on private individuals and organizations is the only way to provide compassionate services for those in need. Ladies Relief Society utilized the original ten-acre site to provide a women's retirement facility and a home for unwed mothers, and then the addition of the orphanage for children. The orphanage served Oakland's children until World War II, when the U.S. Army leased it during the War. After the War, through the generous donations of the North Oakland community, the City purchased the building for art programs and has remained in use as such.

6. NOTICE SUBMITTED BY

Signature: Lily Soo Heo Date: 7/14/05

Name/Title: Lily Soo Heo / Capital Improvement Project Coordinator

Organization: Public Works Agency, Project Delivery Division

Address: 250 Frank Ogawa Plaza, Suite 4300, Oakland, CA 94612 Telephone: 510/238-3961

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 ☐ No; Preliminary rating: ☐

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

Address Studio One Arts Center (c) - Ladies Relief Society Children's Home (L)  
Name 365 45th Street

## A. ARCHITECTURE

- |                     |   |    |      |                |                 |
|---------------------|---|----|------|----------------|-----------------|
| 1. Exterior/Design  | <u>U plan, wide hip roofs, mix of shingles + brick, tall 4/4 windows</u>                      | E  | VG   | (G)            | FP              |
| 2. Interior         | <u><del>hallways, stairs, fireplace large dormitory rooms</del></u> <sup>INTERIOR REHAB</sup> | E  | VG   | <del>(G)</del> | <del>(FP)</del> |
| 3. Construction     | <u>brick base, wood above - not particularly unusual</u>                                      | E  | VG   | (G)            | FP              |
| 4. Designer/Builder | <u>Howard Burns (1894), A.H. Broad (1906)</u>   | E  | VG   | (G)            | FP              |
| 5. Style/Type       | <u>shingle institutional - rare surviving 19th c school/orphanage</u>                         | E? | (VG) | G              | FP              |
- (See social history by Martha Gutman, Center for Working Families)

## B. HISTORY

- |                        |   |     |      |     |      |
|------------------------|---|-----|------|-----|------|
| 6. Person/Organization | <u>Ladies' Relief Soc.; N. Oak Rec. Center/Studio One (1947-)</u> | E   | VG   | (E) | FP   |
| 7. Event               | <u>(1894-1940s)</u>   | E   | VG   | G   | (FP) |
| 8. Patterns            | <u>19th women's philanthropy; postwar organized recreation</u>    | E   | (VG) | G   | FP   |
| 9. Age                 | <u>1894, fire repair 1906</u>                                     | E   | (VG) | G   | FP   |
| 10. Site               | <u>original</u>   | (E) | VG   | G   | FP   |

## C. CONTEXT

- |                 |  |   |     |     |      |
|-----------------|--|---|-----|-----|------|
| 11. Continuity  | <u>eval'd alone - potential historically related complex</u>         | E | VG  | G?  | (FP) |
| 12. Familiarity | <u>well known N. Oak institution as Studio One for over 50 years</u> | E | VG? | (G) | FP   |

## D. INTEGRITY

- |                          |                                    |     |      |   |    |
|--------------------------|------------------------------------|-----|------|---|----|
| 13. Condition            | <u>moderate wear</u>               | E   | (VG) | G | FP |
| 14. Exterior Alterations | <u>very little since 1906 fire</u> | (E) | VG   | G | FP |

Evaluated by Beth Martin Date 10/29/01

## STATUS

Rating: A

City Landmark Eligibility: ☒ Eligible ☐ Not eligible

National Register Status: ☐ Listed ☐ In process

☐ Determined eligible ☒ Appears eligible

☐ 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

Address 365 45th St

Name Studio One Arts Center (c) - Ladies' Relief Society Children's Home (L)

