



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** July 12, 2012 (Continued from April 4, 2012 & June 6, 2012 Hearings)  
**TO:** Historic Preservation Commission  
**FROM:** Rich Sucre, Historic Preservation Technical Specialist, (415) 575-9108  
**REVIEWED BY:** Tim Frye, Preservation Coordinator, (415) 575-6822  
**RE:** **Review and Comment**  
**Veterans Building, 401 Van Ness Avenue**  
**Case No. 2011.0420U**

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## BACKGROUND

The Planning Department seeks the advice of the Historic Preservation Commission on the interior alterations of the proposed project at the Veterans Building at 401 Van Ness Avenue. Pursuant to Article 10, Appendix J, Section 8 of the San Francisco Planning Code, the War Memorial Board of Trustees shall consult with the Historic Preservation Commission on any proposed interior alterations to the publicly accessible spaces within the Veterans Building. As stated in the aforementioned planning code section, all city agencies shall work cooperatively with the Historic Preservation Commission on proposed exterior and interior alterations to ensure that work within the Civic Center Historic District is undertaken in compliance with the Secretary of the Interior's Standards for Rehabilitation.

As noted in designating ordinance for the landmark and the surrounding historic district, the Historic Preservation Commission may review and approve exterior alterations on the Veterans Building through a Certificate of Appropriateness. The proposed project is seeking a Certificate of Appropriateness for the exterior alterations as part of Case No. 2011.0420A.

The seismic upgrade and interior alterations do not require Certificate of Appropriateness approval; however, the Historic Preservation Commission may forward comments to the War Memorial Board of Trustees for its consideration.

## PROPERTY DESCRIPTION

The Veterans Building at 401 Van Ness Avenue is located on a large rectangular parcel at the southwest corner of McAllister Street and Van Ness Avenue (Assessor's Block 0786A Lot 001). Constructed in 1932, the Veterans Building is a four-story, steel-frame and reinforced concrete civic theater and office building designed in a Beaux-Arts architectural style by architects Brown and Bakewell. The Veterans Building, along with the nearly identical San Francisco Opera House and the adjacent Memorial Court, constitute the War Memorial Complex. The Veterans Building features a granite base and steps, terra cotta cladding, terra cotta ornamentation, steel-sash windows, and a leaded copper mansard roof. The Veterans Building contains 230,000 sq ft, and

possesses a variety of uses, including a theater (Herbst Theater), reception space (Green Room), meeting space and offices for various veterans organizations (American Legion Post, War Memorial Trust beneficiaries, and other veterans groups), meeting space and offices for various city agencies, art galleries, and a law library (fourth floor). The Veterans Building is Landmark No. 84, and is designated as “contributory” to the Civic Center Historic District, which is listed in Article 10 of the San Francisco Planning Code.

## PROPOSED PROJECT DESCRIPTION

The War Memorial Board of Trustees (Project Sponsor) proposes to rehabilitate, refurbish, and seismically upgrade the Veterans Building.

In detail, the exterior would be rehabilitated as follows:

- Cleaning: Cleaning of exterior façade; removal of staining on granite architectural features caused by ferrous and cuprous metals.
- Window Rehabilitation: Rehabilitation of the existing steel-sash windows, including replacement of broken or missing glazing.
- Terra Cotta Repair/Replacement: Repair of the existing terra cotta cladding and features (balustrades, friezes, and balconies), where spalling, cracking and de-bonding is evident. If necessary, replacement terra cotta units shall be manufactured to match the historic terra cotta finish.
- Roof Replacement: Replacement of the existing membrane roof with a new roof membrane, and replacement of the existing lead-coated copper roof panels with new zinc panels.
- Infill Roof Lightwell: Infill of a roof lightwell adjacent to the main skylight through construction of a new steel-frame, new concrete roof slab and new built-up roof.
- Skylight Replacement: Replacement of the existing steel-sash skylights, which are heavily deteriorated, with new aluminum-sash skylights to match. New skylight profiles will match the size and width of historic profiles.
- New Rooftop Equipment: Installation of new energy-efficient rooftop mechanical equipment, in support of the facility modernization/upgrade.

In detail, the interior would be rehabilitated as follows:

- Interior Remodeling/Reorganization:
  - *First Floor*: Construction of a museum/gallery for the San Francisco Arts Commission, as well as a new ticket sales center for the theater and a public café; Refurbishment of the Green Room, including restoration of historic finishes, parquet floor, and chandeliers; Upgrade of Herbst Theater, including refurbishment of the stage-level accessible dressing rooms, stage rigging, and

controls; Construction of support space for the Herbst Theater, which will include removal of the non-historic seating in the theater, construction of new stage-level accessible dressing rooms, rehearsal and warm up areas, and equipment storage. The public corridor on the west side will be enclosed to accommodate support space for the theater.

- *Second Floor:* Reconfigure the office and meeting space allocated to the San Francisco Posts of the American Legion, including removal of some interior historic finishes and installation of modern finishes. The majority of the interior historic finishes within the original meeting rooms will be retained, though the elevated platforms will be removed in some of the rooms.
- *Third Floor:* Relocation of the War Memorial Department to this floor level, and new offices for the Art Commission.
- *Fourth Floor:* Reconfigure the fourth floor to accommodate the San Francisco Opera (rehearsal, production and office space), and construction of a new 300-seat rehearsal/event space and gallery.
- *New Restrooms:* Construction of new restrooms on all four floors and basement level.
- Seismic Upgrade:
  - Addition of concrete shear walls at various locations throughout the building, including the public corridor walls surrounding the Herbst Theatre and at the four main stair wells;
  - Strengthening of the existing concrete stage walls by epoxy injecting cracks and increasing wall thickness by reinforced concrete;
  - Strengthening of existing perimeter walls in northeast and southeast corners of the building by increasing wall thickness with reinforced concrete;
  - Strengthening of diaphragm collectors at all floor levels by adding new steel members;
  - Strengthening of third and fourth floor diaphragm by addition of bracing members;
  - Strengthening of roof diaphragm by addition of bracing members on all four sides of the building and reinforced concrete at local areas;
  - Addition of lateral bracing to the existing plaster ceilings at the Herbst Theatre, the Main Lobby, the main corridors and the Fourth floor;
  - Addition of bracing to hollow clay tile walls;
  - Provision of adequate support of the stone veneer at Herbst Theatre; and
  - Crack repair of walls, floors and the roof through epoxy injection.

- Mechanical, Electrical and Plumbing Upgrades:
  - Upgrades to mechanical (heating, ventilation, air conditioning, fire protection, domestic and drinking water, and computerized building management), electrical (including emergency power supply), and telecommunication cabling systems; and
  - Replacement of two main passenger elevations and renovation of a freight elevator
- Infrastructure: Replacement of attic catwalks and service platform.
- ADA Upgrades: Various improvements to meet Americans with Disabilities Act (ADA) compliance, including clarification of path of travel, new drinking fountains and accessible restrooms.
- Hazardous Materials Abatement: Asbestos and lead abatement, where necessary.

Detailed information on the proposed project is provided in Case No. 2011.0420A.

#### **CITY ATTORNEY OPINIONS**

In response to the HPC's requests at its June 6, 2012 Hearing, the City Attorney has provided the history of its opinions regarding the ownership of the Veterans Building (See Attachments).

#### **PUBLIC/NEIGHBORHOOD INPUT**

The Department has the following comment letters:

- *Email from Commissioner Courtney Damkroger (June 23, 2012);*
- *Letter from Nelson Lum, Chairman, American Legion War Memorial Commission (July 10, 2012);*  
and,
- *Letter from Nelson Lum, Chairman, American Legion War Memorial Commission (July 10, 2012);*

Copies of these letters and correspondence have been included with this memorandum.

In addition to the aforementioned correspondence, the Department has received a petition signed by approximately 255 individuals. Copies of this petition have been included on a CD, which has included with the packets.

#### **STAFF ANALYSIS**

The Department would like the HPC to consider the following information:

**Seismic Upgrade/Interior Alterations:** The proposed project includes a seismic upgrade and various interior alterations to reconfigure existing offices and accommodate new tenants/uses.



This interior work does not require a Certificate of Appropriateness; however, staff has reviewed the interior alterations and seismic upgrade, and finds them compatible with the Secretary of the Interior's Standards for Rehabilitation.

The seismic upgrade includes a number of structural upgrades, including construction of new concrete shear walls, strengthening existing concrete walls with epoxy injections, and strengthening diaphragm connectors, among other methods. The seismic upgrade will ensure that the existing building meets current building and safety codes, which will likely lead to the building's longevity during natural disaster. The seismic upgrade will not adversely impact any character-defining features of the subject property or the surrounding historic district, since all removed architectural features will be salvaged and reinstalled back in place, as specified in the Salvage/Protection Plans (See Sheet H000 to H150; Spec 02 42 91-Protection and Salvage of Historic Elements).

Similarly, the interior alterations would maintain nearly all of the building's interior character-defining features, and would better accommodate the new uses and new tenants. The basement level will be primarily used as storage. The first floor will accommodate more public functions, such as a café and a gallery for the Arts Commission. Historic finishes within the remaining offices on the first floor will be salvaged and reinstalled on the second floor. The Herbst Theater renovations will preserve the character-defining features of the theater and the adjacent public corridor, which will be partially closed off to support a new storage room for the adjacent stage. This public corridor will retain its general form and finishes, and will feature a new wall and doorways. Also occurring on the west end of the building are renovations to the existing offices and meeting rooms, which will be converted into a new green room, six new dressing rooms, and a multipurpose/chorus dressing room for the Herbst Theater. The second floor will be reconfigured to better accommodate the functions of the various veterans organizations. In particular, the historic meeting rooms will retain the majority of their historic wood finishes; though the raised platforms in some of the rooms will be removed. On the third floor, which has been severely altered and does not retain much historic fabric, the interior alterations will reconfigure the existing spaces for new offices and conference rooms. Finally, on the fourth floor, the San Francisco Opera will reconfigure the existing space into a new performance/event space, a new education/media room, a costume shop, new offices, and new storage spaces. Any historic features on this level will be retained, including the columns, plaster walls, and historic laylights, which will be re-glazed. At this level, new internal lighting and a new steel frame would be installed at the laylight level. Overall, the interior alterations retain and preserve those important character-defining features of the landmark property in a manner that is consistent with accepted preservation standards.

**Secretary's Standards Analysis:** Based upon a review of the proposed project per the Secretary of the Interior's Standards for Rehabilitation (Rehabilitation Standards), the seismic upgrade and interior alterations would not remove character-defining features of the Veterans Building or the Civic Center Historic District. All work, particularly the retention of historic finishes and repair of

historic materials, is being undertaken according to state and national historic preservation standards.

As noted in Rehabilitation Standard 2, “The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.” As analyzed by staff:

In general, the proposed project maintains the historic character of the Veterans Building and the surrounding Civic Center Historic District, since many of the alterations are planned for the interior of the Veterans Building and since exterior work is limited to preservation, rehabilitation, and restoration of existing features, such as the steel-sash windows, skylights, and terra cotta. The exterior work will not remove historic materials that characterize the property and district. The exterior work will replace some historic features, including the historic skylights and lead-coated copper roof panels, but the replacement features will be a compatible substitute material and will match in design, color, shape, and profile. Within the interior, the proposed project would largely avoid removal of historic materials, as evidenced by the extensive plan to repair, rehabilitate, and reinstall many of the existing interior features, such as the electrical switches and faceplates, doors and hardware, and light fixtures. The project would impact the configuration of the west end of the first floor corridor, which would be altered to accommodate a larger dressing room and other support spaces for the Herbst Theater. The corridor would be altered in such a manner to be easily reversible, and to maintain a semblance of the building’s original layout and finishes.

Therefore, the proposed project complies with Rehabilitation Standard 2.

As noted in Rehabilitation Standard 5, “Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.” As analyzed by staff:

The proposed project would preserve all distinctive materials, features, finishes or construction techniques that characterize the subject property, including the historic interior finishes found within the Herbst Theater, Main Lobby, and first floor corridors. As part of the seismic upgrade, the proposed project would strengthen the existing corridor walls on each of the floors either with concrete shear walls or with hollow clay tile bracing. To accommodate this seismic scheme, the proposed project would remove, catalog, clean and reinstall all significant interior features finishes found on each of the floors, including historic wainscots, base molding, wood office partitions, drinking fountains, telephone closets, doors, etc. For any historic plaster impacted by the seismic scheme, new plaster would be designed to

match. In general, removal or impact to significant ornamental features would be avoided by the proposed project. Similarly, gilded features would be re-gilded in-kind to match the original color and luster. To ensure compliance with Standard 5, the project sponsor is working with a qualified professional with experience in historic architecture, who will monitor the preservation and treatment of distinctive features, finishes, construction techniques and fine craftsmanship.

Therefore, the proposed project complies with Rehabilitation Standard 5.

The new interior work preserves and maintains the defining characteristics of the Veterans Building, and does not impact the property's status as a Landmark No. 84, nor its justification for inclusion within the Civic Center Historic District. Further, the proposed project appropriately addresses the deteriorated state of the existing building and seeks to correct the material deficiencies with the existing windows, terra cotta exterior, roof, and structural capacities.

## **RECOMMENDATIONS**

The Department finds the proposed project to be in compliance with the *Secretary of the Interior's Standards for Rehabilitation*. Further, the Department finds that the proposed project would further the viability and use of the existing building and correct material deficiencies caused by the building's age and past tenants. This project would improve the viability of preserving the subject building. In addition, the new use being introduced into the building would maintain and not impact the building's historic integrity and historic status.

## **REQUESTED ACTION**

The Department is requesting adoption of a resolution from the Historic Preservation Commission regarding the proposed interior alterations, in order to provide a recommendation to the War Memorial Board of Trustees, as stated in Article 10, Appendix J, Section 8 of the San Francisco Planning Code.

In addition, the Department seeks confirmation on the project's compliance with the Secretary of the Interior's Standards for Rehabilitation.

