

Friends of the Joaquin Moraga Adobe
Thursday, November 19, 2009
Seventh Formative Meeting

I. Meeting called to order at 7:40 PM

II. Members in attendance:

Teresa Long	Lance Beeson
Susan Skilton	Maria Rieger
Bobbie Landers	Laurel Peggs
Kent Long	Connie Boero
Jeff Boero	

III. Adopted Minutes from the last meeting October 15, 2009

IV. Communications and Media

- a. Kent Long with Orinda City Council and explained the purpose and charter of FJMA (preserving the Adobe for public access, community use, etc.)
- b. Orinda Landmarks Committee presented a letter to the Orinda Town Council with many of the same points
- c. Kent Long and Bobbie Landers met with Gayle Uilkema (Contra Costa County Board of Supervisors – District 2) earlier this month. Supervisor Uilkema was unaware of FJMA's efforts to preserve the Adobe, yet expressed support. Ms. Uilkema requested that we keep her updated on our progress.

V. Development Update

- a. Insofar as FJMA is aware, there has been no amended filing by the developers of the proposed Adobe property. FJMA understands that traffic and 'geotech' studies have yet to be completed and submitted.
- b. Bobbie Landers suggested that FJMA consider meeting with Michael Olson and present the general scope of our ideas and vision for the Adobe property.
 - i. In preparation for this meeting it was agreed that we should have additional renderings of the site prepared by Bill Simpson and/or Peter Hasselman to develop a visual representation of our ideas. Perhaps one of our next near-term meetings be conducted at the Adobe site for the purpose of more fully developing these ideas and renderings
 - ii. The group also felt that a presentation such as this would also begin to draw out the developers initial position on their plans for the Adobe property

VI. FJMA Bylaws

- a. After extensive review and discussion, the Bylaws of the Friends of the Moraga Adobe were unanimously adopted

VII. Board of Directors

- a. FJMA's appointed Treasurer, Karen Beck, has been absent from the past several meetings. Jeff Boero will make contact with Karen and confirm her interest in staying on the Board.

VIII. Adjournment / Next Meeting

- a. The meeting was adjourned at 9:27 PM.
- b. Next meeting will be held at 7:30 PM on December 17, 2009 at the Orinda Community Church.

Friends of the Joaquin Moraga Adobe
Thursday, October 15, 2009
Sixth Formative Meeting

I. Meeting called to order at 7:40 PM

II. Members in attendance:

Teresa Long	S.B. Master	Bourke Harris
Susan Skilton	Merilynn Terstegge	
Bobbie Landers	Bill Wadsworth	
Kent Long	Flo Weber	
Jeff Boero	Connie Boero	

III. Orinda Parks and Recreation Foundation (OPRF)

- a. We were joined in this meeting by Bill Wadsworth of the Orinda Parks and Rec Foundation. Bill has graciously offered the use of the Foundations 501(c)(3) status to solicit and collect donations to FJMA. We still need to work out specific details as to how and where FJMA donations are to be sent, in care of OPRF.
- b. A process for setting up a donation site will be confirmed as part of identifying a new Treasurer for the group, as our current elected Treasurer, Karen Beck, is apparently no longer interested in fulfilling that role.

IV. FJMA Bylaws

- a. Leasa Raya, Bobbie Landers and Flo Weber have created a first draft and will refine this further before distributing among members for comment and then for submittal for legal review.

V. Member Dues

- a. Discussion centered on alternatives for levying fees or dues on FJMA members. Distinctions were drawn in this conversation between the status of 'board members' and 'voting members' and how the imposition of fees would affect the status of both. Further discussion included the benefits and drawbacks of balancing wide community participation with the imposition of fees. We will look at the Orinda Historical Society model for guidance.

VI. Communications / Media

- a. Kent Long circulated a copy of a letter he has sent to Orinda Mayor Sue Severson on behalf of FJMA restating our position on the Adobe.
- b. The Orinda Landmarks Committee is drafting a letter to the Orinda City Council stating its support of the Adobe restoration efforts and that the proposed development of this area requires careful consideration.
- c. Bourke Harris has also sent a personal letter to the Orinda City Council in support of restoring the Adobe and preserving adequate land space for the project. Bourke showed a concept of a promotional document for potential use at, for example, a booth at community events.
- d. Nilda Rego showcased the history of the Adobe in a two-part Contra Costa Times 'Days Gone By' article that appeared October 11 and 18.