|  |       |                |      |  |               |            |
|--|-------|----------------|------|--|---------------|------------|
| 12   | 6     | (3)            | 0    | 1. Exterior/Design   |               |            |
| 6  | 3     | <del>(2)</del> | (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                              |       |                |      |  | <del>26</del> | (max. 26)  |
| 30   | 15    | (6)            | 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                                   |       |                |      |  | 25            | (max. 60)  |
| 4  | 2     | 1              | (0)  | 11. Continuity   |               |            |
| 14   | 7     | (4)            | 0    | 12. Familiarity  |               |            |
| C. CONTEXT TOTAL                                   |       |                |      |  | 4             | (max. 14)  |
| PRELIMINARY TOTAL (Sum of A, B and C)              |       |                |      |  | <del>40</del> | (max. 100) |
| 0  | (-3%) | -5%            | -10% | 13. Condition (From A, B and C total)                        |               |            |
| (6)  | -25%  | -50%           | -75% | 14. Exterior Alterations (From A, B and C total excluding 2) |               |            |
| D. INTEGRITY                                       |       |                |      |  | -12           |            |
| ADJUSTED TOTAL (Preliminary total minus Integrity) |       |                |      |  | <del>28</del> | 36.8       |

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

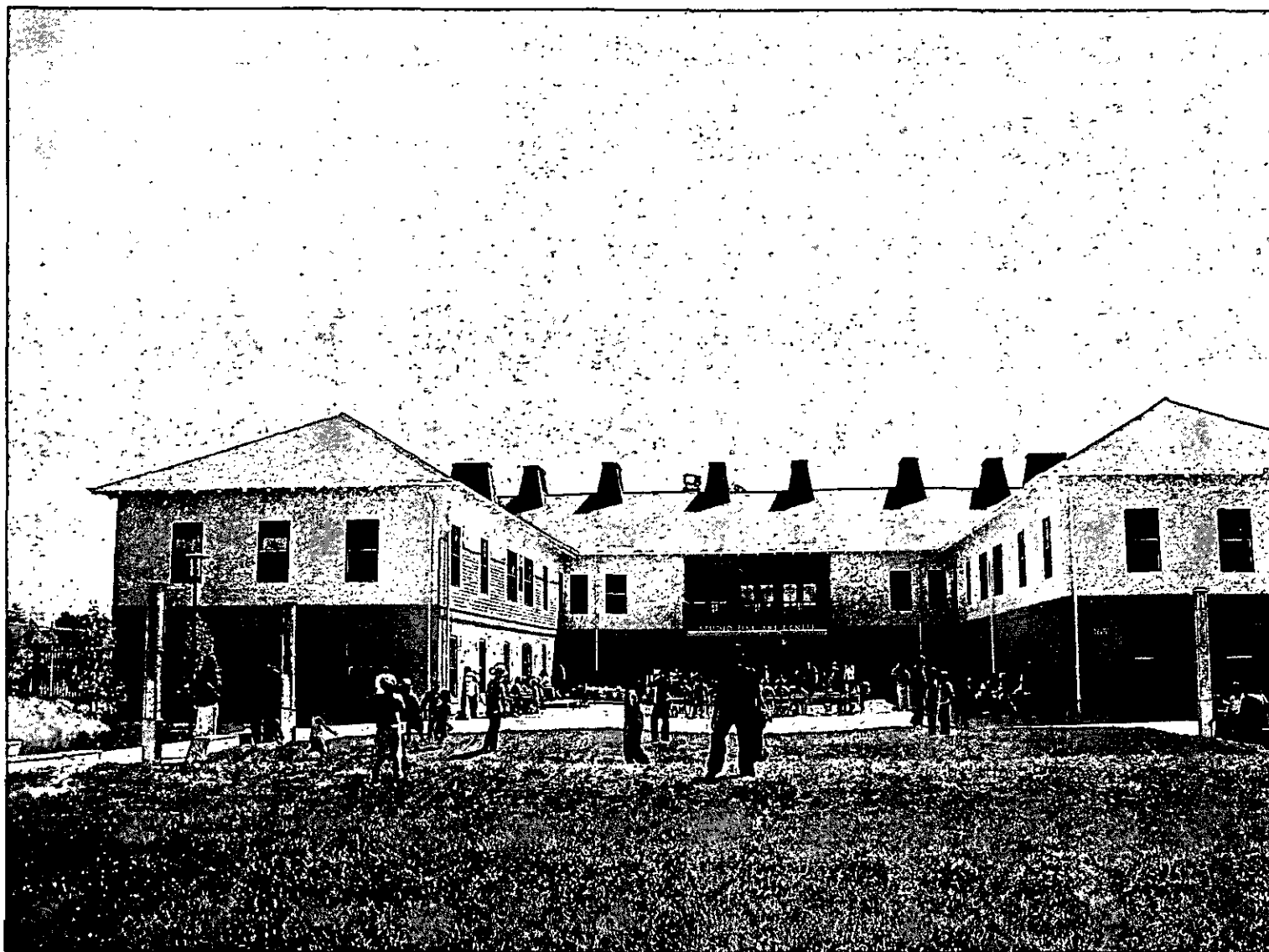


Photo by Russell Abraham



*Mark P. Warr*

City Attorney

INTRODUCED BY **FILED**  
OFFICE OF THE CLERK  
OAKLAND

2008 NOV 20 PM 1:06

**OAKLAND CITY COUNCIL****ORDINANCE NO. \_\_\_\_\_ C.M.S.**

**AN ORDINANCE DESIGNATING STUDIO ONE ART CENTER (HISTORIC NAME: LADIES' RELIEF SOCIETY CHILDREN'S HOME) AT 365 45<sup>TH</sup> STREET AS A LANDMARK PURSUANT TO SECTION 17.136.070 OF THE OAKLAND PLANNING CODE.