## ATTACHMENTS

- Exhibits, including Parcel Map, 1998 Sanborn Fire Insurance Map, Zoning Map, Aerial Photograph, and Site Photos
- Draft Resolution
- City Attorney Opinions
- Public Correspondence:
  - *Email from Commission Courtney Damkroger (June 23, 2012);*
  - *Letter from Nelson Lum, Chairman, American Legion War Memorial Commission (July 10, 2012);*
  - *Letter from Nelson Lum, Chairman, American Legion War Memorial Commission (July 10, 2012); and,*
  - *Petition, change.org [Included in CD]*



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Resolution No. XXXX

HEARING DATE: JULY 18, 2012  
CONTINUED FROM: APRIL 4, 2012 & JUNE 6, 2012

*Date:* July 18, 2012  
*Case No.:* **2011.0420U**  
*Project Address:* **Veterans Building, 401 Van Ness Avenue**  
*Historic Landmark:* Landmark. No. 84; Civic Center Historic District  
*Zoning:* P (Public) Zoning District  
*Height/Bulk:* OS/96-X  
*Block/Lot:* 0786A/001  
*Project Sponsor:* Tara Lamont, Department of Public Works, Bureau of Architecture  
*Staff Contact:* Richard Sucre – (415) 575-9108  
richard.sucre@sfgov.org  
*Reviewed By:* Tim Frye, Preservation Coordinator  
[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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ADOPTING FINDINGS FOR THE INTERIOR ALTERATIONS AND THE PROPOSED PROJECT'S COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AT THE VETERANS BUILDING AT 401 VAN NESS AVENUE (ASSESSOR'S BLOCK 0786A, LOT 001; LANDMARK NO. 84), LOCATED WITHIN CIVIC CENTER HISTORIC DISTRICT, P (PUBLIC) ZONING DISTRICT AND OS/96-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

1. WHEREAS, on March 3, 2012, the Project Sponsor (Tara Lamont of the City and County of San Francisco, Department of Public Works, Bureau of Architecture) on behalf of the San Francisco War Memorial and Performing Arts Center submitted information on the proposed project to the San Francisco Planning Department for the Veterans Building at 401 Van Ness Avenue (Block 0786A, Lots 001).
2. WHEREAS, Article 10, Appendix J, Section 8 of the San Francisco Planning Code states that the Landmarks Preservation Advisory Board shall be consulted on any proposed interior alterations to the publicly accessible spaces of properties owned and operated by the Art Commission, the War Memorial Board of Trustees, the Library or the Asian Art Museum, regardless of whether a Certificate of Appropriateness is required.
3. WHEREAS, City Charter 4.135 established the Historic Preservation Commission. All duties and responsibilities of the Landmarks Preservation Advisory Board ("LPAB") are under the purview and responsibility of the Historic Preservation Commission.

4. WHEREAS, on July 18, 2012, the Department presented the proposed project to the Historic Preservation Commission. The Commission's comments on the interior alterations associated with the proposed project would be forwarded to the War Memorial Board of Trustees for consideration.

**THEREFORE BE IT RESOLVED** that the Historic Preservation Commission has reviewed the proposed project at the Veterans Building at 401 Van Ness Avenue, on Lot 001 in Assessor's Block 0786A, and this Commission has provided the following comments:

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**BE IT FURTHER RESOLVED** that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2011.0420U to the Planning Commission.

I hereby certify that the foregoing Resolution was **ADOPTED** by the Historic Preservation Commission at its regularly scheduled meeting on July 18, 2012.

Linda D. Avery  
Commission Secretary

PRESENT:

ABSENT:

ADOPTED: July 18, 2012

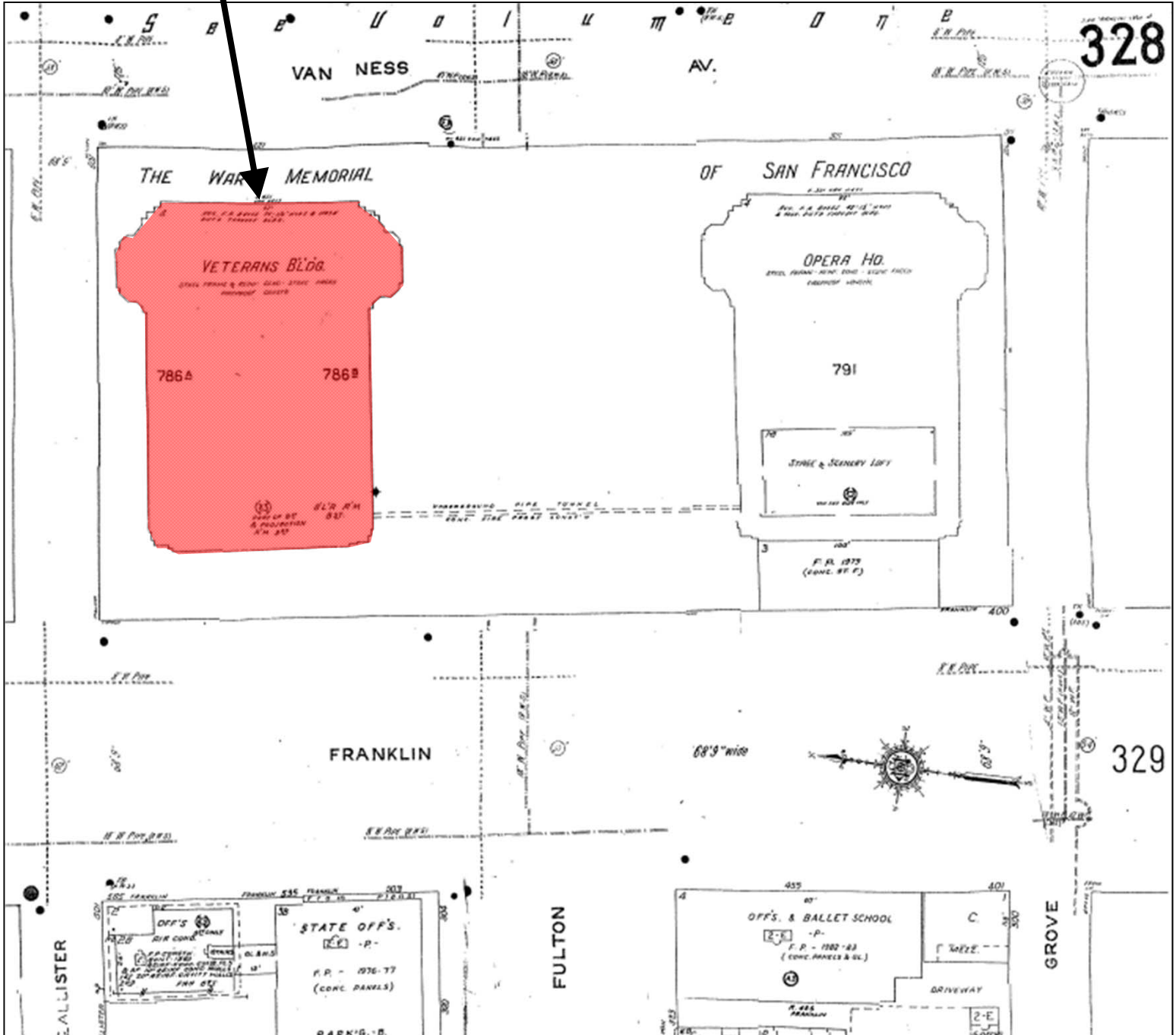
# Parcel Map

SUBJECT PROPERTY



# Sanborn Map\*

SUBJECT PROPERTY



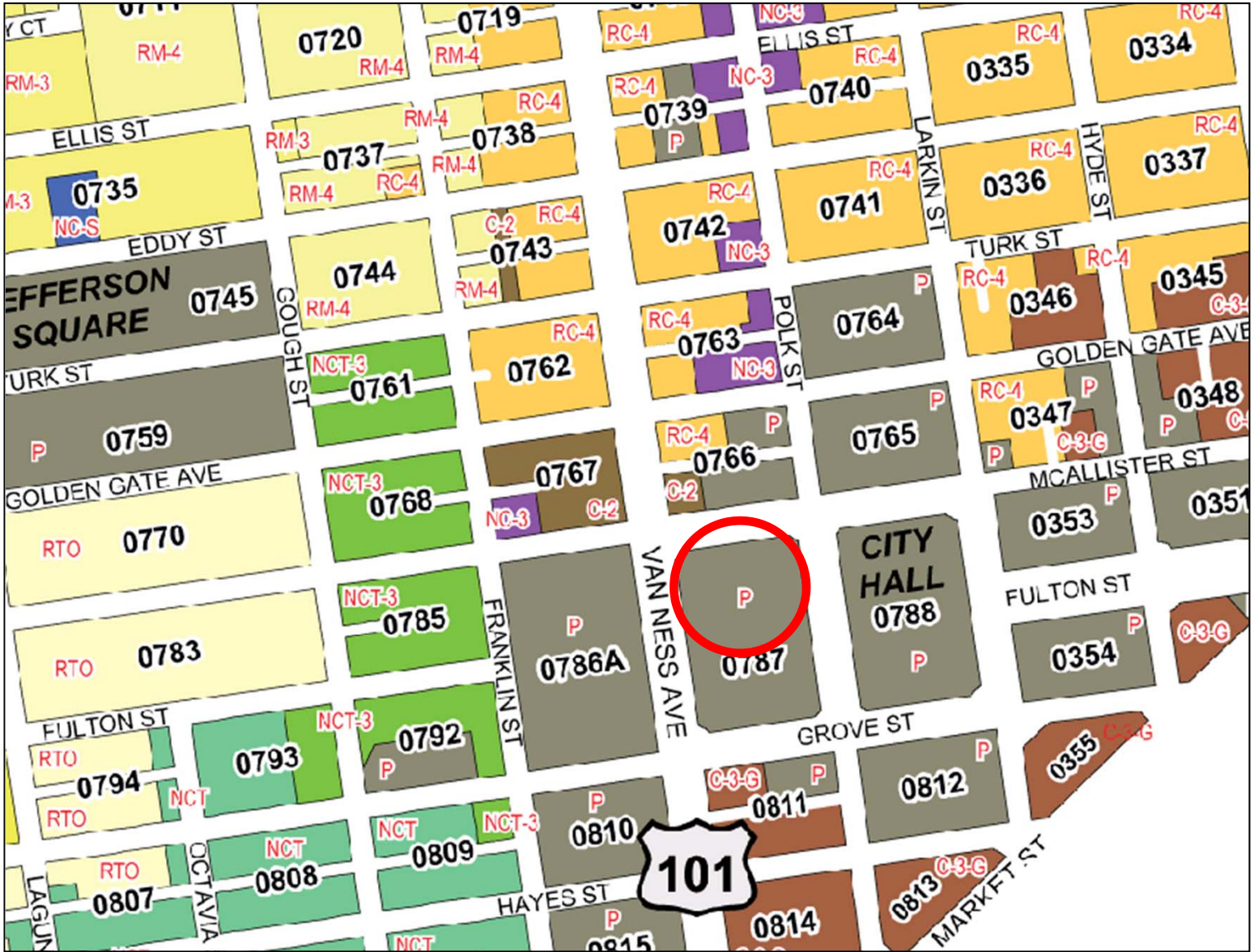
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue



