

SAVE THE CARRIAGE HOUSE! -An Explanation of the Issues-

A COMPLETE GUIDE TO THE CARRIAGE HOUSE & MASTER PLAN

To save and use the Carriage House is now the best course of action for the CCAC community. An unhesitating and forthright decision by the Board of Trustees to implement the Norm Hill Plan will (1) help preserve our artistic-historic heritage, (2) provide desperately needed studio space, (3) open the cafeteria in the shortest possible time, (4) preserve the redwood trees and (5) facilitate the future of the school's master plan. It does all this without costing the school a cent because there is a \$50,000 grant available for this purpose.

Saving the Carriage House and the school's master plan have been in conflict many times in recent years. The story is complex, and has been full of headaches for the CCAC administration and Board of Trustees. The accidents of history which made the Carriage House a liability have turned it into an asset once again.

WHAT IS THE MASTER PLAN?

The school's master plan has as its central concept a campus with all its buildings on the perimeter and the center filled with landscaped gardens. (Diagram 1) The frontage on Broadway is to be reserved for future commercial development should the need arise.

Such a plan is necessary for any institution and requires lots of work to materialize. Architects must design all the new buildings and city agencies must be consulted for their approval. The Fire Department makes sure the buildings will be safe and accessible to firefighters. The Planning Dept. makes certain there are things like adequate parking, and that any changes fit their plan: the zoning ordinances.

Other people have a voice, too. Residents and owners of the apartments behind CCAC complain if we obscure their view with a tall building. The federal and state governments have mountains of rules saying what you must have around to be a legal campus.

The job of the Board of Trustees and the administration is to

assemble a plan that fits all the rules. Then, an infinitely more difficult task arises--to make the plan happen. For example, 15 years ago we built the dormitories. We are required to operate a dormitory for many years into the future and it will be 25 years more before the loans are paid off. Only then can we tear the dorms down so as to have the open center called for by the campus master plan.

THE NEW CERAMICS CENTER AND STUDIO TWO

Three years ago the college built the Noni Eccles Treadwell Ceramic Center on the site occupied by the Carriage House, then known as Studio Two. The Board of Trustees was ready to demolish the Carriage House but people protested. Off-campus people wanted to buy it and use it, some on campus wanted to continue to use it as studio space. Somewhat surprised by the hullabaloo, the Board decided to save the Carriage House by moving it out of the way.

So for three years the Carriage House has been sitting around looking ungainly on its stilts and a little blighted with its staircases and porches ripped off. It has served as much needed storage space, however.