**

**WHEREAS**, the Landmarks Preservation Advisory Board, at its duly noticed meeting of June 9, 2008, recommended designation of Studio One Art Center (historic name: Ladies' Relief Society Children's Home) at 365 45<sup>th</sup> Street as a Landmark pursuant to Section 17.136.070 of the Oakland Planning Code; and

**WHEREAS**, the City Planning Commission conducted a duly noticed public hearing on July 16, 2008, and at the close of the hearing voted unanimously to recommend landmark designation of the property; and

**WHEREAS**, the provisions of the California Environmental Quality Act (CEQA) have been satisfied, and pursuant to Sections 15061(b)(3), 15308, and 15331 of the California Code of Regulations, this ordinance is exempt from CEQA; and

**WHEREAS**, the City Council's Community and Economic Development Committee, considered this matter at its December 2, 2008 meeting; and

**WHEREAS**, the City Council, at a duly noticed public hearing on December 9, 2008, determined that the proposed Landmark has historical and architectural significance as described and presented in the Landmarks Preservation Advisory Board Resolution 2006-1, and is a unique asset to the City; and that for these reasons the Landmark is worthy of preservation; and

**WHEREAS**, the provisions of the California Environmental Quality Act (CEQA) have been satisfied, and pursuant to Sections 15061(b)(3), 15308, and 15331 of the California Code of Regulations, this ordinance is exempt from CEQA; now therefore

**THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Studio One Art Center at 365 45<sup>th</sup> Street is hereby designated as a Landmark pursuant to Section 17.136.070 of the Oakland Planning Code as described and presented in Landmarks Preservation Advisory Board Resolution 2006-1, attached as Exhibit A and incorporated herein by reference.

**SECTION 2.** Said Landmark shall be preserved in all its particular exterior features as existing on the date hereof, and as described and depicted in the photographs, case reports, Case File

LM06-340, and other material in the Department of City Planning; provided, however, it may be modified to replicate or more closely resemble its original appearance.

**SECTION 3.** The Development Director is hereby directed to execute and cause to be recorded in the Recorder's Office of the County of Alameda a notice of designation of said Landmark.