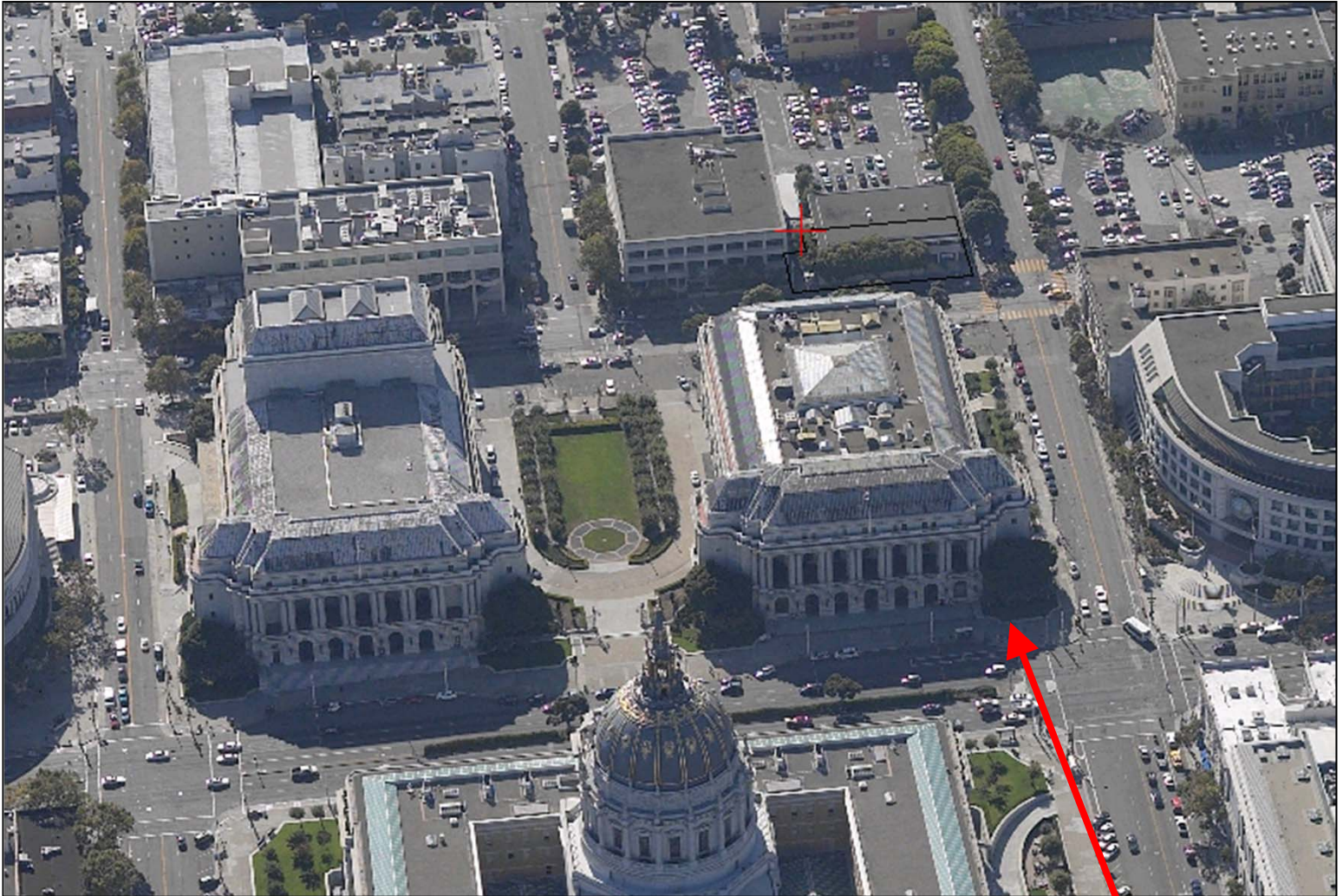
# Zoning Map



Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue



# Aerial Photo



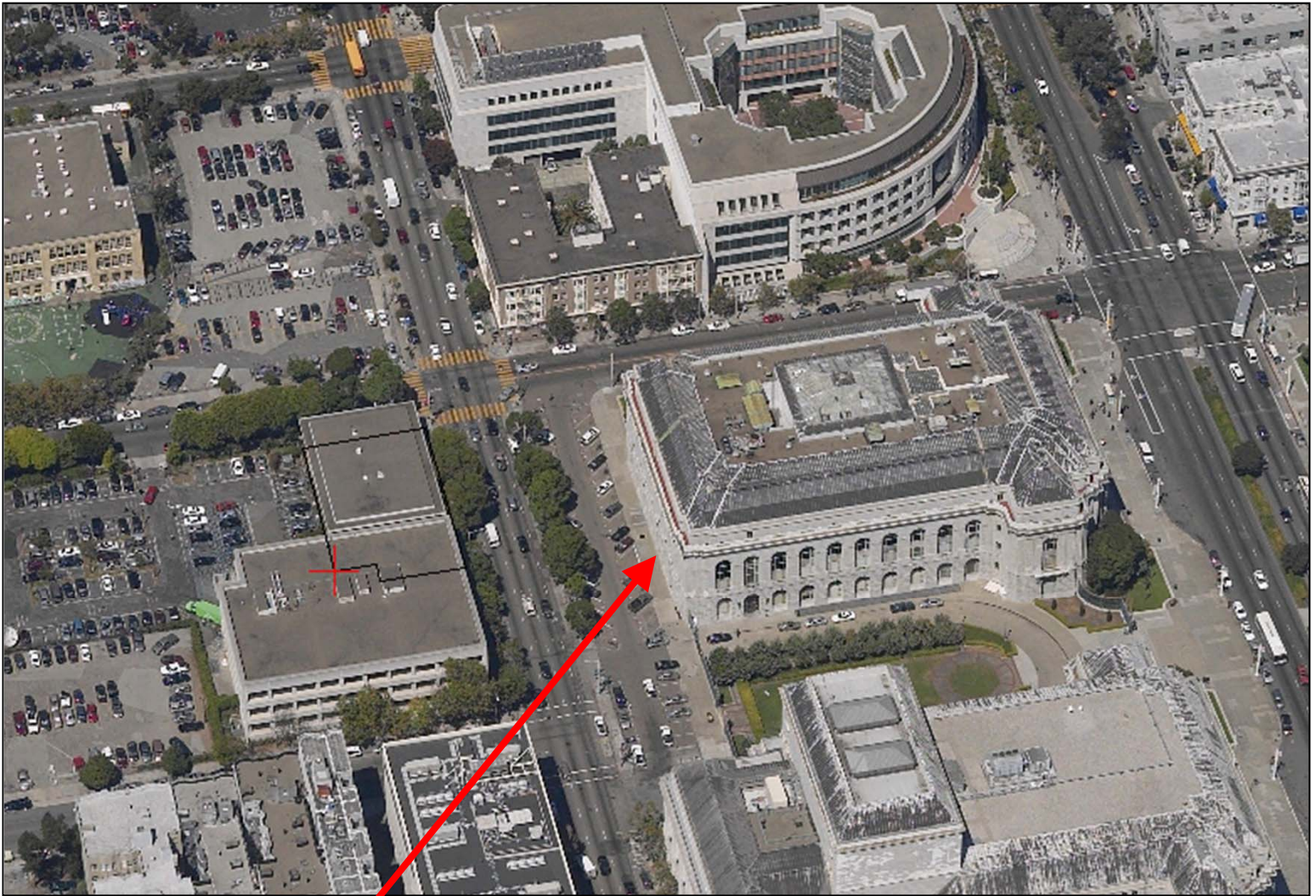
**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue



# Aerial Photo



**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue



# Site Photo



View of Veterans Building along Van Ness Avenue

Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue

# Site Photo



View of Veterans Building , North and West Facades

Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue



# Site Photo



View of Veterans Building Roof

Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue

# Site Photo



View of Veterans Building, Northwest Corner, Rust Staining

Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue



# Site Photo



Veterans Building, View of Cracked Balustrade

Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue



# Site Photo



Veterans Building, View of Glaze Spalling in Frieze

Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue



# Site Photo



Veterans Building, View of Deteriorated Window Frame

Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue



# Site Photo



Veterans Building, View of Deteriorated Leaded-Cooper Roof Panels

Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue

# Site Photo



Veterans Building, View of Main Entry Lobby

Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue



# Site Photo



Veterans Building, View of Historic Office Woodwork, 1<sup>st</sup> Floor

Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue

# Site Photo



Veterans Building, View of Green Room, 2<sup>nd</sup> Floor

Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue



# Site Photo



Veterans Building , View of Veterans Meeting Room, 2<sup>nd</sup> Floor

Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue

# Site Photo



Veterans Building, 4<sup>th</sup> Floor, View of Laylights

Certificate of Appropriateness Hearing  
Case Number 2011.0420AU  
Veterans Building, 401 Van Ness Avenue



January 12, 1933.

**SUBJECT:** Rights of American Legion posts in connection with War Memorial.

Gentlemen:

The following questions have been asked of this office:

(1) Has the Board of Trustees the right to use Room 101, a large office space on the first floor of the Veterans' Building of the War Memorial, for the use of its secretarial offices or must this room be devoted to the use of the San Francisco posts of the American Legion?

(2) Has the Board of Trustees the right to allocate Rooms 134 and 135 to the San Francisco Art Association, bearing in mind that these rooms are on the first floor of the Veterans' Building? The American Legion posts of San Francisco claim this space.

(3) Have the American Legion posts of San Francisco the power to assess a service charge against other veteran or patriotic organizations occupying the War Memorial, other than the Veterans' Auditorium?

(4) What charges must the Board of Trustees exact for the use of the Veterans' Auditorium?

(5) Can the American Legion posts pay the Board of Trustees a flat charge for the use of the Veterans' Auditorium based on maintenance?

OPINION

In answering the various questions propounded, it is probably advisable to refer to some of the early events which occurred prior to the actual construction of the War Memorial. You will recall that in 1927 a proposed bond issue was submitted to the people of San Francisco with respect to whether the city and county should incur a bonded indebtedness in the sum of four million dollars for the "acquisition, construction and completion" of the War Memorial. This was voted upon favorably. The ordinance calling and providing for the special election about this bond issue contained the following language:

"Section 1. A special election is hereby called and ordered to be held in the City and County of San Francisco on Tuesday, the fourteenth day of June, 1927, for the purpose of submitting to the electors of said City and County the following proposition, to-wit: To incur a bonded debt of the City and County of San Francisco to the amount of four million (\$4,000,000) dollars for the purpose of the acquisition, construction and completion of a permanent

improvement, to-wit: The construction, completion and equipment of permanent buildings in or adjacent to the Civic Center in the City and County of San Francisco, to be used as a memorial hall for war veterans and for educational, recreational, entertainment and other municipal purposes and the purchase of all equipment and furnishings necessary for said buildings."

You will note from the foregoing quotation that it was the intention of the people of San Francisco that the bond issue should be used for the "construction, completion and equipment" of a memorial hall for war veterans and was also "for educational, recreational, entertainment and other municipal purposes". Thus, we find that the people of San Francisco, at the time of their voting upon the bond issue, had in mind that the war veterans of San Francisco should be given consideration, but not that they should be given any exclusive rights with respect to the proposition. In fact, the ballots used at the said special election contained precise language to the effect that a bonded indebtedness was to be incurred and that the money obtained therefrom was to be used for the purpose of constructing a permanent improvement "to be used as memorial halls for war veterans and for educational, recreational, entertainment and other municipal purposes and the purchase of all equipment and furnishings necessary for said buildings". There is no language in the ordinance calling the special election to indicate any intent to give the war veterans of San Francisco any exclusive rights in the proposed War Memorial. From a reading of the ordinance and the language used, it appears that the voters had in mind that the war veterans of San Francisco should be given the utmost consideration but not exclusive rights. (See Ordinance No. 7516 (New Series).)

In 1929 the people of San Francisco voted upon a charter amendment providing for a Board of Trustees of the San Francisco War Memorial which was proposed to be erected and maintained in the Civic Center. The Board of Trustees was thereby created under this charter amendment, which provided that the board should "have charge of the construction, administration, management, superintendence and operation of the War Memorial". The Board of Trustees was given power to administer, execute and perform the terms of any trust accepted by the Board of Supervisors and to make rules and regulations not inconsistent with the provisions of the charter and the ordinances of the Board of Supervisors for the administration, government and protection of the War Memorial and its affairs.

It was provided further in said charter provision that the title to all property owned or thereafter acquired for the War Memorial should vest in the City and County of San Francisco when not inconsistent with the terms of its acquisition. (See Article XIV - D of 1929 Charter.)

Subsequently, and on May 9, 1930, an ordinance, No. 6746 (New Series), of the City and County of San Francisco became effective. This ordinance provided in detail for the construction of the War

Memorial and the administration, management, superintendence and operation of the War Memorial by the Board of Trustees theretofore provided for in the previously mentioned charter provision.

On November 12, 1930, the City and County of San Francisco accepted a transfer of the trust set up in 1921 which provided for a War Memorial in San Francisco. Subsequently, and on February 24, 1931, Ordinance No. 8931 (New Series) became effective. This ordinance provided more effectually for the construction, administration, management, superintendence and operation of the War Memorial.

With the advent of the new charter we have Section 44 which provides that the Board of Trustees of the War Memorial should have charge of the construction, administration and operation of the War Memorial and of the grounds set aside for it.

Thus it will be readily seen that in order to reach a proper conclusion concerning any of the questions asked, all of the various matters heretofore mentioned must be considered together as a whole. The various ordinances, charter provisions and agreement must be read in conjunction with each other in order to properly understand the situation. It is my opinion that the people of San Francisco vested complete control of the War Memorial in the Board of Trustees subject only to the provisions of the 1921 Trust Agreement, unless the Supervisors had no power to accept the trust on the terms set forth in the trust agreement. I have heretofore taken, and will continue to take, the position, however, that the acceptance of the trust was on a lawful basis.

(1) I have failed to find anything in the trust agreement which would prevent the Board of Trustees from occupying office space on the first floor of the Veterans' Building of the War Memorial for the use of its secretarial offices. In fact, it would seem that the trustees might be charged with being derelict in their duty if they did not provide for their offices in a place readily accessible to the general public and where most of the persons using the War Memorial would find it convenient. In this connection it must be remembered that the Trustees have charge of the management of the War Memorial. However, if Room 101 should be a large room which the Trustees do not require because of its size, or in the event that this room should conflict with the occupancy of the building by the veteran organizations, the use thereof would be unreasonable and therefore in violation of the trust agreement, which apparently contemplated that the veterans in the building were to be left to themselves. It would seem under the circumstances that while the veterans are not entitled to any exclusive portion of the so-called Veterans' Building, they are entitled to all space necessary for their use. This, of course, cannot prevent the use of office space by the Trustees on the first floor of the building. The Board of Trustees, however, must bear in mind that the American Legion posts of San Francisco and other veteran organizations are to be given preference in all matters, since one of the primary purposes of the War Memorial is to provide headquarters and space for these organizations. However, since the management of the War Memorial is vested in the Trustees they are the final determinators of all questions of policy.

(2) So far as the rights are concerned of the San Francisco Art Association to have offices on the first floor of the Veterans' Building, I see no objection to such an arrangement, provided they do not conflict with the reasonable use of this floor by the veteran organizations. If there by any conflict it must be resolved in favor of the veterans because the general plan of the building contemplates that the veterans should occupy the first floor separate from the Art Association. You will recall that the San Francisco Art Association has also been given certain preferential rights under the Trust Agreement. These rights must be respected. I would suggest that, so far as possible, the veteran organizations be kept separate and apart from the San Francisco Art Association in order to avoid conflict and confusion. It is my opinion that neither the people of San Francisco nor the makers of the Trust Agreement had in mind that these two diverse organizations should be compelled to conflict with each other in any way. There is no set amount of space in the War Memorial to which any particular group is entitled as a matter of right.

(3) There is nothing in the Trust Agreement which would permit the American Legion posts of San Francisco to assess a service charge against any other veteran or patriotic organization occupying the Veterans' Building, except, of course, that portion known as the Veterans' Auditorium. The only language that might give any such impression is that contained in Subdivision (1) of Section (C) of the Trust Agreement which provides that the San Francisco posts, or a majority of them, shall provide headquarters for other veteran and patriotic organizations under rules and conditions prescribed by the San Francisco posts. Such rules and conditions, however, could not be made to include a service charge which would be, in effect, a charge for rent. Whether the service charge be large or small it could not be exacted from these other organizations. However, I see no objection whatever to a voluntary contribution on the part of these organizations towards paying administrative expenses. In fact, it would be logical that such contributions should be made.

(4) The charges to be made by the Board of Trustees to the American Legion posts in connection with the sub-letting of the Veterans' Auditorium by the American Legion posts should cover the full cost of maintenance. This should be readily calculable and could be worked out on a business basis by the use of proper accounting methods. However, it is my opinion that the American Legion posts of San Francisco should not be made to pay any charges for the use of the Veterans' Auditorium when used for their own functions for which no charge for admission is made. When the Auditorium is used for profit I think that it is within the spirit of the Trust Agreement and the charter that a maintenance charge should be exacted by the Trustees. There is no provision in the Trust Agreement for the exemption from payment of a reasonable rental by other organizations when they use the Veterans' Auditorium whether an admission charge is made or not. The Board of Trustees have the power, however,

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to permit the use of the Auditorium without charge at any time when not used for profit.

(5) I can perceive of no reason why a flat charge, based upon the cost of maintenance, cannot be made in the place of calculating each day's use.

Respectfully submitted,

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CITY ATTORNEY

BOARD OF TRUSTEES OF THE WAR MEMORIAL  
OF SAN FRANCISCO,  
Opera House,  
San Francisco, Calif.

CITY AND COUNTY OF SAN FRANCISCO

S.F. WAR MEMORIAL  
PERFORMING ARTS CENTER

JUN 1 1987

LOUISE H. RENNE  
CITY ATTORNEY  
CITY HALL

June 1, 1987

OPINION NO. 87-11

SUBJECT: War Memorial Board of Trustees' Hearing on Charges of Discrimination Against the American Legion War Memorial Commission Filed by Alexander Hamilton Post 448 of the American Legion

REQUESTED BY: CLAUDE M. JARMAN, JR.  
President, War Memorial Board of Trustees

PREPARED BY: BURK E. DELVENTHAL  
KATHRYN A. PENNYPACKER  
MARA E. ROSALES  
Deputy City Attorneys

QUESTIONS PRESENTED

1. May the War Memorial Board of Trustees order that the American Legion War Memorial Commission be dismantled and no longer act as agent for the San Francisco Posts of the American Legion with respect to use of space in the War Memorial Veterans Building dedicated to the Posts by the Board?
2. May the War Memorial Board of Trustees order an inventory of all space presently available to veterans in the War Memorial Veterans Building?
3. May the War Memorial Board of Trustees order the American Legion War Memorial Commission to account for all revenues collected and expended for the past two years?
4. May the War Memorial Board of Trustees order that projects of the American Legion War Memorial Commission be approved by the Board?
5. May the War Memorial Board of Trustees order that the American Legion War Memorial Commission pay attorneys' fees to Alexander Hamilton Post 448 of the American Legion with respect to the complaint of discrimination heard by the Board's Special Ad Hoc Committee?
6. Does the Human Rights Commission have jurisdiction over a complaint of discrimination against the agent of a beneficiary of the 1921 War Memorial Trust Agreement?