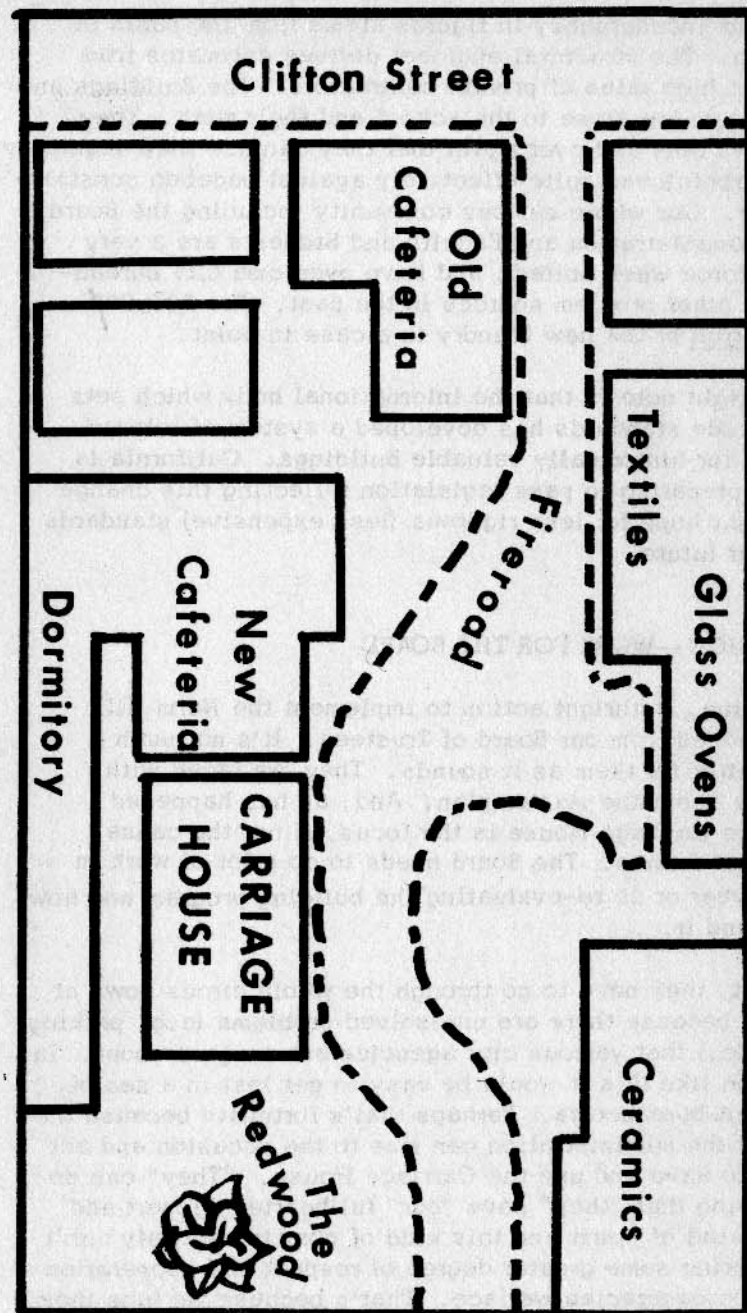
Various city agencies got very anxious about it just sitting there with no foundations (to keep it from rolling into the dorms in an earthquake) and no protection against a fire. They ordered the school to either fix it up right or demolish it. The school managed to buy time by citing the difficult delays in the building program.

HISTORIC LANDMARKS

The administration showed a lot of guts negotiating with the city agencies on this. Their position was, give us time to build our new buildings because then we will have a place for it. When last year it became obvious that the city was not going to give the school much more time, the administration had the Carriage House, Treadwell Hall and the front steps all registered together as an Historic Landmark. Thus they are somewhat protected by law and can qualify for foundation monies that go toward historic preservation.

The Present

Diagram Two: CCAC Now



problem at all to move it to the site of the present Glass ovens, once Glass, etc. is relocated in its new home. We might even be ready to tear down the dormitory building at that time so the master plan could indeed be fulfilled.

AESTHETICS OF NORM HILL PLAN

It is important to remember that the Carriage House has the same charm and style of its partner, Macky Hall. When its stairwells and porches are back on, it's on a foundation with gardens all around, and it has a fresh coat of paint, its inherent beauty will have a chance to shine.

A pleasant advantage will be had with the fire road straightened out because the total area of asphalt paving will be reduced. Then the area bounded by the new and old cafeterias, the fire road and the Carriage House could become another forested garden.

One aesthetic strong point of the Carriage House is the unusual profile of its roof. When turned and set down into a proper foundation, its proper proportions will reappear. Some folks worry that it will compete for attention with the Ceramics Center when viewed from the direction of Clifton St. This is the weakest part of the aesthetics of the Norm Hill plan because the two might detract visually from each other. It's also quite possible that their combined silhouettes will create a dramatic and pleasing skyline!