VII. Development Ideas

- a. A visit to the Adobe in San Jose was suggested to help further define our vision and develop ideas for the Moraga Adobe. A near-term Saturday visit will be arranged.
- b. Bobbie Landers presented preliminary renderings of possible development ideas completed in conjunction with Orinda architect Bill Simpson.

VIII. Support from County Supervisors

- a. Further to the discussion from the last meeting, Bobbie Landers suggested that we follow established protocol in soliciting support from County Supervisors. In keeping with that protocol, Bobbie will contact Supervisor Gayle Uilkema before any contact is made with John Gioia.

IX. Legal Support

- a. Kent Long will make contact with Susan Brandt-Hawley, preservationist lawyer, to seek guidance as to how she and her firm could be assistance to us as we begin the process of interacting with the City of Orinda and the developers. Ms. Brandt-Hawly is engaged in public-interest cases involving aesthetics, cultural landscapes, and historic resources throughout California.

X. Meeting Schedule

- a. We have secured the Orinda Community Church for meetings on the third Thursday of each month, convening at 7:30 PM. The rental fee from OCC is \$20 per meeting. Susan Skilton paid for this current meeting. Future fees will have to be paid out of FJMA funds. Jeff Boero will coordinate with various local publications to publish these meetings in the community calendars.

XI. Adjournment / Next Meeting

- a. The meeting was adjourned at 9:20 PM.
- b. Next meeting will be held on November 19, 2009 at the Orinda Community Church.

Friends of the Joaquin Moraga Adobe
Monday, September 28, 2009
Fifth Formative Meeting

I. Meeting called to order at 7:40 PM

II. Members in attendance:

Teresa Long	John Schommer
Susan Skilton	Lance Beeson
Carol Lu Zischke	Gen Prlain
Leasa Raya	Dee Williams
Jeff Boero	Connie Boero

III. Discussion of Meeting Dates

- a. Group discussed various preferred meeting dates that also coincide with availability of facilities at Orinda Community Church. Since our meeting there appears to be a consensus that the third Thursday of every month is convenient (The time and location of our next meeting will be announced via email but is most likely to be held on a Thursday evening at Orinda Community Church).

IV. Orinda Landmarks Committee

- a. We were expecting a member of the Landmarks Committee to attend the meeting this evening. Instead, The Landmarks Committee is in the process of drafting a position letter to the Planning Department. Our group will wait until this letter is finalized and, if in agreement, will mirror that position in our own letter.
- b. Michael Olson has submitted an application that was found to contain errors and now must be reviewed and rewritten

V. Orinda Parks and Recreation Foundation (OPRF)

- a. Kent met with representatives from OPRF in which OPRF pledged their support of FJMA's efforts. OPRF is unrelated to either Orinda Parks and Recreation or the City. OPRF has offered to allow FJMA use of its 501(c)(3) status to begin soliciting donations. Motion was carried to pursue this offer with OPRF. As elected Treasurer, Karen Beck is the designee to pursue this action, however she has been absent from the past few meetings and it is unclear if she is still interested in fulfilling her duties. Jeff will make contact with her and confirm her intentions. Leasa has agreed to pursue the OPRF offer in Karen's place.

VI. Legal Assistance

- a. Kent will inquire with a legal representative into the opportunities and costs associated with retaining legal assistance.

VII. Support from County Supervisors

- a. Lance will contact Contra Costa County Supervisor John Gioia to solicit support and perhaps introduction of a non-binding resolution before the County Supervisors in support of the preservation of the Joaquin Moraga Adobe. Dee will pursue a similar conversation with Supervisor Gayle Uilkema.

VIII. Media Contacts and Other Support

- a. Jeff will attempt to make contact with the KQED 'Forum' program for a possible piece on the Moraga Adobe.

- b. Kent to pursue contact with the James Irvine Foundation
- IX. FJMA Bylaws
 - a. Leasa has made changes to the draft Bylaws and will circulate for review and ultimate approval.
 - x. Adjournment: The meeting was adjourned at 9:05 PM.