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CONCLUSIONS

1. The War Memorial Board of Trustees may not order that the American Legion War Memorial Commission be dismantled. However, the Board may require the Commission to cease unlawful discrimination, if any be found, in the allocation of space dedicated by the Board for the use of the San Francisco Posts of the American Legion.
2. Yes.
3. Yes, provided that the accounting is limited to City funds.
4. No. However, if the Board determines that the American Legion War Memorial Commission is engaging in a project in connection with the War Memorial which is inconsistent with the Trust purposes, the Board may order the Commission to cease the project.
5. No.
6. No.

GENERAL BACKGROUND

You have informed us that a Special Ad Hoc Committee of the War Memorial Board of Trustees has conducted several hearings on a complaint of discrimination against the American Legion War Memorial Commission. This complaint, which was filed with the Human Rights Commission on behalf of Alexander Hamilton Post 448 of the American Legion, alleged discrimination on the basis of sexual orientation and race.

You have requested our advice with respect to the relief that the Board of Trustees may afford as a result of the Special Ad Hoc Committee hearings. We conclude that the Board may grant certain relief sought by the Alexander Hamilton Post if the facts adduced at the hearings support the remedies. You may also grant certain relief as a function of your duties and obligations as trustees of the San Francisco War Memorial.

In responding to your letter, we have made a careful review of the 1921 Trust Agreement, Charter provisions and various other relevant laws and resolutions creating the War Memorial and establishing your duties as trustees of that memorial. We begin with a review of certain key aspects of the history of the War Memorial. This review is essential for the purpose of determining the scope of your authority to afford the relief requested by the Alexander Hamilton Post.



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On August 19, 1921, the Regents of the University of California and certain private citizens named as "Trustees" entered into a trust agreement for the construction and maintenance of a San Francisco war memorial. The Trust Agreement was intended to honor the memory of the soldiers, sailors, marines and war workers who had contributed to winning World War I (Trust, first "Whereas" clause). The War Memorial was to consist of

" . . . a Memorial Court enclosed or partially enclosed by a building or group of buildings, viz.: a theatre or auditorium building, a building to be used by the San Francisco Art Association, also called the San Francisco Institute of Art (and sometimes known as the Mark Hopkins Institute of Art) and a building to be used by the San Francisco Posts of the American Legion, an organization composed of veterans of the late World War, all for the purpose of commemorating in perpetuity the victory achieved by the United States of America and it is contemplated that said group of buildings, or a part thereof, will be used for educational purposes in connection with the University Work and University Extension Work of the University of California . . . ." (Trust, second "Whereas" clause, emphasis added).

The initial trustees were persons who specifically represented the San Francisco Art Association, the Musical Association of San Francisco and the San Francisco Posts of the American Legion (Posts). In the event of a vacancy occurring in this number, the remaining trustees were to "appoint a successor from the particular organization from which the vacancy occurs . . ." (Trust, par. 1). Thus the Trust insured that the interests of the three beneficiaries<sup>1/</sup> would always be represented. (See also Article XIV-D, 1928 Charter Amendment and Charter Section 3.610.)

The Trust clearly contemplated that three buildings would be built to house the beneficiaries - the Art Association, the Musical Association and the Posts (Trust, second "Whereas" clause; par. 6, 7, 9 and 10). The Trustees were to equip the

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<sup>1/</sup> The San Francisco Posts of the American Legion constitute a single, collective beneficiary under the Trust.



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Posts' building as "executive offices, club and meeting rooms, and auditorium . . ." (Trust, par. 8.) In fact, only two buildings were ultimately constructed - the War Memorial Opera House and the War Memorial Veterans Building. The latter has been shared continuously by the Art Museum and the Posts for more than fifty years.

The Trust in favor of the San Francisco Art Association provided that "[t]he building to be occupied by San Francisco Art Association shall be used by that corporation. . . . to maintain therein an Art Gallery and Museum of Fine Arts, and the public shall have access thereto at reasonable times. . . ." (Trust, par. 10A.) The Trust in favor of the Musical Association of San Francisco and San Francisco Symphony Orchestra provided that "[t]he theatre or auditorium to be erected upon said property and sufficient space about the same for convenient access thereto may be used and occupied by the Musical Association of San Francisco . . . which maintains the 'San Francisco Symphony Orchestra'. . . ." (Trust, par. 10B.)

The Trust in favor of the San Francisco Posts of the American Legion provided as follows:

"(1) The building to be occupied by the San Francisco Posts of the American Legion shall be occupied and used by the various organized and authorized San Francisco Posts of the American Legion without rent charge. The San Francisco Posts of the American Legion, or a majority of them, shall under such rules and conditions as they may prescribe, provide headquarters for Veterans of the Mexican War, Grand Army of the Republic, Spanish-American War Veterans, and such other patriotic organizations as said San Francisco Posts of the American Legion may from time to time desire to install. Should the San Francisco Posts of the American Legion be consolidated with or merged into some other national organization, then the organizations duly authorized by such other national organization, shall have the same rights of occupancy as the San Francisco Posts of the American Legion, and the rights and obligations of the successor organization shall be the same as the rights and obligations of the San Francisco Posts of the American Legion, as set forth herein.

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"(2) The said building to be occupied by the San Francisco Posts of the American Legion shall be used by them as club and meeting-rooms and for executive offices and auditorium purposes.

"(3) Should said San Francisco Posts of the American Legion or their successor by consolidation or merger cease to exist, then said building may be used by said Regents for any purpose the Regents may determine." (Trust, par. 10C)<sup>2/</sup>

The Trust required that the occupation of the respective buildings to be used by the Posts and the San Francisco Art Association be subject to certain covenants. (Trust, par. 9.) These beneficiaries were required, for example, to

" . . . comply with all laws, rules, orders, ordinances and regulations, Federal, State, County and Municipal, or any of their departments, which shall impose any duty upon the occupants with respect to the premises, including health, police and fire regulations." (Trust, par. 9(c).)

In order to raise sufficient additional funds to complete the War Memorial, the voters of San Francisco approved a \$4 million bond issue for the project in 1927. The ballot measure

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<sup>2/</sup> Under the heading, "General Provisions," the 1921 Trust Agreement also provides:

"(3) In case the San Francisco Posts of the American Legion should cease to exist and there be no similar patriotic organization of like membership in existence at that time, the building to be erected for use by the San Francisco Posts of the American Legion shall hereafter be under the exclusive direction and control of the Regents."

By Trust Amendment of June 1928, the Regents were limited to using any unused portion of the Posts' building for "charitable or patriotic purposes."

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described the project as follows:

"The construction, completion and equipment of permanent buildings in or adjacent to the Civic Center in the City and County of San Francisco, to be used as a memorial hall for war veterans and for educational, recreational, entertainment and other municipal purposes and the purchase of all equipment and furnishings necessary for said building" (June 14, 1927 Ballot Propositions, p. 7, Ordinance No. 7516, Section 1, emphasis added).

The following year, the voters approved a Charter amendment creating a City War Memorial Board of Trustees. The amendment provided, in pertinent part:

"Section 1. There shall be a Board of Trustees of the San Francisco War Memorial to be erected and maintained in the Civic Center in the City and County of San Francisco, which said Board shall be known as the "Board of Trustees of the War Memorial."

Sec. 2. The Trustees of the War Memorial shall, under such ordinances as the Board of Supervisors may from time to time adopt, have charge of the construction, administration, management, superintendence and operation of the War Memorial to be constructed in the Civic Center, and of the grounds set aside therefor, and of all of its affairs.

Sec. 3. The Trustees of said War Memorial shall consist of eleven members, who shall be appointed by the Mayor, subject to confirmation by the Board of Supervisors. The terms of said eleven members shall be for six years each; provided, that those first appointed shall so classify themselves by lot that the term of four of said Trustees shall expire on the 2nd day of January, 1931; four on the 2nd day of January, 1933, and three on the 2nd day of January, 1935. Thereafter appointments to said Board shall be for the full term of six years. Vacancies on said Board shall be filled by the Mayor, subject to confirmation by the Board of Supervisors, for the unexpired term becoming vacant. In making appointments to said Board, the Mayor shall give due consideration to veterans of all wars engaged

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in by the United States, and to such other classes of persons who may have a special interest in the purpose for which said War Memorial is to be constructed and maintained. All persons appointed to said Board shall be residents of the City and County. The members of said Board shall serve without compensation.

Sec. 4. The said Board of Trustees shall have power:

(a) To receive, on behalf of the City and County, gifts, devises and bequests for any purpose connected with said War Memorial or incident thereto.

(b) To administer, execute and perform the terms and conditions and trusts of any gift, devise or bequest which may be accepted by the Board of Supervisors of San Francisco for the benefit of said War Memorial or incident thereto, and to act as trustee under any such trust when so authorized to do by said Board of Supervisors

. . . ." (Article XIV-D, added by amendment November 6, 1928, emphasis added)<sup>3/</sup>

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<sup>3/</sup> The present Charter provision governing the War Memorial reads as follows:

"3.610 Board of Trustees; Composition, Functions, Powers and Duties.

The board of trustees of the San Francisco War Memorial shall, under ordinance, have charge of the construction, administration and operation of said war memorial and of the grounds set aside therefor. The board shall consist of 11 members appointed by the mayor, subject to confirmation by the board of supervisors. The terms of office of the incumbent trustees shall

Footnote <sup>3/</sup> continued on next page

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On November 10, 1930, the City's Board of Supervisors accepted the Regents' and Trustees' offer of all the property held under the 1921 Trust Agreement subject to the following conditions:

"(a) The City and County of San Francisco accepts all cash, choses-in-action, and other property so assigned and transferred, upon the trusts, terms, and conditions set out in that certain agreement dated August 19, 1921, hereinabove in Section 1 hereof referred to, and all amendments thereto heretofore made, and said City and County agrees to perform or cause to be performed all the duties which by the terms of said agreement devolved upon the Regents of the University of California and/or Walter S. Martin, Charles Templeton Crocker, John D. McKee, E. S. Heller, Charles H. Kendrick, Frank F. Kilsby, Milton H. Esberg, Herbert Fleishhacker, William H. Crocker, and John S. Drum, and/or their successors, as trustees.

(b) The title to all real property so conveyed to the City and County of San Francisco, in trust, shall vest in said City and County, but said real property shall be used only as a site for the War Memorial referred to in that certain agreement of August 19, 1921.

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Footnote <sup>3</sup>/ continued

expire as heretofore classified by lot, as follows: the terms of four of said trustees shall expire on the second day of January, 1933; three on the second day of January, 1935; and four on the second day of January, 1937. Thereafter appointments to said board shall be for the term of six years. Vacancies on said board shall be filled by the mayor, subject to confirmation by the board of supervisors, for the unexpired term becoming vacant. In making appointments to said board, the mayor shall give due consideration to veterans of all wars in which the United States may have engaged, and to such other classes of persons who may have a special interest in the purpose for which said war memorial is to be constructed and maintained. The members of said board shall serve without compensation." (Emphasis added.)

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(c) All cash, choses-in-action, and all other personal property of every kind and sort so assigned and transferred to the said City and County, together with all income and interest therefrom, shall be set aside for the use and benefit of the "Board of Trustees of the War Memorial", which said Board was created by an amendment to the Charter of the City and County of San Francisco, designated as Article XIV-d of said Charter.

(d) The Supervisors of the City and County of San Francisco hereby authorize the said Board of Trustees of the War Memorial to administer, execute, and perform the terms and conditions of the trust set forth in that certain agreement of August 19, 1921, hereinabove in Section 1 hereof referred to, and all amendments thereto heretofore made.

(e) The cash, choses-in-action, and personal property of every kind and sort, so assigned and transferred, in trust, to the City and County of San Francisco, together with all income and interest therefrom, and such sums of money as may be added thereto, shall be used by the said "Board of Trustees of the War Memorial" only in conjunction with the proceeds from the War Memorial bond issue, and only for the purpose of constructing a War Memorial in the City and County of San Francisco as provided in that certain agreement dated August 19, 1921, hereinabove in Section 1 hereof referred to and all amendments thereto heretofore made." (Emphasis added).

The War Memorial was completed in the fall of 1932. In November of that year, anticipating occupation of the War Memorial Veterans Building, the City War Memorial Board of Trustees invited all American Legion Posts in San Francisco to name representatives to meet with the Board regarding allocation of space in the building. (Minutes of the War Memorial Board of Trustees [Minutes], November 17, 1932.) The 25 American Legion Posts which responded authorized the San Francisco County Council of the American Legion Department of California to act for them in connection with the occupancy of the Veterans Building. (Minutes, December 8, 1932.)

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The American Legion War Memorial Commission (ALWMC) is a standing committee of the County Council, chaired by the County Council Commander. It has:

". . . . the power and authority granted to the San Francisco Posts of the American Legion concerning the Veterans' Building of the San Francisco War Memorial, and also [has] full power and authority to adopt, make, enforce, amend, alter and repeal rules and regulations therefor or in connection therewith and/or for its own government and procedure as a body."

(By-laws of the San Francisco County Council, the American Legion, Department of California, dated May 1951, Article VIII, par. 11(c).)

The ALWMC has represented the San Francisco Posts of the American Legion with respect to the War Memorial Veterans Building for over fifty years to the present time.

We conclude from our review of the history of the War Memorial that complete control of and ultimate responsibility for the War Memorial is vested in its Board of Trustees, subject only to the provisions of the 1921 Trust Agreement. (See Article XIV-D, 1928 Charter Amendment; Board of Supervisors' Resolution, November 10, 1930; Charter Section 3.610, City Attorney Opinions No. 621 (November 14, 1932), No. 651 (January 12, 1933).) Complete control of the War Memorial necessarily includes authority over the allocation and reallocation of space among the three beneficiaries of the Trust for all the purposes of the War Memorial.

We further conclude that the Board of Trustees has a nondelegable responsibility to assure equitable sharing of space in the War Memorial in light of the purposes of the Trust. In this regard, no particular beneficiary is entitled to greater consideration than the other two beneficiaries with respect to its needs for space in the War Memorial complex. Indeed, the Trust itself contemplated that space requirements might change over the years. (See Trust, par. 10A, 10C(3), General Provisions 3 and 4.)

We also note that in addition to duties and responsibilities imposed upon the War Memorial Board of Trustees through the Charter and by the Board of Supervisors, the Board has duties imposed upon it as trustees of a charitable trust. In this regard, "[t]he duties of a trustee of a charitable trust

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resemble those of a trustee of a private trust (Rest. 2d Trusts, §379)." Gbur v. Cohen (1979) 93 Cal.App.3d 296, 301 [55 Cal.Rptr. 507]. Thus the Board has the following duties, among others:

- (1) To administer the trust solely in the interest of effectuating the charitable purposes (Civil Code §2258; Rest. 2d Trusts, §169);
- (2) To exercise the highest good faith toward the beneficiaries (Civil Code Section §2228; Rest.2d Trusts, §170); and
- (3) To exercise at least ordinary care and diligence in the execution of the trust (Civil Code §2259; Rest.2d Trusts, §174).