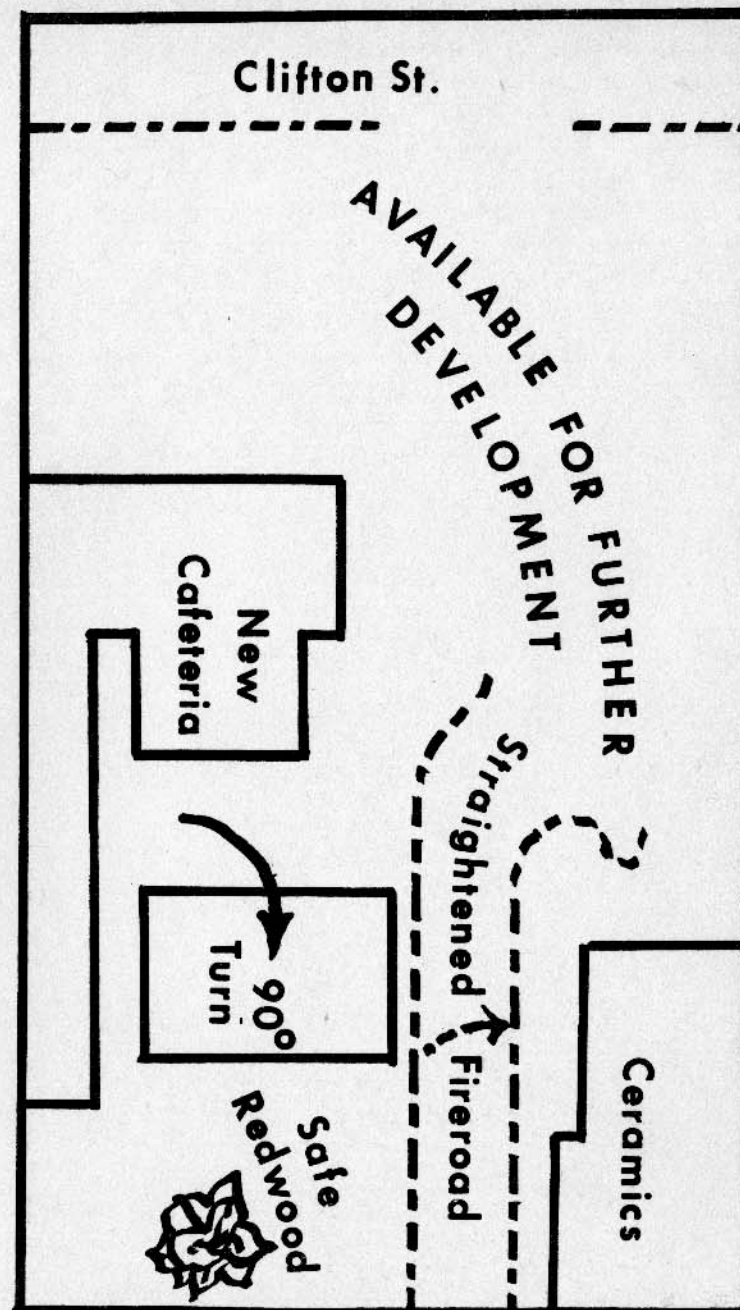
COST CONTROVERSY

Is the \$50,000 foundation grant really enough?

The current confusion in cost figures stems from two incongruencies of the rival figures. The first is that Mr. Hill's \$35,000 to \$45,000 figure for all work was calculated for the Norm Hill plan whereas the structural engineer's figures were calculated for a much more ambitious program of excavation, site preparation, building a whole extra floor (basement) and its resultant heavier structural requirements. Since the engineer's figures were for the earlier proposal, Mr. Blier subtracted those items which were obviously not applicable to the simpler Norm Hill plan and arrived at a rough figure of \$70,000 for an equivalent to the Norm Hill plan.

Norm Hill Plan

Diagram Three: Solved!!!



CARRIAGE HOUSE PRAISED AS STUDIO SPACE

The Studio 2B is the last drawing studio of the old college. It was, for years, considered the finest drawing studio on campus, mainly because of the illumination of the models' stand. It now is the only studio that has a natural North skylight which is most ideal when drawing from the model. The skylight was designed for this purpose; the illumination it gives to the model is most rewarding.