Friends of the Joaquin Moraga Adobe
Monday, September 1, 2009
Forth Formative Meeting

I. Meeting called to order at 7:40 PM

II. Members in attendance:

Kent Long	Teresa Long	Bobbie Landers
Susan Skilton	Nina Egert	Lance Beeson
Sue Harris	Ron Louis	Carol Lu Zischke
Bourke Harris	Leasa Raya	Dee Williams
Elsie Mastick	Jeff Boero	Connie Boero

III. Review of Recent Developments

- a. Developer had the Barn and Outbuilding demolished in July.
- b. ARG report was completed.
 - i. It stated that the two buildings were of no historical significance. The planning department referred to the report and issued the demolition.
 - ii. Four large Eucalyptus trees were cut to the ground.
 - iii. Kent reported that the developer had wanted to demolish the two buildings early on, but waited until the ARG report was completed.
- c. Filing of Plans by Developer
 - i. A copy of the most recent site plan was presented at the meeting. Lot 16 has been reconfigured to isolate the Adobe to a very small parcel.
- d. Orinda Historical Landmark Committee meeting was held July 28. Minutes of that meeting can be found at <http://old.ci.orinda.ca.us/agendas/pdfs/h090728m.pdf>.

IV. Review of FJMA Activities

- a. FJMA wagon in the Orinda 4th of July parade.
- b. Alviso Adobe Tour and Meeting with Pleasanton City Parks Manager was conducted on July 18.

V. Next Steps and Action Items

- a. The two (draft) reports on the Adobe project will be posted on the FJMA website or a link will be provided for you to download, review, and discuss. The main report, from ARG (Architectural Resources Group) and the supporting report from William Self & Assoc. on the cultural resources of the site.
- b. Kent will draft a letter on behalf of FJMA to Orinda Planning Director, Emmanuel Ursu outlining the concerns and position of FJMA. A copy will be sent to FJMA members as a guide for similar personal letters to the City Manager, City Council and others.

VI. Adjournment: The meeting was adjourned at 9:40 PM. The next meeting is scheduled for Monday, September 28, 7:30 PM at Bobbie Lander's home. All subsequent meetings will be held the last Monday of the month.

Friends of the Joaquin Moraga Adobe
Monday, April 13, 2009
Third Formative Meeting

I. Meeting began at 7:40 PM

II. Introduction of those in attendance:

Elsie Mastick
Ron Louis
Flo Weber
Carl Weber
Leasa Raya

Teresa Long
Kent Long
Lance Beeson
Doug Krotz
Susan Skilton

Bobbie Landers
Connie Boero
Jeff Boero

III. Reviewed last month's Minutes and Activities

IV. This month's meeting was attended by Lance Beeson, a descendant of the Joaquin Moraga family and first residents of the Adobe. Lance provided great insight to not only the history of the Adobe, but other similar restoration initiatives in the Bay Area. One of these success stories is the Alviso Adobe in Pleasanton that dates back to the 1850's. This property has been nicely restored and is operated by Pleasanton City Parks. One of the more intriguing aspects of the Alviso Adobe is its continuing use as a center for interpretive programs open to the community and public at large. FJMA will pursue a tour of the Alviso adobe in the coming weeks.

V. Two tours of the Joaquin Moraga Adobe have been given to our group since our last meeting – on Saturday, March 21 and Thursday, April 9. During those tours the developer, represented again by Michael Olsen, provided some insight into the proposed plans for the Adobe site – some promising, some not so well received, depending on one's expectations. Mr. Olsen intimated that the barn and caretaker's residence is not planned to be preserved as part of the proposed development.

VI. Carl Weber reported that 2 firms are being considered by the City for compiling an Environmental Impact Report (EIR) for the Adobe site, in advance of, and as part of the development approval process. This EIR will be a project appraisal and limited to the historical background and archaeological aspects of the property and not address traffic impact or geological issues. This report should be complete in 30-60 days and is expected to act as a valuable guide for our group.

VII. The group was informally polled as to what how each would like to see the Adobe property restored and maintained. Most responses centered on:

- Who should own the adobe
- Maintaining the property in some form will keep it safe from vandalism.
- Access, parking, and remote parking / transportation concerns

Some specific thoughts:

Bobbie – Important features to achieve are restoration of the Adobe, keep the landscaping and view. Recommends the Adobe should be on a lot of 3-4 acres. The bathrooms and kitchen could be preserved for use. Envisions picnic tables and activities that children would enjoy. The Adobe could be shown with period furniture and a study room for classroom visits. The student visits from the 4 elementary school might be titled 'Adobe Days'. Weekends could be used for festivities. Investigate support from the community and state. Mary Ellen Jones, the editor of the State Historical Newsletter is very interested.

Doug - Important to be very clear with the developer. Review plans carefully and continue to supervise the progress. The history of the home, the surrounding property and views need to be preserved. Question: How is the title going to be held?. Will make contact with the Society of California Pioneers to investigate any shared interests.