ANALYSISQUESTION NO. 1

Paragraph 10C of the Trust Agreement clearly establishes a trust in favor of the "San Francisco Posts of the American Legion." The language itself contemplates a group of individual posts as a collective beneficiary. In 1932, however, twenty-five posts authorized the San Francisco County Council of the American Legion Department of California to act for them in connection with the occupancy of the Veterans Building. (Board of Trustees' Minutes, November 17 and December 8, 1932.) The City Attorney advised that this was lawful, stating specifically:

"[The County Council] constitutes a banding together for united action. In the absence of direct authority from the San Francisco Posts, it is my opinion that the County Council cannot answer for the various posts in this city, but I believe that the American Legion posts, individually, may, with propriety, authorize the County Council to act for them in connection with all War Memorial matters." (City Attorney Opinion No. 621, November 14, 1932, p. 2.)

The ALWMC, which is a committee of the San Francisco County Council of the American Legion, is a body separate and distinct from the Board of Trustees. It is an organization that is constituted, empowered, and supervised by one beneficiary under



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the Trust -- the San Francisco Posts of the American Legion. The Posts have given the ALWMC the power and authority to act on their behalf regarding such rights as they possess under the Trust to occupy and use space in the Veterans Building. (By-Laws of the San Francisco County Council, the American Legion, Department of California (May 1951), Article VIII, paragraphs 11(c).)

The prerogative to appoint an agent to act on their behalf reposes exclusively in the San Francisco Posts of the American Legion. The Board of Trustees is without authority to control the decision of the Posts to constitute, empower or dismantle the ALWMC or the County Council. Neither the Trust nor the Charter authorizes the Board to control the inner workings of one of the designated beneficiaries or its agent.

The Board does have a duty, however, to insure that the three beneficiaries of the Trust enjoy the Trust's benefits. Should the Posts collectively delegate to an agent responsibility to act on their behalf, which agent in turn unlawfully discriminates in the allocation of space dedicated by the Board for the Posts, the Board is then responsible for taking remedial steps. Hence, if the Board finds that the ALWMC has unlawfully discriminated against any post in the allocation of space, the Board should order the ALWMC to appropriately revise the allocation. If the ALWMC then fails to comply, the Board should warn both the Posts and their agent that it will have to explore further remedial measures in order to effectuate the Trust with respect to the Posts.

Whether the ALWMC has discriminated in the allocation of space dedicated by the Board for the benefit of the Posts is a question of fact. If the Special Ad Hoc Committee does make such findings of fact, the Board should explore the available avenues of remedial action.

QUESTION NO. 2

Under its broad, continuous mandate to administer and operate the War Memorial, subject to the 1921 Trust Agreement, the Board has the authority at any time to order an inventory of all the space in the War Memorial complex. The Board could order, for example, an inventory of all the space in the Veterans Building presently being devoted to the uses of the Trust beneficiaries (the Museum and the Posts) and to the uses of any veterans organizations which have been authorized to occupy space under paragraph 10C of the Trust.

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This broad mandate empowers the Board to allocate and reallocate space among the three beneficiaries of the Trust. There is no set amount of space in the War Memorial to which any beneficiary is entitled as a matter of right. (See City Attorney Opinions No. 651 (January 12, 1933), No. 75-127 (December 12, 1975), No. 85-3, (March 4, 1985).) The decision how best to allocate trust assets among the beneficiaries rests in the sound discretion of the Board of Trustees. The Board has a continuing duty to consider the needs of all three beneficiaries and to make space allocations that best promote the purposes of the Trust.

Although the Trust contemplated the construction of a separate building for each beneficiary, only two buildings were actually constructed. The practical result has been that two of the beneficiaries have continuously shared one of the buildings for more than fifty years. While the Trust did not specifically provide for any tenancy arrangements in the event that fewer than three buildings were made available, the Trust appears to give equal deference to each beneficiary's need for space to carry out the purposes set forth in that agreement. Reallocation of space by the Board may therefore be necessary from time to time in order to fulfill the several purposes of the Trust, and, indeed, may be required in order for the Board to carry out its duties to properly administer the Trust. (See Civil Code §§ 2228, 2258, 2259.)

Thus any inventory of space "available" to veterans in the War Memorial necessarily begins with an inventory of space which is presently being utilized by the Posts. The inventory must also include any space allocated by the Posts to other veterans' groups under paragraph 10C of the Trust. (See City Attorney Opinion No. 621, (November 14, 1932).) Again, however, the Board is responsible for the allocation and, when necessary, reallocation of space to fulfill the trust purposes.<sup>4/</sup> If the Posts believe more space needs to be made available to them, they must address this need to the Board. The Board must ultimately assess any such need in light of the space requirements of the Museum, the other beneficiary located in the building.

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<sup>4/</sup> The Trust directed that the building to be occupied by the San Francisco American Legion Posts be used by them for club and meeting rooms, executive offices and auditorium purposes (Trust, par. 8 and 10C(2)).

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QUESTION NO. 3

The Board of Trustees may require the Posts, through their agent, the ALWMC, to account for City funds in the ALWMC's possession. Therefore, the Board could order such an accounting for the previous two years. To the extent that the ALWMC collects and expends non-City funds, however, the Board may not order an accounting. The Trust does not require the Posts to account to the trustees for revenues derived from the use of space allocated to them by the Board.

QUESTION NO. 4

The Board's duty is to administer and operate the War Memorial, subject only to the terms of the Trust. The ALWMC, as the representative of one beneficiary of the Trust, has a duty to abide by the conditions and covenants set forth in the Trust. So long as the ALWMC's activities and projects comply with these covenants and so long as such undertakings are reasonably related to the stated function of space for use of the Posts (see Trust, par. 8, 10C(2)), the Board has no authority to require that the ALWMC secure prior approval of its projects in connection with the Veterans Building.

On the other hand, if the Board discovers that the ALWMC is engaged in or proposes to engage in a project in connection with the War Memorial which is inconsistent with the Trust purposes, the Board has the authority to order the ALWMC to cease the project. Indeed, the Trustees must take remedial action under such circumstances since they owe a duty to administer the Trust solely in the interest of effectuating its purposes and such an activity is not within the scope of the Trust.

QUESTION NO. 5

Neither the Charter nor the Trust Agreement authorizes the Board of Trustees to award attorneys' fees.<sup>1/</sup> In the absence of any express authorization, the Board may not order an award of such fees. We observe that the Trust states that resolution of disputes between the Regents and the Trustees shall be submitted

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<sup>1/</sup> Awards of attorneys' fees are generally made by courts pursuant to statute or the agreement of the parties (Code of Civil Procedure §1021 et seq.).

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to a specific arbitration panel before a suit may be instituted, but no mention is made of attorneys' fees. (General Provisions, par. 9.)

QUESTION NO. 6

The answer to this question turns on whether a trust or the acts of a beneficiary of a trust are subject to the provisions of Administrative Code Chapters 12B and 12C. We examine each ordinance separately.

Chapter 12B applies to discriminatory employment practices by City contractors during the performance of a City contract. (Adm. Code Section 12B.5.) The definition of "contract" is as follows:

"'Contract' shall mean and include an agreement to provide labor, materials, supplies or services in the performance of a contract, franchise, concession or lease granted, let or awarded for and on behalf of the City and County of San Francisco." (Adm. Code Sec. 12B.1(a).)

In a closely analogous context, this office has advised that an identical definition of the term "contract" found in Administrative Code Chapter 12D contemplates a relationship under which the City tenders consideration and in exchange procures services, labor, supplies and/or materials it desires for its operational needs from the private sector. (City Attorney Letter Opinion, dated 2/18/87 to Moira Shek So; see also City Attorney Opinion No. 84-29, p. 3.) Since Chapter 12B uses the same language, we conclude the term "contract" in Chapters 12B and 12D has the same meaning.

The Trust is not an agreement or arrangement by the City to procure services, labor, or materials from the beneficiaries. Moreover, the City has not granted or awarded the beneficiaries of the trust the privilege of using property owned by the City. (See definitions of "concession" and "franchise" in Adm. Code Section 12B.1(a).) The Trust beneficiaries are entitled to use City property by virtue of the Trust. The City, by its acceptance of the Trust by the Board of Supervisor's Resolution of November 10, 1930, owes a duty through the Board to the three beneficiaries, including the Posts, to administer the Trust and to secure for the beneficiaries their rights under the Trust. (Trust, par. 9.) Accordingly, Chapter 12B is inapplicable in this case.

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Administrative Code Chapter 12C, like 12B, concerns agreements involving the use of City property by lessees, concessionaires, franchisees and permittees. In particular, Chapter 12C covers all ". . . contracts, franchises, leases, concessions or other agreements . . ." involving the lease, rental or other use of real property and improvements thereon of the City and County of San Francisco.

Section 12.C.2 defines a contract to ". . . mean and include an agreement to operate from or make use of real property of the City and County of San Francisco in the operation of a business, social or other establishment or organization." It is evident that neither the relationship between the City and County of San Francisco, through the Board, and the Posts nor the relationship between the City and the prior trustees and Regents of the University of California constitutes a contract within the meaning of Section 12.C.2.

Section 12.C.2 defines a lease as a contract by which the City grants a person temporary possession and use of property for compensation. As described in this opinion, the tenure of the Posts in the War Memorial facilities does not emanate from a lease.

Section 12.C.2 defines a concession as, ". . . a grant of land or other property by or behalf of the City and County of San Francisco to a person for the purpose or use specified in said grant." The tenure of the Posts in the War Memorial facilities does not emanate from a grant of land or property from the City and County of San Francisco. Rather, the City retains title to the property and holds it in trust for the benefit of the three beneficiaries. The Board administers that trust on behalf of the City. In exercising its power to allocate space under the terms of the Trust, the Board is not granting any property by or on behalf of the City and County of San Francisco.

Section 12.C.2 defines the term "franchise" as a ". . . grant of land or other property by or on behalf of the City and County of San Francisco for the purpose or use specified in said grant". As explained above, neither the City nor the Board has made a grant of property to the Posts.

Finally, in its general statement of policy in Section 12.C.1, the Administrative Code refers to, "all contracts, franchises, leases, concessions or other agreements" (emphasis added). It is apparent that the drafters of Section 12.C contemplated consensual relationships. The duties owed by the

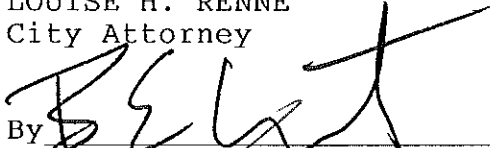
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Board to the beneficiaries emanate from the Trust rather than from any consensual relationships. Hence, Chapter 12C does not confer authority upon the Human Rights Commission to investigate, mediate or resolve the questions at issue.

In summary, under Administrative Code Chapters 12B and 12C, the Human Rights Commission has no jurisdiction to mediate, investigate or adjudicate the charge of discrimination against the ALWMC.

Respectfully submitted,

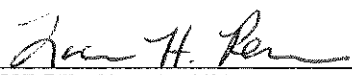
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## MEMORANDUM

TO: Elizabeth Murray, Managing Director, War Memorial and Performing Arts Center  
War Memorial Board of Trustees

FROM: Adine K. Varah, Deputy City Attorney *AKV*

DATE: February 25, 2009

RE: Authority of American Legion War Memorial Commission to Provide Space in the  
Veterans Building to Swords to Plowshares for an Employment Training Program for  
Veterans

### I. Introduction and Questions Presented

Under the War Memorial Trust Agreement of 1921, as amended (the "Trust"), the City's War Memorial Board of Trustees (the "Trustees") has allocated space in the War Memorial Veterans Building (the "Building") for use by the San Francisco Posts of the American Legion (the "Posts"), one of the beneficiaries of the Trust. The American Legion War Memorial Commission (the "ALWMC") represents the Posts regarding their use of that space (the "Post Areas"). The ALWMC approved providing a portion of the Post Areas to *Swords to Plowshares*, a non-profit public benefit corporation ("Swords to Plowshares") devoted to providing veterans services, to conduct an employment training program for veterans. You have asked us for an opinion on the following two related questions:

1. "Is the Posts' proposed use of Veterans Building space by and for Swords to Plowshares' [employment training] program consistent with the purposes of the Trust Agreement?"
2. "Does ALWMC have the authority to permit Swords to Plowshares to use space in the Veterans Building that has been allocated by the War Memorial to the [Posts]?"

### II. Short Answers

1. The Trust limits use of the Post Areas by the Posts for "club and meeting-rooms and for executive offices and auditorium purposes" and for the collective social and administrative needs of the Posts. In light of the express language and history of the Trust, a court would likely conclude that the use of the Post Areas to provide direct services to individual veterans, such as the proposed employment training program by Swords to Plowshares, falls outside of this permitted scope of use by the Posts. While the proposed program is not a permitted use for the Posts, the Trustees have authority, in their discretion, to approve use of space in the Building for charitable or patriotic purposes. If the Trustees were to determine, in

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the exercise of their discretion, that providing direct services to individual veterans by non-profit organizations, such as the proposed Swords to Plowshares program, is a charitable or patriotic purpose, the use could be consistent with the Trust.

2. The Trustees, rather than the Posts, have final authority under the Trust Agreement over whether to approve the proposed occupancy of the Post Areas by Swords to Plowshares. Because Swords to Plowshares is neither a Post nor a veterans membership organization similar to the Posts, the Trust does not give the Posts unilateral authority to allow Swords to Plowshares to use the Post Areas. But as part of the Trustees' authority under the Trust to approve the proposed use of Building space as a charitable or patriotic purpose, the Trustees have discretion over the terms and conditions of occupancy by Swords to Plowshares, should the Trustees decide to approve such use of the Building.

**III. Background**

As a "charitable trust department" under Article V of the San Francisco Charter, the Trustees have charge over the War Memorial and Performing Arts Center (the "War Memorial"). The War Memorial consists of four City-owned buildings: the War Memorial Veterans Building, the War Memorial Opera House, Louise M. Davies Symphony Hall, and Zellerbach Rehearsal Hall. The Posts are one of three beneficiaries under the Trust. The Trust describes the "San Francisco Posts of the American Legion" as "an organization composed of veterans of the late World War, all for the purpose of commemorating in perpetuity the victory achieved by the United States of America." (Trust 2<sup>nd</sup> Whereas Clause.) The other two beneficiaries are currently known as the San Francisco Museum of Modern Art and the San Francisco Symphony.