The industrial type of skylights in Martinez Hall do not "spot" the models' stand, thus the light they give is flat and uninteresting.

In times past there were several studios with this type of beautiful lighting for the students. It would be a tragic loss if we would lose this one.

Sincerely,

Ralph Borge
Professor of Drawing

STATEMENT OF THE COMMITTEE TO SAVE THE CARRIAGE HOUSE

The Student-Faculty Committee to Save the Carriage House which formed in early October grew out of the Faculty Assembly's emergency meeting to save the building. As a committee we have mobilized support and obtained hundreds of signatures. We are in touch with the Oakland Landmark Board and communications are beginning to open with the Board of Trustees. We have also begun several fundraising projects to make it possible to continue our fight until the fate of the Carriage House is secure.

Joan Connolly
(for the Committee)

Thus there is suddenly no sense in moving the Carriage House over onto the site of the Glass ovens. To do so would've required demolishing the ovens and half of the building now shared by Textiles looms and Glass. If we had buildings A&B going up now, that'd be fine, we'd demolish the Glass ovens, etc.; anyway, but Buildings A&B aren't going up now and may very well not go up for a very long time. That ramshackle tin shed might (shudder) be the Glass Department's home for another 40 years!

THE PRESENT DIFFICULT SITUATION

So we're not just in a bind, we're in several binds. There's a critical studio space shortage. The cafeteria is closed because the Carriage House is too close to it. The Carriage House can't be moved away far enough in a simple line without killing the nearest redwood tree. Because it's feasible to save the Carriage House, the Oakland Landmarks Preservation Board has prevented the school from demolishing it for 120 days with the option of preventing demolition for a second 120 day period. (Good for them, I say!) There is a simple direct way of dealing with all this--the Norm Hill Plan.

THE SO-CALLED NORM HILL PLAN

Mr. Norman Hill is the CCAC Superintendent of Buildings and Grounds. When it became clear that moving the Carriage House to the site occupied by the Glass ovens was not feasible he offered this idea as a way to save and use the Carriage House building. The fact that Mr. Hill was a construction contractor prior to working for CCAC lends credibility to this plan. (He himself claims neutrality in the issue, saying that either way--saving it or demolishing it--means problems for him.)

The plan is essentially to turn the building 90° and sink a foundation right where the building is now. A concrete pier adequate to secure the building against earthquake is a well established economical construction method. When turned 90° the Carriage House would both be more than 20 feet away from the cafeteria and be plenty of distance from the redwoods.

Then, too, the skylight in the upstairs studio will properly face North. It would stick out over the present roadway but the master plan already calls for straightening out that road to meet Fire Department requests.

The work of sinking a foundation and moving the Carriage House onto it could be done in a matter of weeks once it was planned and ordered. Thus it is the quickest way of opening the cafeteria without damaging or killing the nearest redwood tree.

Mr. Hill estimates that it would cost a total of \$35,000 to \$45,000 to complete the move and bring the building "up to code." We have a grant for \$50,000 to fix up the building so that leaves \$5,000 to \$15,000 that could be used for restoration of the porches, for example.

IMPACT OF THE NORM HILL PLAN ON THE MASTER PLAN

It may seem strange to assert that the Norm Hill plan actually helps the Master Plan. After all, the master plan calls for open space in the center of the campus, so setting the Carriage House right where it is contradicts the desire to keep any more buildings out of that center section of the campus. The dormitory and new cafeteria are now in that center section and will be for a long time, why add yet another one?

The reason is that utilizing the Carriage House as studio space now helps make it easier to build the new structures that will replace the old ones. We had to build a new cafeteria in the center of the campus so as to be free to tear down the old one, in order to be free to build Building A. There is such an acute shortage of studio space now that it will be difficult to tear down any old buildings because there is not any other place to put the classes that meet in them. Having the Carriage House as useable space will remove some of that pressure. The only alternative to using space on campus is to rent or buy space off campus. We can't afford expensive, problem-causing space off campus so we need to use every bit of available space on campus.