Flo – The use of the homes' plumbing would be a plus. The 1860 portion of the house should be preserved. The site could be used for young people and have docents to lead tours.

Carl – Concerned about owners responsibility. How we will achieve funding? City has no funds to purchase. If the builder donates the site, who will it be donated to? Funding may come from resident property owners (property dues), or public agencies, etc.

Dee – Doesn't want to see 16 houses built. How will we get funding? Other developers have failed in this effort. Landslide of part of the property has been noted in past surveys and may make the new construction more complex.

Teresa – Keep majority of the home. The Adobe should be used for historic displays and could be titled 'Moraga Family Museum'. 'Adobe Days' where students come with their class for interpretive programs. Activities such as adobe brick making, a demonstration garden, etc. to learn about the early settlers' daily life. Involving the community, possibly through special events and art classes, such as the Moraga Hacienda has achieved.

Leasa – It is important to have some organization control and maintain the property for security, to avoid vandalism and unwanted entry. Concerned that no homes be built below the property in order to maintain view corridor and distract from the character of the site. Displays at the site should depict the various historical periods in the life of the Adobe for educational use for the schools and community.

Ron – Keep the ambiance of a working ranch. Restore and rebuild the Adobe in its original state. Maintain an educational approach. Consideration of neighbors is important, no large parties.

Elsie – Pursue 501(c)(3) status. This usually takes 1½ years to acquire. No weddings or similar events, as this may disturb the neighbors. Educational use for school children would be ideal. California History is taught in 4th grade and the site could be used as part of the educational program. Early food preparation, adobe brick making and history talks could be incorporated. Will contact an acquaintance who develops adobes for advice.

Jeff – Keep all of the buildings; the Adobe, barn and caretaker's home. The Borges Ranch is a wonderful example of how it could be used for education. This restoration of the Adobe is a huge responsibility for the group.

Lance – Because the adobe belonged to his ancestors he has been very active in the history, renovation and community involvement with other adobe historical sites. Additional historical information can be found in the book, 'Moraga's Pride'. After his tour of the adobe, Lance feels that the house is in very good shape. Many of the documented activities at the Adobe could be recreated at periodic public events conducted at the site. Using other sites as a model, cultural events such as dance plays, cooking, the making of adobe bricks, canoe making could be conducted as part of a full day event or perhaps as part of an extended overnight program.

Kent – Most desired is the preservation of the history of the Adobe for the community and students. The Orinda Historical Society could use the space for displays. It could be enjoyed by more than our local community. Encourage student programs. Recommends no large parties in deference to the neighbors. One dedicated acre is not enough. Save the barn, preserve the view, extend the driveway up through the barn is essential to keeping the ambiance of the site. 3-5 acres is needed. Where do the property lines go and who has title?

Doug – Will research title, property lines and cost of restoration. Assumes the restoration will be a minimum of \$350,000.

Susan – Important to see the history of the Adobe though the years. The original Adobe and each building addition, family, and use of the property over the generations should be displayed. Access to the property is important.

VIII. Adjournment: The meeting was adjourned at 9:30. The next meeting will be held Monday, May 18, 7:30 PM at Bobbie Landers' home, 25 La Cuesta, Orinda.

Friends of the Joaquin Moraga Adobe
Monday, March 9, 2009
Second Formative Meeting

I. Meeting began at 7:45 PM

II. Introduction of those in attendance:

Karen Beck	SB Master	Ron Louis	MarilynnTerstege
Joanne Frudden	Carl Weber	Vera Kochan	Jeff Boero
Bobbie Flanders	Flo Weber	Leasa Raya	Connie Boero
Teresa Long	Dee Williams	Al Dessayer	
Kent Long	Elsie Mastick	Susan Skilton	

III. Reviewed last month's Minutes and activities

IV. Discussed future formal status of group and the need to perhaps engage the services of an attorney, particularly as we look to achieve 501(c)(3) status. This will be required if we are to seek tax free donations. Carl Weber will check with the Orinda Historical Society regarding other 501(c)(3) filings.

V. Website: Kent Long has registered a website (www.moragaadobe.org or www.moragaadobe.com) and already has considerable content on the site. To date, Kent's out-of-pocket investment in the site is \$25. Discussed possible links to the Joaquin Moraga Adobe website from Orinda and Moraga City and Historical Society websites. Kent will pursue Orinda links while Ron Louis will pursue Moraga links. Future features on the Joaquin Moraga site may include a 'Donation' and 'Comments' link.