The ALWMC is a standing committee of the San Francisco County Council, the American Legion, Department of California, a California non-profit corporation. It represents the Posts regarding their rights and privileges under the Trust. This Office has long recognized that the Trustees may look to the ALWMC as the representative of the Posts. (City Atty Ops. No. 621 (1932), No. 639 (1932), No. 87-11 (1987)). The California Attorney General has agreed with this conclusion. (Memorandum of Points and Authorities in Opposition to Plaintiff's Motion for Preliminary Injunction and Erratum, *Alexander Hamilton Post #448 of the American Legion v. San Francisco War Memorial Board of Trustees*, C-881284, at 5) (Memorandum from Deputy City Attorney M. Stompler to David A. Yoder, President, War Memorial Board of Trustees, dated October 18, 2000 at 11) ("Stompler Memorandum"). (Because the ALWMC represents and derives its rights from the Posts, who are beneficiaries of the Trust, in this opinion we use the terms "Posts" and "ALWMC" interchangeably, even in context where the ALWMC is the actor.)



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Under Section 10(C) of the Trust, the Posts have certain rights to occupy and use space in the Building. The Trustees periodically evaluate the needs of the Posts for their social and administrative needs and allocate, or re-allocate, the Post Areas accordingly. We understand from Elizabeth Murray, the Managing Director of the War Memorial and Performing Arts Center, the Post Areas currently consist of approximately 27,000 square feet of space in the Building.

Swords to Plowshares is a non-profit public benefit corporation. It is qualified as tax-exempt under Section 501(c)(3) of the Internal Revenue Code. Established in 1974, Swords to Plowshares "provides counseling and case management, employment training, housing, and legal assistance to more than 1,500 homeless and low-income veterans annually in the San Francisco Bay Area and beyond." (<http://swords-to-plowshares.org/about/>). Swords to Plowshares provides its services exclusively to veterans. According to Michael Blecker, their Chief Executive Officer, Swords to Plowshares is governed by a 12-member Board of Directors and "do[es] not operate on a 'membership' basis." (Letter from Michael Blecker, CEO, Swords to Plowshares, to LeRue Grim, Chairman, ALWMC (Sept. 10, 2008).)

The Posts and Swords to Plowshares wish to include a site at the Building for an employment training program for veterans. According to Dave Lopez, Director of Employment Training Services for Swords to Plowshares, the proposed program consists of "one-on-one case management and coaching... [during which] Swords[ to Plowshares]' case managers work with each veteran to identify and overcome barriers to employment through preparing an individualized Employment Development Plan." Swords to Plowshares "then provide[s] ongoing support as the vet works through the steps of the plan, participates in job training, career counseling, resume development, honing interview skills, then coaching and job retention strategies." (Letter from David Lopez, Director of Employment Training Services, Swords to Plowshares, to LeRue Grim, Chairman, ALWMC (April 14, 2008).)

By letter dated September 18, 2008, the ALWMC notified the Managing Director of the War Memorial that on September 16, 2008 the ALWMC voted to provide space in the Post Areas to Swords to Plowshares for its employment training program for veterans. Specifically, the ALWMC approved the use by Swords to Plowshares of Room No. 212, which is approximately 1,600 square feet, and is one of eight 2<sup>nd</sup> floor meeting rooms in the Building currently allocated to the Posts. The ALWMC further notified the Managing Director that as part of its proposed use, Swords to Plowshares contemplates making several alterations in Room 212. To date, Swords to Plowshares has not occupied or altered the space.

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**IV. Discussion****A. Consistency of the Proposed Use with the Trust**

To determine the scope of permitted uses under the Trust, a court would first examine the express terms of the Trust. "As to any matter expressly covered by the instrument, the provisions of the instrument, if unambiguous," are determinative. (IIA *Scott on Trusts* §164.1(4<sup>th</sup> Ed. 1987).) Where terms of a trust are ambiguous, a court may consider the history and circumstances under which the document was made in order to ascertain the document's meaning. (*Estate of Powell*, 83 Cal.App.4th 1434, 1440 (2000).)

**1. Terms of the Trust Regarding the Posts' Rights to Use the Post Areas**

First, we consider whether the proposed occupancy is within the uses that the Trust expressly designates for the Posts. The Trust sets forth certain conditions relating to the Posts, including limitations on the types of groups with whom the Posts may share their space. Specifically, the Trust states that:

(1) The building to be occupied by the [Posts] shall be occupied and used by the various duly organized and authorized San Francisco Posts of the American Legion without rent charge. The [Posts], or a majority of them, shall under such rules and conditions as they may prescribe, provide headquarters for Veterans of the Mexican War, Grand Army of the Republic, Spanish-American War Veterans, and such other patriotic organizations as said [Posts] may from time to time desire to install. ...

(2) The said building to be occupied by the [Posts] shall be used by them as club and meeting-rooms and for executive offices and auditorium purposes. (War Memorial Trust Agreement, ¶10(C), §§ (1) & (2)).

These provisions raise two questions: (1) whether Swords to Plowshares falls within the category of "such other patriotic organizations" as described in Section 10(C)(1), and (2) whether the proposed use fits within the scope of uses for the Posts described in Section 10(C)(2). For

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the reasons described below, we conclude that the proposed occupancy by Swords to Plowshares likely falls outside of both sets of requirements.

**a. Scope of Posts' Authority to Grant Occupancy of the Post Areas to "Such Other Patriotic Organizations"**

The express language, together with the history of the Trust, show that the ALMWC's space-granting authority is limited to veterans membership organizations similar to the American Legion Posts. The Trust does not give ALMWC the authority to grant permission to use Post Areas in the Building to *any* type of veterans organization. Instead, the Trust makes clear that the Posts may use the Post Areas to provide headquarters for the "Veterans of the Mexican War, Grand Army of the Republic, Spanish-American War Veterans, and such other patriotic organizations as said San Francisco Posts of the American Legion may from time to time desire to install." (Id. at (2).)

Although one might argue that the term "patriotic" could be read broadly enough to encompass any charitable organization that serves veterans, the context of this phrase in the Trust suggests a more limited interpretation. A court would likely find that qualified organizations must possess characteristics similar to those of the organizations listed earlier in the sentence. Under general principles of construction of legal documents, "a word takes meaning from the company it keeps." (*People v. Drennan*, 84 Cal. App. 4<sup>th</sup> 1349, 1355 (2000) (the principle is also known as "noscitur a sociis").) "In accordance with this principle of construction, a court will adopt a restrictive meaning of a listed item if acceptance of a more expansive meaning would ... make the item markedly dissimilar to the other items in the list." (*Cable Connection, Inc. v. DIRECTV, Inc.*, 44 Cal.4th 1334, 1371 (2008) (internal citation omitted).)

The common characteristic of all of the expressly-listed veterans organizations in the Trust is that their members all served in the military during a particular period or in a particular war or conflict. The members of the Posts of the American Legion all served during specified periods (i.e. WWI, WWII, Korea, Vietnam War, Grenada/Lebanon, Panama, and Persian Gulf/Iraq/Afghanistan) and have been honorably discharged.<sup>1</sup> The San Francisco Posts of the American Legion are also able to qualify as tax-exempt veterans organizations based on their membership under Section 501(C)(19) of the Internal Revenue Code, a section reserved specifically for organizations where at least 75% of the members must be "past or present members of the Armed Forces of the United States" and "substantially all of the other members" must be "cadets" or "spouses, widows[,] widowers, ancestors, or lineal descendants of past or

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<sup>1</sup> (See <http://www.legion.org/national/join/about>).

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present members of the Armed Forces of the United States or of cadets.” I.R.C. Sec. 501(c)(19); 26 C.F.R. § 1.501(c)(19) -1.<sup>2</sup> Similarly, the Veterans of the Mexican War (1846-1848), the Grand Army of the Republic (1861 – 1965 Civil War) and the Spanish-American War Veterans (1898), all consist of members who served during the relevant period and conflict. In other words, the focus of the Trust provision is on *veteran membership* in the organization itself.

The history of the Trust further supports the interpretation that the term “such other patriotic organizations” should be limited to other veterans membership organizations. In the *History of the War Memorial*, a document capturing the statements made at a February 18, 1930 special meeting of the San Francisco Board of Supervisors, John S. Drum, then Chairman of the Trustees, described some of the history behind the Building. In particular, Drum describes how the initial rights of the Posts were expanded slightly to allow for other veteran Posts:

“...[A]lthough original private subscription [fundraising] activity contemplated simply housing of the Legion, between the time of that original conception and the time when the trust deed was made with the University of California, the trust deed was made broad enough to include, not only the Legion, but likewise other veteran Posts. But [our Trustees took the position that] we were not acquainted with the number of these Posts, that the Legion was more acquainted with the veteran organization[s], that the Legion was the primary activity that was to occupy these quarters, and that the other veteran organizations should adjust with the Legion the question of the occupancy and the use of the space.” (Hon. James Rolph, Jr., Mayor of the City and County of San Francisco, *History of the War Memorial* 22 (1930).)

Drum’s statement suggests that (1) the idea was to encompass veterans membership groups whose members served during conflicts or wars that did not fall under the periods or wars covered by the American Legion and (2) deferring to the ALWMC’s judgment in allocation of the Post Areas among veterans Posts made sense given that the American Legion was more familiar with other similar types of the Posts than were the Trustees at the time. Though not expressly mentioned in Drum’s statement, the expansion of the veterans membership group

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<sup>2</sup> (See [www/guidestar.org](http://www/guidestar.org) (then search “American Legion San Francisco.”) The individual San Francisco Posts are generally listed as 501(c)(19) veterans membership organizations. Auxiliary units or societies may also qualify for exemption under I.R.C. Sec. 501(c)(19) but, again, their membership must consist of either members of the 501(C)(19) organization that they support, and spouses of those members, or persons related to those members within two degrees of consanguinity (parents, grandparents, brothers, sisters, and grandchildren). I.R.C. Sec. 501(C)(19); 26 C.F.R. § 1.501(c)(19) -1. There may be other veterans membership groups that are not organized as 501(c)(19) organizations, but we have included this information only to note that this particular Internal Revenue Code classification is granted based on particular membership requirements rather than being based exclusively on the activities of the organization, as is the case with most other tax-exempt veterans organizations.



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category also allows veterans membership groups of *future* wars or conflicts to have access to the Building.

As noted above, though Swords to Plowshares provides its charitable services exclusively to veterans, it is not a membership organization primarily or exclusively limited to veterans or their relatives (as is the case with the organizations listed as examples in the Trust). While serving veterans, Swords to Plowshares does not operate on a "membership" basis and is not comprised primarily or exclusively by veterans. (*See* Letter from M. Blecker, CEO – Swords to Plowshares, *supra*.) While veterans benefit from Swords to Plowshares' services, the Trust does not expressly allow the ALWMC to allocate portions of the Post Areas to such charitable organizations, without approval from the Trustees.

**b. Permitted Social and Administrative Activities by the Posts in Post Areas**

The Trust restricts the Post Areas to "club and meeting-rooms and for executive offices and auditorium purposes." (Trust Agreement ¶10(C)(2).) These provisions indicate that the Trust intended to limit the Posts' use of space allocated to them to facilitating social and administrative functions rather than providing direct services to *individual members* of the community, even if those individuals consist exclusively of veterans. (*See History of the War Memorial, supra*, at 26 (Chairman Drum's discussion need for "meeting places" for veterans).)

As a general matter, in interpreting the social and administrative needs of the Posts, the Trustees must take a broad view of any proposed uses by the Posts designed to meet those needs. The Trustees may not determine the relative merits of any of the Posts' proposed authorized uses. Instead, the Trustees are responsible for determining whether the Trust Agreement permits the Posts' proposed uses and that that the space the Posts request is reasonably necessary for the purposes contemplated. (*See* Stompler Memorandum, October 18, 2000 at 11.)

At the same time, the Trust gives the Trustees substantial veto power over activities by the Posts in the Building that the Trust does not authorize the Posts to engage in. (*Id.* at 11). The Trust also gives the Trustees broad power to allocate spaces among the beneficiaries and other occupants. (*Id.* at 10, 15). Our Office has previously advised that the Trustees must decline to allow the Posts to use space in the Building for purposes not authorized by, or inconsistent with, the purposes of the Trust. (*Id.* at 11). While the Posts may use the Post Areas for the permitted purposes, the Trust makes clear that "no leasing or renting or subletting or hiring shall be had to any tenant or tenants or to any one or for any purpose or purposes objectionable to the [Trustees]." (Trust Agreement ¶(9)(i).) When taken together, these restrictions indicate that

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while the Posts have broad discretion over allocation of the Post Areas among certain veterans groups for activities consistent with the purposes that the Trust contemplated for the Posts, the Trustees retain the final approval authority over charitable or patriotic activities that the Trust does not authorize for the Posts.

The proposed one-on-one case management and job placement program entails the direct delivery of services to veterans. Although we recognize the important benefit these services confer on the veteran community, the use differs from the social and administrative functions that the Trust authorizes for the Posts, as a matter of right. Accordingly, the proposed program is beyond the scope of expressly permitted activities for the Posts under the Trust.

**2. Trustees' Authority to Allocate Building Space for Charitable and Patriotic Activities**

The Trustees have authority under the Trust to approve space in the Building not needed by the Posts or other beneficiaries for "such other charitable or patriotic purposes as the War Memorial Board may prescribe" (*See* Trust Agreement ¶¶10(A) and (C)(3)). Where a trust estate includes real property, the trustee normally has the power to lease the real property, even where there is no provision in the trust document specifically authorizing the trustee to do so. *III Scott on Trusts*, Sec. §189 (1988). The California Probate Code further provides that the powers of trustees include the power to lease trust property, for a term within or extending beyond the term of the trust (Cal. Probate Code Sec. 16231).

As our Office has previously advised, the Trustees may "allow the use of space not needed by the beneficiaries by any organization that serves the charitable and patriotic purposes of the Trust Agreement, so long as such organization does not interfere with the beneficiaries' occupancy of the building." (Stompler Memorandum at 15). The Trust does not entitle such non-beneficiary organizations to the same benefits enjoyed by the beneficiaries, such as free rent (Trust Agreement ¶10(C)(1); Stompler Memorandum at 13 fn. 7). But, as discussed below, the Trustees retain authority to provide such organizations the same benefits if the Trustees so choose.

Accordingly, the proposed use by Swords to Plowshares for an employment training program for veterans consisting of one-on-one case management and coaching is a permitted use under the Trust if the Trustees elect to authorize it as a charitable or patriotic use of Building space.

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**B. Trustee's Ultimate Authority to Approve Terms and Conditions of Occupancy**

For the reasons discussed above, the Trustees, as part of their authority to approve use of Building space for charitable or patriotic purposes, retain final authority over the terms and conditions of the proposed occupancy, including the transactional structure of arrangement and whether there will be any rent. In addition, any alterations to spaces in the Building are subject to advance approval by the Trustees under the Trust Agreement: “[n]o alterations, additions or improvements of any kind may be made without the written consent of the [Trustees].” (Trust Agreement ¶9(e).)