**SECTION 4.** This ordinance complies with CEQA and the Development Director is directed to cause to be filed a Notice of Exemption with appropriate agencies.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES-

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

DATE OF ATTESTATION: \_\_\_\_\_

RESOLUTION 2006-1  
LANDMARKS PRESERVATION ADVISORY BOARD  
CITY OF OAKLAND

**Ladies' Relief Society of Oakland  
Studio One  
365 45<sup>th</sup> Street**

WHEREAS, a proposal to designate the following property as an Oakland Landmark pursuant to Section 17.144 of the Oakland Planning Code has been considered by the Landmarks Preservation Advisory Board; and

WHEREAS, the Board has reviewed and examined the material pertaining to this property in Case File **LM06-340** and the Oakland Landmark Application form, a copy of which is attached; and

WHEREAS, the Board has determined that the property meets the landmark designation criteria found at Section 17.07.030P of the Planning Code and the Board's Guidelines for Determination of Landmark Eligibility in that the property:

- was purchased by the Ladies' Relief Society of Oakland as part of a 10-acre site in 1873, and a children's home was built on this site in 1894, which was devastated by fire in 1906 and rebuilt in 1906-07 using the same u-shaped footprint, foundation, and first-story brick walls, and continued to operate as a children's home until about 1940; and
- is significant because it is closely associated with the Ladies' Relief Society of Oakland, which had been formed in the early 1870's and for many decades operated important charitable facilities, and whose long presence has left a major footprint in the neighborhood fabric and has directly or indirectly played a key role in establishing community infrastructure; and
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- is significant in terms of architecture because its main shingle style building appears to be Oakland's oldest surviving sizable building from the historically important theme of large children's homes of the congregate type; and
- will be rehabilitated through funding from a multipurpose bond issue that voters approved in 2002 (Oakland's Clean Water, Safe Waterfront Parks and Recreation Trust Fund Ballot Measure DD) including seismic upgrading; and
- will be rehabilitated to the Secretary of the Interior's Standards for Rehabilitation per plans for the project which have been reviewed and

approved by the City's Landmarks Preservation Advisory Board; and

- was nominated by the Friends of Studio One to the National Register of Historic Places, and was approved unanimously on May 5, 2006 by the State Historical Resources Commission; and

WHEREAS, an Evaluation Sheet for Landmark Eligibility has been prepared for the property in accordance with the Board's Guidelines for Determination of Landmark Eligibility; and

WHEREAS, the Evaluation Sheet shows that the property meets the Guidelines; and

WHEREAS, the Board has reviewed and accepted the Evaluation Sheet, a copy of which is attached; and

WHEREAS, the Board has determined that this property merits Landmark designation, protective regulations, and preservation for the enjoyment of future generations;

Now therefore be it

RESOLVED: That the Landmarks Preservation Advisory Board hereby initiates, under Section 17.144.030C of the Oakland Planning Code, action to establish as a Landmark the following:

|                  |  |
|------------------|--|
| HISTORICAL NAME: | Ladies Relief Society Children's Home (Orphanage)    |
| COMMON NAME:     | Studio One Art Center                                |
| ADDRESS:         | 365 45th Street                                      |
| DATE BUILT:      | 1894   |
| ARCHITECT:       | 1894, Howard Burns; 1906 reconstruction, A. H. Broad |
| ORIGINAL USE:    | Institutional (Orphanage)                            |
| PRESENT USE:     | Education, Recreation, Culture (Arts Center)         |
| PARCEL NUMBER:   | 013 1106 002 00                                      |

And be it

FURTHER RESOLVED: That this property shall be preserved generally in all its exterior features illustrated in the rehabilitation drawings as approved, with conditions, by the Landmarks Preservation Advisory Board on October 18, 2004, with revisions approved on November 8, 2004 (Building Permit #B0501996), or may be modified to restore, replicate, or more closely resemble its original or other historical appearance; and be it

FURTHER RESOLVED: That this action be forwarded to the City Planning Commission for public hearing and consideration;

Approved by the Landmarks Preservation Board,  
Oakland, California: June 9, 2008

ATTEST: , Secretary

Ref: Resolutions 2006-1 StudioOne

m.p.w

# NOTICE & DIGEST

**AN ORDINANCE DESIGNATING STUDIO ONE ART CENTER (HISTORIC NAME: LADIES RELIEF SOCIETY CHILDREN'S HOME) AT 365 45<sup>TH</sup> STREET AS A LANDMARK PURSUANT TO SECTION 17.136.070 OF THE OAKLAND PLANNING CODE.**

This Ordinance designates Studio One Art Center as a City of Oakland Landmark.