VI. Purpose Statement and Characterization:

- a. The group discussed a variety of 'Purpose Statements' including "*The Friends of the Joaquin Moraga Adobe are dedicated to preserving this important landmark and working to provide community access to the building and grounds*" as currently appears on the website along with other stated goals of 'education' 'historical research', but emphasizing the 'preservation' and 'access' features of our mission. A final and formal statement will be crafted at our next meeting.
- b. We need to better identify the age and characterization of the Adobe relative to other similar landmarks in California and the Bay region. The only possible older site is the Alvarado Adobe in Monterey reportedly built before the Moraga Adobe. Carl Weber will investigate the categorization of the Moraga Adobe as a California State Historic Landmark and the protections afforded the Adobe through this recognition (e.g. building walls only, entire building, expanded site) and any restrictions imposed on future development of the site. Some of this will be dictated by the outcome of a Request for Proposal (RFP) that the City of Orinda has issued to environmental and archaeological research firms for the purpose of determining the status and restrictions on development of the site. The outcome of this RFP and scope completion is estimated to be 6 months to 1 year.
- c. Once we are better established we can seek support and publicity through local media outlets such as 'Contra Costa Times' and KPIX's 'Eye on the Bay'.

VII. Other Resource Assistance: We discussed the value of securing support from the Contra Costa Historical Society. The contacts there are Mary-Ellen Jones and Lucille Irish.

- VIII. Site Development: Current developers, represented by Michael Olsen and John French, have been cooperative in recent discussions in the interests of preserving the site. The development consists of 22 acres and 16 home sites, the Adobe being one of them. We will arrange a near-term tour of the site for all group members that are interested, perhaps two scheduled visits to accommodate members' schedules.
- IX. Officer Nominations: The Group nominated the following Board and By-Law Committee Members:
- a. Chairperson – Kent Long
 - b. Vice Chairperson / Publicity – Jeff Boero
 - c. Treasurer – Karen Beck
 - d. Secretary – Connie Boero
 - e. Publicity Assistant – Vera Kochan
 - f. Research – Elsie Mastick
 - g. Board Members
 - i. SB Master
 - ii. Ron Louis
 - h. By-Laws Committee
 - i. Bobbie Landers
 - ii. Flo Weber
 - iii. Leasa Raya
- X. By-Laws: Al Dessayer will obtain a copy of the By-Laws from the Moraga Historical Society for our use in developing our own.
- XI. Adjournment: The meeting was adjourned at 9:15 PM. The next meeting will be held on Monday, April 13, 7:30 PM at Bobbie Landers' home, 25 La Cuesta, Orinda.

Friends of the Joaquin Moraga Adobe
February 6, 2009

Meeting began 7:30 PM

Members in attendance

Karen	Beck	Bobbie	Landers	Dave	Trotter
Jeff	Boero	Teresa	Long	Carl	Weber
Connie	Boero	Kent	Long	Flo	Weber
Joanne	Frudden	S B	Mastar	Dee	Williams
Peggy	Fuerst	Sue	Severson	Margaret	Zucker

Kent and Teresa Long, members of the Orinda Historical Society, showed a DVD documenting past and present views of the Adobe. Also included on the DVD was a rendering of proposed development of the property from the current owner/builder. Timetable of development is unknown.

Discussions included:

Kent and Teresa agreed to look into developing a 'Friends of the Joaquin Moraga Adobe' website, perhaps linked with the Orinda Historical Society site.

Members felt a joint meeting of the Moraga and Orinda Historical Societies, would be beneficial to gain broader support of the initiative.

Investigate non profit application – 501C3. In order to apply, our group will need to become a formal organization. Future elections of board members, etc. would need to take place.

Plan to review Developers map.

The need to preserve the area and vistas (view corridors) is deemed essential.

Relying on old photographs can give us ideas for the preservation.

Hire Historical / Cultural Architects and Landscapers to give advice.

Investigate other Adobe restoration projects in the Bay Area for guidance in funding and executing restoration.

Many possible uses for the site: (similar to The Hacienda Adobe in Moraga)

Park

Boy scouts, Girl scouts

Weddings, reunions, etc

The group agreed that the group will hold monthly meetings.

It was suggested that if possible, all members visit the site in advance of the next meeting.

Next meeting – March 9th, 7:30pm Bobbie Landers' home
25 La Cuesta
Orinda

Meeting adjourned at 9:25 PM