**V. Conclusion**

In sum, the proposed use of space in the Post Areas by Swords to Plowshares for an employment training program is not within the scope of permitted uses by the Posts. The proposed use would be consistent with the Trust only if the Trustees, in their discretion, approve such use, including any proposed alterations to the space and the terms and conditions of the occupancy arrangement.

Please feel free to contact me with any questions.

cc: Buck Delventhal, Deputy City Attorney  
Jesse Smith, Chief Assistant City Attorney

File

CITY AND COUNTY OF SAN FRANCISCO

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October 18, 2000

David A. Yoder, President  
War Memorial Board of Trustees  
401 Van Ness Avenue, Suite 110  
San Francisco, California 94102

Re: Future Uses of the War Memorial Veterans Building

Dear President Yoder:

The War Memorial Board of Trustees ("WMBT") has asked this Office for advice with respect to a number of specific questions relating to future uses of the Veterans Building.  
general

**GENERAL**

Because your questions deal primarily with the allocation and use of space in the Veterans Building, we begin by setting forth the basic legal principles governing the WMBT's management of the Veterans Building before responding to your specific questions. These general principles should guide the WMBT in its determinations regarding the allocation of space to the beneficiary occupants of the Veterans Building – the San Francisco Posts of the American Legion ("Posts") and the San Francisco Museum of Modern Art ("MOMA").

Charitable trustees have an obligation to ensure that the purposes of the governing trust agreement are fulfilled. (Cal. Probate Code §§16000, 16040). In all matters related to the administration of the War Memorial Trust Agreement of 1921 ("Trust Agreement"), the WMBT should exercise its discretion in a manner that promotes the specific purposes stated in the Trust Agreement and the general charitable and patriotic purposes of the trust, and is compatible with the rights of the beneficiaries of the trust.

The WMBT must act with "reasonable care, skill and caution under the circumstances then prevailing that a prudent person acting in a like capacity would use in the conduct of an enterprise of like character and with like aims to accomplish the purposes of the trust as determined from the trust instrument." (Cal. Probate Code §16040). The WMBT must administer the trust solely in the interest of the beneficiaries. (Probate Code §16002). Where there are multiple beneficiaries, as is the case in the Veterans Building, the WMBT must deal impartially with all of them, taking into account any differing interests of the beneficiaries. (*Id.* §16003).

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The WMBT must allocate space within the Veterans Building to each beneficiary as is reasonably necessary to serve the trust purposes, and the space must be suitable to such purposes. The WMBT has broad discretion as to the allocation of space consistent with the Trust Agreement. In determining the appropriate allocation of space, the WMBT need not maximize the monetary value of or financial return on the trust property. While trustees generally have a duty to make trust property financially productive, the rule requiring productivity does not apply in the case of a trust not designed for an income or monetary purpose, but for other purposes, such as holding and preservation of property for use by others. (Cal. Probate Code §16007; Restatement (3d) of Trusts, §§181, 189, Higgins v. Santa Monica, 62 Cal.2d 24 (1964)).

### QUESTIONS AND RESPONSES

#### I. QUESTIONS PERTAINING TO MOMA

**1. Can the WMBT require MOMA to make a determination by a certain date as to its long-term plans and needs for space in the Veterans Building?**

Yes. The WMBT may require that MOMA make a determination, by a reasonable specified date, as to its long-term plans and needs for space in the Veterans Building.

**2(a). If MOMA says it intends to return to the Veterans Building in the future, can WMBT require MOMA to specify the future date on which it intends to return?**

Yes. If MOMA says it intends to return to the Veterans Building in the future, the WMBT can require MOMA to specify the date on which it intends to return.

**2(b) If MOMA says it intends to return to the Veterans Building in the future, can WMBT set a limit as to how long MOMA can be absent from the building before MOMA would be considered as relinquishing its rights under the Trust Agreement?**

Yes. However, there is no bright line upon which the WMBT may conclude that MOMA has relinquished its trust rights. A beneficiary's *temporary* lapse in the use of the trust property does not typically lead to automatic failure of the trust. The WMBT will have a high burden of proof should it assert that MOMA has relinquished its trust rights by its prolonged absence from the building, particularly if MOMA states a clear intention to return to the building on a certain future date. A court generally will not reform a trust (that is, modify or amend the trust to eliminate a beneficiary's interest) unless the condition making it impracticable to comply with the specific terms of the trust is permanent. Even though the prompt elimination of an absent beneficiary may allow more efficient utilization of the trust property, "[d]eviation [from the literal terms of the trust agreement] is not justified merely because it would be more advantageous to the beneficiaries or would offer an expedient solution to problems of trust

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management.” (Gilliland, 44 Cal. App. 3d at 37, *quoting Crocker-Citizens National Bank v. Younger*, 4 Cal.3d 202, 211 (1971)).<sup>1</sup>

The obvious question, then, is: how long can MOMA suspend its museum operations in the Veterans Building before the WMBT can prove a permanent abandonment by MOMA? Unfortunately, case law provides us no guidance in this respect. A court is likely to conclude that MOMA retains its rights under the Trust Agreement so long as it intends in good faith to resume its museum operations in the Veterans Building within some reasonable time. In determining what is a “reasonable time” in this context, the WMBT might consider, for example, the permanent and on-going nature of the trust, its 80-year history, the practical impact on the WMBT’s management of the trust property caused by MOMA’s absence, and the public’s need for the benefits contemplated by the trust. MOMA’s cessation of operations for 5 years may be reasonable, while 50 years probably would not be reasonable.

**2(c) If MOMA says it intends to return to the Veterans Building in the future, must WMBT obtain MOMA's approval for temporary or interim uses by others of Veterans Building space previously occupied by MOMA?**

No. The Trust Agreement provides that the WMBT may use the portions of the building allocated to MOMA but not needed at present by MOMA “for such charitable or patriotic purposes as [the WMBT] may desire.” (1921 War Memorial Trust Agreement, ¶10A, p. 11, as amended 1928 (“Trust Agreement”). The Trust Agreement does not require that the WMBT obtain MOMA’s consent for such interim uses. However, the WMBT may wish to coordinate any temporary use of MOMA’s space with MOMA to avoid conflict with any future plans MOMA may have to resume its use of the space.

**2(d) If MOMA says it intends to return to the Veterans Building in the future, are there any restrictions on the WMBT’s determination of temporary uses of Veterans Building space during MOMA's temporary absence from the building?**

Yes. As set forth above, the Trust Agreement provides that the WMBT may use the portions of the building allocated to MOMA but not needed at present by MOMA for charitable or patriotic purposes. (Trust Agreement, ¶10A, p. 11, as amended 1928). This language affords the WMBT discretion to ensure that MOMA’s space continues to be utilized, so long as such

<sup>1</sup> For example, in Estate of Mabury v. Christian Science Board of Directors, the Christian Science Church was given, in trust, the rights to publish a particular book within a stated time period (21-plus years, with certain contingencies). The Church made a declaration that it did not intend to publish the book within the time period specified in the trust agreement. Nevertheless, the court found that this declaration was insufficient to allow the transfer of the trust assets to the residuary beneficiary before the expiration of the publication time period. The Court found that the Church might change its mind within the time period allowed for publication and, thus, no permanent condition warranted striking the literal terms of the trust as impossible of fulfillment. (Estate of Mabury v. Christian Science Bd. of Dirs., 54 Cal.App.3d 969, 127 Cal.Rptr. 233, 242 (1976)).

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space is used for charitable or patriotic purposes.<sup>2</sup> "Charitable" and "patriotic" have the following general meanings:

"Charitable purposes" are broadly construed to include, for example, "the advancement of education," the "promotion of health" and "other purposes the accomplishment of which is beneficial to the community." "Charitable purposes" include governmental or municipal purposes. (Restatement (Second) of Trusts, §368 (1957)).

"Patriotic purposes" include making preparations for war, stimulating the desire for peace or inculcating patriotic emotions. (Scott on Trusts §374.3 (1989)). "It seems clear that American courts regard [patriotic purposes] as charitable. All reasonable efforts to stimulate love and admiration for our national history and tradition, for our flag and other symbols of national ideals, and for our constitution and institutions, have a widespread beneficial social effect if they increase national solidarity and security, strengthen the forces of government, law and order by producing a loyal group of citizens ready to cooperate in law enforcement and other public enterprises." (Bogert, The Law of Trusts and Trustees, §378 (1977)).

**2(e) If MOMA says it intends to return to the Veterans Building in the future, can MOMA sublet to others any or all of the Veterans Building space it previously occupied during MOMA's temporary absence from the building?**

Yes. The Trust Agreement provides that MOMA may sublet portions of the building to another organization. The Trust Agreement further provides that MOMA may not "lease, sublet or underlet any part of portion of said premises without the written consent of the [WMBT]" and that the WMBT is "hereby expressly given the right to forbid or determine or veto any contract or agreement of letting, subletting, or renting or hiring, of any part of said buildings." (Trust Agreement, ¶9(i), pp. 8-9).

The Trust Agreement does not provide specific guidance to the WMBT in exercising its discretion to approve a proposed sublease of space. We conclude that the WMBT may approve any temporary sublease that falls within the scope of the charitable and patriotic uses authorized in Paragraph 10(A) of the Trust Agreement. In determining whether to consent to a proposed

<sup>2</sup> This is exactly what the WMBT has done in authorizing the temporary use of MOMA's space first for City Hall offices and the Arts Commission gallery, and now for other City offices, the Performing Arts Library and Museum ("PALM") and the Arts Commission gallery.

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sublease, the WMBT should be guided by the terms and purposes of the trust instrument. (Cal. Probate Code §16000).

A sublease must be for a specified term of years, and may not effect a permanent assignment of MOMA's trust rights. (Restatement (2d) of Property, §15.1, comment i (1977)). Nor would a sublease necessarily relieve MOMA of its responsibilities under the Trust Agreement, for example, to keep the interior of the building clean and in good repair. (Trust Agreement, ¶9(d), p. 7).

**3(a) If MOMA says it does not intend to return to the Veterans Building in the future, does this constitute MOMA's relinquishment of its rights under the Trust Agreement?**

Yes. If MOMA states that it does not intend to resume its museum operations in the Veterans Building, the WMBT should consider MOMA to have relinquished its rights under the Trust Agreement.

**3(b) If MOMA says it does not intend to return to the Veterans Building in the future, would this require an amendment to the Trust Agreement or a substitution of a new beneficiary in place of MOMA?**

No. The Trust Agreement contemplates that the various beneficiaries may cease operation in the Veterans Building, and provides that the WMBT may dedicate any space not needed by the beneficiaries to other charitable or patriotic purposes.

The Trust Agreement states the following with respect to MOMA's use of the Veterans Building:

The building to be occupied by [MOMA] shall be used by that corporation . . . to maintain therein an Art Gallery and Museum of Fine Arts, and the public shall have access thereto at reasonable times, and under conditions to be fixed by said [MOMA] with the approval of the [WMBT]. *Such parts or portions of said building as shall for the time being not be necessary to be used for the Art Gallery and Museum of Fine Arts may be used by the [WMBT] for such charitable or patriotic purposes as they may desire.*

(Trust Agreement, ¶10A, p. 11, as amended 1928 (emphasis added)).<sup>3</sup>

<sup>3</sup> As originally drafted in 1921, the Trust Agreement provided that any space not needed by MOMA could be used "by the [Trustees] for any purpose the [Trustees] may desire." The Trust Agreement was amended in 1928 to limit the WMBT's use of space not needed by MOMA and the other trust beneficiaries to charitable or patriotic uses.

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The Trust Agreement includes similar provisions with respect to the cessation of the other two trust beneficiaries. With respect to the Posts, the Trust Agreement provides: "Should the [Posts] cease to exist, then said building may be used by said [WMBT] for such charitable or patriotic purposes as they may desire." (Trust Agreement, ¶10C, p. 16, as amended 1928). With respect to the third beneficiary of the Trust Agreement, the San Francisco Symphony ("Symphony"), the Trust Agreement provides: "In case the [Symphony] should cease to exist as an active musical association, the building to be erected for use by the [Symphony] shall thereafter be under the exclusive direction and control of the [WMBT] for such charitable or patriotic purposes as they may desire." (Trust Agreement, General Provisions, p. 16, as amended 1928).

We conclude that the intent and effect of this language in the Trust Agreement is to allow the WMBT, in the event of the permanent absence of any of the beneficiaries, to use the vacated portions of the trust property for other charitable and patriotic purposes. "Where a testator devises or bequeaths property to a charitable corporation to be applied to a particular charitable purpose, it is to be inferred that the application of the property to the designated purpose is the testator's primary intention, and that the choice of the organization to make the application is secondary." (Scott on Trusts, §397.3 (1989)). In the case of the War Memorial trust, where the Trust Agreement specifically provides that the buildings shall remain in charitable or patriotic use regardless of the dissolution or abandonment of the original named beneficiaries, we conclude that the settlors did not intend to vest in MOMA permanent rights to the trust property if MOMA ceased operating a public art museum in the building. Rather, MOMA's complete abandonment of its museum operations in the Veterans Building is the type of event that triggers the WMBT's authority to use the space vacated by MOMA for other charitable or patriotic purposes.<sup>4</sup>

Because the Trust Agreement explicitly empowers the Trustees to put the space abandoned by MOMA to other charitable or patriotic purposes, no amendment of the Trust Agreement or substitution of beneficiary is required if MOMA says it does not intend to return to the Veterans Building.

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<sup>4</sup> One could argue that, because the Trust Agreement explicitly provides a contingency should the Posts or Symphony "cease to exist," but not if MOMA ceases to exist, that the settlors did not contemplate the possibility of MOMA's abandonment. Further, one could argue that the Trust Agreement authorizes the WMBT to dedicate space not needed by MOMA to other charitable or patriotic purposes only if MOMA *temporarily* does not need such space. (The Trust Agreement provides for the reuse of "Such parts or portions of said building as shall *for the time being* not be necessary to be used for the Art Gallery and Museum of Fine Art."). Our research into the drafting and history of the Trust Agreement does not illuminate why the settlors failed to use parallel language for each of the beneficiaries. However, the settlors were obviously fully cognizant that a named beneficiary organization might cease to exist or might no longer require space in the trust property. This being the case, we find no reason to conclude that the settlors would have wished the outcome to be different if the abandoning beneficiary was MOMA rather than the Posts or the Symphony.



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**3(c) If MOMA says it does not intend to return to the Veterans Building in the future, can MOMA permanently assign its trust rights to one or more other organizations?**

Yes. MOMA may permanently assign its trust rights to one or more other organizations. An "assignment" means a permanent transferring over of all of a party's rights and obligations under an agreement. (Restatement (2d) of Property, §15.1, comment i (1977)).

Any such assignment will require the consent of the WMBT, and the WMBT is not required to grant such consent. (Trust Agreement, ¶9(i), pp. 8-9). The Trust Agreement states that "the [beneficiaries] shall not assign, transfer or set over their respective rights without the written consent of the [WMBT]." (*Id.*).