Years from now after the Carriage House has served as needed space thus facilitating construction of the new buildings, it will be

A GAME OF MUSICAL BUILDING SITES

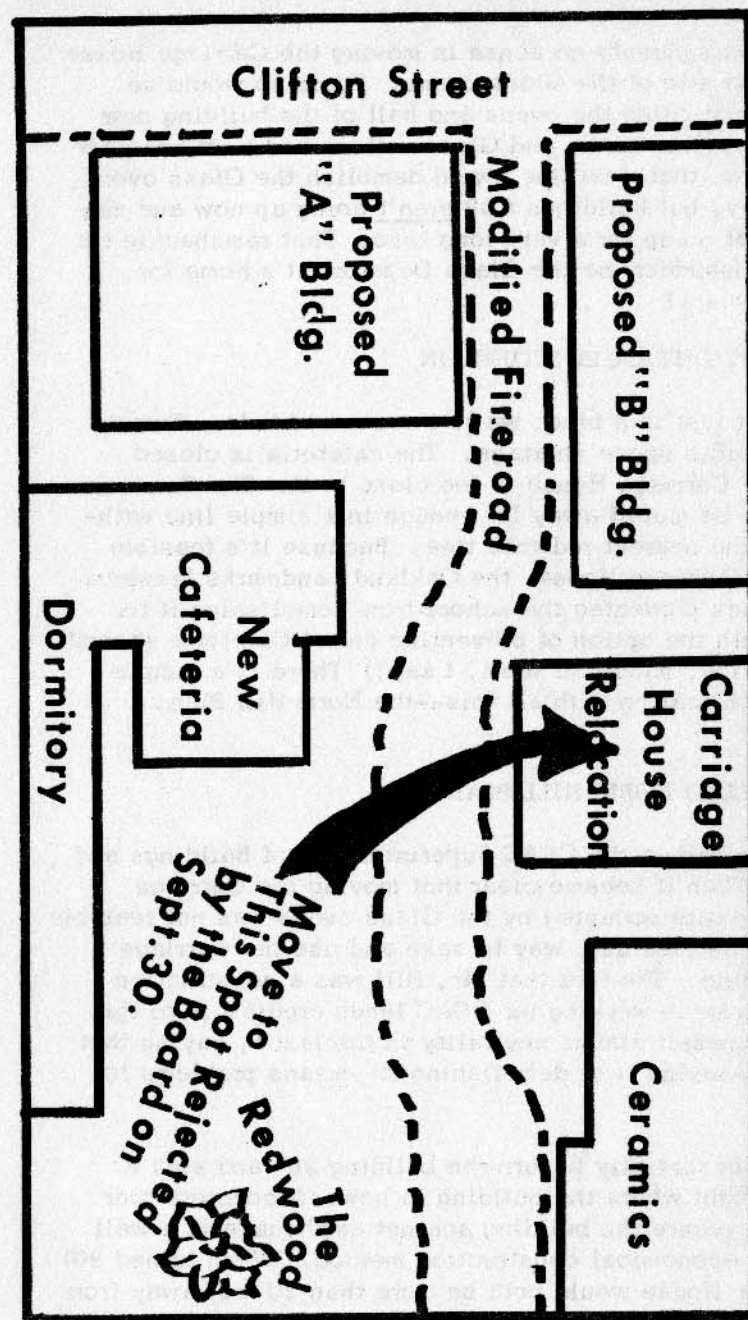
The administration's plan was a daring longshot. If the new buildings were built, there'd be a place for the Carriage House in between Building B and the Ceramics Center. A simple excavation at that site would provide space for a full basement, adding-in effect- a third floor for relatively little money. There would be new quarters for the Glass Department so the Glass Ovens would be moved out of the way of the Carriage House.

But, in order to building Buildings A & B we had to have a new cafeteria because the government requires us to feed our dormers decent meals (fair enough) and the old cafeteria was in the way of Building A. They knew that to open the new cafeteria, the Carriage House would have to be moved at least 20' away from it because of Fire Department regulations. This was the longshot. By getting the new buildings started they thought that they could juggle Glass, the Cafeteria and the Carriage House just long enough to get them all safe and sound in their new locations.

SETBACKS OF THE MASTER PLAN

The longshot fell short. The A&B Buildings had a \$500,000 matching grant from HEW. A few years ago we almost had the funds matched, but the economy went soft and a lot of the pledges disappeared, never to return even for the school's last-ditch effort. Now the original HEW grant is about to expire. There are about 2,000 other U.S. colleges with big master plans and unmatched matching grants. We are not alone. And, our enrollment, like every other college's is dropping, so we are losing revenue from tuition.

Because we are losing our main source of income---tuition---we have had to cut back on space. We got rid of the Gilman St. shops a couple of years ago forcing Glass, the foundry, the Metal Shop and other departments into cramped quarters on campus long before we were ready for them with the new A&B buildings. Last year we stopped renting College Hall, thus forcing the enormous Textile Department up on campus. Thus we have a situation where we are more crowded, though we have fewer students!



Master Plan

Diagram One: Dorm to be removed after 25 years.

The second incongruity in figures stems from the basis of estimating. The structural engineer derives estimates from the current high rates of private contractors. The Buildings and Grounds crew are close to the school and their work. They have shown over and over again that they can use their ingenuity and resourcefulness quite effectively against bugaboo construction costs. Our whole campus community including the Board, Alumni, Administration and Faculty and Students are a very powerful force when united, and have overcome city bureaucracy and other problem sources in the past. The \$35,000 cost underrun of the new foundry is a case in point.

Another bright note is that the international body which sets building code standards has developed a system of relaxed standards for historically valuable buildings. California is currently preparing to pass legislation reflecting this change so we might hope for less rigorous (less expensive) standards in the near future.

CONCLUSION--WORK FOR THE BOARD

Unhesitating, forthright action to implement the Norm Hill plan is needed from our Board of Trustees. It's not such a simple matter for them as it sounds. They are faced with headaches about the master plan. And, as has happened before, the Carriage House is the focus, if not the cause, of those headaches. The Board needs to do a lot of work in the next year or so re-evaluating the building program and how best to fund it.

Worse yet, they need to go through the whole circus down at City Hall because there are unresolved problems (e.g. parking space, etc.) that various city agencies are anxious about. In a situation like this it would be easy to get lost in a sea of freaked out bureaucrats. Perhaps that's fortunate because the Board and the administration can rise to the occasion and act together to save and use the Carriage House. "They" can do this knowing that "they" have "our" fullhearted support and that this kind of spirit and this kind of positive activity can't help but bring some greater degree of respect and cooperation from the bureaucracies we face. That's because we face them

as a living community, not just another institution.
Hooray for us, the whole CCAC community!

SAVE THE CARRIAGE HOUSE!!!!

P. S. Special thanx to Mr. Elwood Gill and President Harry X. Ford for their attention to us and their invaluable feedback on the issues.

- Respectfully submitted for the
Student-Faculty Committee to
Save the Carriage House

j. fred decker

STATEMENT

Marie Converse, Chairperson of the Landmarks Preservation Board of Oakland:

The very nature of the college and its particular sensitivity to design quality should make working together to save the Carriage House a very profitable experience for the college and the community.

IRREPLACEABLE VALUE

I would like to have included that the aesthetic consideration and the historic significance of the Carriage House are considerably more important to most of the students and faculty than an infringement of the "open space" of the "master plan." If the Carriage House is destroyed it will be gone forever-- part of our tradition, part of our continuing artistic enrichment -- two qualities that cannot be measured in terms of dollars and cents. If for no other reason than the fact that the building is beautiful and belongs here it should be saved at all costs.

-Willis C. Kauffman
Professor of Design
Environmental Des. Dept.