In determining whether to consent to any particular proposed assignment, the WMBT again should be guided by the terms and purposes of the trust instrument. (Cal. Probate Code §16000). The WMBT should create a record that supports its conclusion that the assignee will fulfill MOMA's obligations under the Trust Agreement to provide a public art museum and will comply with the other terms and conditions of the Trust Agreement. In considering a proposed assignee, the WMBT may consider a wide range of quantitative and qualitative factors including, by way of example only: the compatibility of the organization with the Posts' use of the building, the financial stability and long-term viability of the organization, the ability of the organization to provide meaningful, continuous and enriching programming for the benefit of the public, the nature of capital tenant improvements and building alterations required to accommodate the organization's operations, and the ability of the organization to fund any and all such improvements and alterations.

**3(d) If MOMA relinquishes its trust rights, are there any restrictions on the WMBT's determination of long-term uses of space previously occupied by MOMA?**

Yes. Once the WMBT has allocated space to meet the needs of the remaining trust beneficiary in the Veterans Building -- the Posts -- the WMBT may allocate any remaining space for charitable and patriotic purposes.

**4. How shall the WMBT interpret or react to MOMA's failure to respond or MOMA's providing a vague response (similar to its previous response) to WMBT's request for information as to its long-term plans and needs for space in the Veterans Building?**

The WMBT may inform MOMA that either (1) MOMA's silence, or (2) MOMA's failure to state a specific intention to resume its museum operations in the Veterans Building on a reasonable specified future date, effectively will indicate MOMA's intent to abandon the

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Veterans Building permanently and to relinquish its rights under the Trust Agreement, and that the WMBT will proceed on that basis.

Should the WMBT conclude that MOMA has abandoned the Veterans Building permanently on the basis of MOMA's silence or vagueness, the WMBT may consider seeking instruction from the Probate Court in order to preclude any future challenge by MOMA to the WMBT's plans to reuse the space vacated by MOMA. The process for seeking such instruction from the Probate Court is discussed in more detail in response to your question IV.4.

**5. Does the WMBT have the authority either to allow or disallow MOMA's continued use of basement storage space (approximately 12,000 square feet) during MOMA's temporary or permanent absence from the building?**

Yes. The WMBT has discretion regarding MOMA's continued use of basement storage space. If MOMA's vacation of the Veterans Building is temporary, MOMA retains its status as beneficiary and is entitled to enjoy certain benefits of the trust. Under these circumstances, the WMBT *may* allow MOMA's continued use of storage space and may use the space not needed by MOMA for other patriotic and charitable uses. However, the WMBT is not *required* to authorize MOMA's use of storage space unless MOMA is providing a publicly accessible museum in the building.

If MOMA abandons the Veterans Building permanently, it has relinquished its right to use space in the Veterans Building. The WMBT should first accommodate the space needs of the remaining beneficiary. The WMBT may then use any space not needed by the Posts in the Veterans Building for charitable or patriotic purposes. Because MOMA is a charitable non-profit organization, MOMA's use of space for storage that promotes MOMA's purpose would be a charitable use authorized by the Trust Agreement.

## II. QUESTIONS PERTAINING TO THE POSTS

**1. Can the WMBT require the Posts to make a determination by a certain date as to their long-term needs for space in the Veterans Building (so that the WMBT can determine what space may be available to others for possible long-term use)?**

Yes. The WMBT must "make a reasonable effort to ascertain facts relevant to the . . . management of trust assets." (Cal. Probate Code §16047(d)). Should it be necessary to the WMBT's long-term planning for the administration of the Trust Agreement, the WMBT may require that the Posts make a determination, by a reasonable specified date, as to their long-term plans and needs for space in the Veterans Building.

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**2. Could the WMBT reduce the amount of space currently allocated to the Posts based upon surveys of actual use of space by the Posts (which surveys indicate that portions of the space currently allocated to the Posts are underutilized)?**

Yes. The WMBT must allocate space within the Veterans Building to the Posts as is reasonably necessary to serve the trust purposes. In determining the appropriate allocation of space to the Posts, the starting point is the Trust Agreement itself. It sets forth the following terms and conditions relating to the Posts:

(1) The building to be occupied by the [Posts] shall be occupied and used by the various duly organized and authorized San Francisco Posts of the American Legion without rent charge. The [Posts], or a majority of them, shall under such rules and conditions as they may prescribe, provide headquarters for Veterans of the Mexican War, Grand Army of the Republic, Spanish-American War Veterans, and such other patriotic organizations as said [Posts] may from time to time desire to install. . . .

(2) The said building to be occupied by the [Posts] shall be used by them as club and meeting-rooms and for executive offices and auditorium purposes.

(Trust Agreement, ¶10(C), §§(1) &(2), p. 15).

The allocation of space in the Veterans Building among the Posts, MOMA, and the WMBT, has been a point of debate and contention for decades. The City Attorney has consistently advised that the WMBT has a great deal of discretion in allocating space in the Veterans Building. In 1933, we wrote: "While the veterans are not entitled to any exclusive portion of the . . . Veterans Building, they are entitled to all space necessary for their use. . . . There is no set amount of space in the War Memorial to which any particular group is entitled as a matter of right." (City Atty Ops. No. 651 (1933)).<sup>5</sup> Again, in 1987, we wrote: "We further conclude that the Board of Trustees has a nondelegable responsibility to assure the equitable sharing of space in the War Memorial in light of the purposes of the trust. In this regard, no particular beneficiary is entitled to greater consideration than the other two beneficiaries with respect to its needs for space in the War Memorial complex. Indeed, the trust itself contemplated that space requirements might change over the years." (City Atty Ops. No. 87-11 (1987)).

<sup>5</sup> We further advised that the WMBT may allocate space in the building reasonably necessary for its own administrative offices. (City Atty Ops. No. 651, at 3 (1933) ("In fact, it would seem that the trustees might be charged with being derelict in their duty if they did not provide for their offices in a place readily accessible to the general public and where most of the persons using the War Memorial would find it convenient.")).

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The Attorney General has agreed that the allocation of space within the Veterans Building is within the WMBT's discretion: "If the 1921 trust agreement is an enforceable governing instrument, it does limit the Board's discretion in some respects, but even so the Board retains considerable discretion to allocate and reallocate space among tenants for all the purposes of the War Memorial." (Status Report re: Investigation re War Memorial Bldg., by Joanne Condas, Deputy Attorney General, to Carole Kornblum, Assistant Attorney General, February 28, 1985, p. 4).

**3a. In responding to the Posts' requests for additional space in the Veterans Building, can the WMBT require the Posts to justify their request(s) for additional space? What information should the WMBT request from the Posts in order to consider their request for additional space?**

In ascertaining the Posts' reasonable present and future needs for space in the Veterans Building, the WMBT need not rely on broad, undocumented assertions of need. Rather, the WMBT may require the Posts to specify their current and future plans for activities in the building, based upon some reasonable projections of membership and activities of the Posts and their invitees in the Veterans Building. In evaluating whether the Posts' future projections of space needs are creditable and supportable, the WMBT may consider the Posts' current and past space utilization.

**3b. In responding to the Posts' requests for additional space in the Veterans Building, must the WMBT allocate the specific space requested by the Posts, or can the WMBT allocate different but equivalent space?**

The WMBT need not allocate to the Posts the specific space requested by the Posts. In 1975, the City Attorney advised: "Veterans' groups have a right to use and occupy space in the Veterans Building and are entitled to the utmost consideration in the allocation of space therein. Although Veterans' groups *are not entitled to any particular part* of the Veterans Building, they are entitled to all the space necessary for their use." (City Atty Ops. No. 75-127 (1975)). The WMBT should allocate space that meets the Posts' functional and spatial requirements. In other words, the WMBT should attempt to allocate space in a manner that allows sufficient square footage for the proposed use, and a configuration that meets the proposed function for the space. Though the Posts may have preferences that should be taken into account, the WMBT will have met its obligations to the Posts by assigning rooms that meet the functional and space needs of the Posts.

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**4. Can or should the WMBT deny the use of space by the Posts (either space currently or subsequently allocated to the Posts) for uses not specified in the Trust Agreement?**

Yes, if the use is inconsistent with the purposes of the Trust Agreement. The WMBT may not authorize the use of space by the Posts for purposes prohibited by the Trust Agreement, such as for "business, trade or manufacture, or for lodging or for a hotel or boarding house." (Trust Agreement, ¶9(n), p. 10).

However, the Trust Agreement contemplates a wide range of Post uses – for club and meeting rooms, executive offices and auditorium purposes. (Trust Agreement, Sec. C(2), p. 15). Further, the Trust Agreement authorizes the Posts to invite patriotic organizations to locate their headquarters in the Veterans Building. (Trust Agreement, Sec. C(2), p. 15).<sup>6</sup>

The WMBT must take a broad view of any proposed Post uses designed to meet the social, entertainment and administrative needs of the Posts. The WMBT may not determine the relative merits of any proposed uses by the Posts, but must ensure that the uses are permitted by the Trust Agreement and that the space requested by the Posts is reasonably necessary for the purposes contemplated. The Trust Agreement makes the Posts "paramount among all veterans and patriotic groups in the City and County of San Francisco," and "the wish and will of the [Posts], with respect to veteran and other patriotic organizations, is superior to that of the Board of Trustees of the War Memorial." (City Atty Ops. No. 621, at 2 (1932)).

**5. Historically, the ALWMC has been the representative of the Posts with respect to the Trust Agreement. Should one or more Posts advise the WMBT that it disagrees with the position of the ALWMC with regard to future use of the Veterans Building by the Posts (and/or submit to WMBT a request for Veterans Building space independent of ALWMC), how should the WMBT respond?**

This Office has long recognized that the WMBT may look to the American Legion War Memorial Commission ("ALWMC") as the representative of the Posts. (City Atty Ops. No. 621 (1932), No. 639 (1932), No. 87-11 (1987)). The California Attorney General has agreed with this conclusion. (Memorandum of Points and Authorities in Opposition to Plaintiff's Motion for Preliminary Injunction and Erratum, Alexander Hamilton Post #448 of the American Legion v. San Francisco War Memorial Board of Trustees, C-881284, at 5). However, each individual Post is not required to authorize the ALWMC to speak on its behalf, and may choose to represent itself before the WMBT. (City Atty Ops. No. 639). The WMBT should consider the positions of the ALWMC and any individual Posts that choose to represent themselves, and must use its

<sup>6</sup> "Headquarters" is a broad term, defined as a "center of administration or operations." (Webster's II, New Riverside University Dictionary (1988)).



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independent judgment to arrive at a long-term allocation that reasonably meets the collective needs of the Posts.

**6. Should the Posts' needs for Veterans Building space change (i.e. increase) after the WMBT has committed space to non-beneficiary occupants (based on the Posts' current projections of future space needs), how can the WMBT respond to the new needs of the Posts?**

The WMBT must act with "reasonable care, skill and caution under the circumstances" to ensure that the purposes of the trust with respect to each beneficiary are fulfilled. (Cal. Probate Code §16040). Therefore, the WMBT must exercise reasonable care, skill and caution in ascertaining the beneficiaries' future space needs before making long-term commitments of space in the Veterans Building to non-beneficiary occupants. As set forth above, the WMBT will likely rely largely upon the beneficiaries' own reasonable projections of their long-term space needs in determining the long-term allocation of space in the building. The WMBT's responsibilities in determining the terms of leases to non-beneficiary tenants is discussed in greater detail in response to your question III.1 below.

Even after the WMBT has acted reasonably in making long-term commitments of space in the Veterans Building, there may be unanticipated increases in the Posts' needs for space. Under such circumstances, the WMBT must do whatever remains legally within its power to secure additional space within the trust property as is necessary for the Posts. Procedures the WMBT may follow to secure finality with respect to leases to non-beneficiary tenants is discussed in response to your question III.1 below.

**III. QUESTIONS PERTAINING TO USE OF THE VETERANS BUILDING BY OTHERS**

**1. Can the WMBT commit the use of Veterans Building space to a non-beneficiary organization for a certain period of time so as to allow the organization to amortize its capital investment for tenant improvements and ensure that their use of space during such period won't be subject to challenges by the Posts or MOMA (should MOMA return to the building)?**

The WMBT may lease space within the Veterans Building to non-beneficiary charitable or patriotic organizations that are consistent with the purposes of the trust. Where a trust estate includes land, the trustee normally has the power to lease the land, even where there is no provision in the trust document specifically authorizing the trustee to do so. (Scott on Trusts, §189 (1988)). The California Probate Code further provides that the powers of trustees include the power to lease trust property, for a term within or extending beyond the term of the trust. (Cal. Probate Code §16231). In the case of the War Memorial Trust Agreement, the settlors

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specifically authorized the WMBT to use space not needed by MOMA for charitable and patriotic purposes.<sup>7</sup>

However, the WMBT must act cautiously and reasonably in entering into any lease whose terms might interfere with the rights of the beneficiaries over time. Scott on Trusts, a leading legal treatise on trust management, states the following with respect to a trustee's responsibilities in leasing trust property:

Although a trustee has power to make leases, he commits a breach of trust if he makes a lease that under all the circumstances is unreasonable. In making a lease, as in other matters relating to the administration of the trust, he is under a duty to act with prudence. If the lease is not a proper one, it can be set aside at the instance of the beneficiaries of the trust, unless the lessee is in the position of a bona fide purchaser of the interest given him under the lease. He is not a bona fide purchaser if he knows or should know of the existence of the trust and that the trustee is committing a breach of trust in making the lease. The trustee commits a breach of trust if he makes a lease at an unreasonably low rental. So also the lease is improper if the terms of the lease are in other respects so disadvantageous to the interest of the beneficiaries that a prudent trustee would not make a lease on such terms.

(Scott on Trusts, §189.1 (1988)).

A lease made by a trustee may be invalid if made for too long a period. (Id., §189.2). The Trust Agreement does not limit the term for which the WMBT may lease portions of the Veterans Building to non-beneficiary tenants, except as follows: "Such parts or portions of said building *as shall for the time being not be necessary to be used for the Art Gallery and Museum of Fine Arts* may be used by the [WMBT] for such charitable or patriotic purposes as they may desire." (Trust Agreement, ¶10A, p. 11, as amended 1928 (emphasis added)). Thus, the term of any lease with a non-beneficiary tenant should coincide with the period that the space is not needed for the beneficiaries. This may require that the WMBT undertake some projection of the beneficiaries' long-term needs, based upon the information presented by the beneficiaries.

<sup>7</sup> The Trust Agreement does not entitle organizations occupying such space to the benefits enjoyed by the beneficiaries, such as free rent.

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Scott on Trusts advises that long leases of trust property generally are disfavored because the trustee is required to "hazard a guess as to future trends and exercise his judgment as to future events," as follows:

Ordinarily it is thought to be the part of prudence and caution not to attempt to discount the future, since this involves a certain speculative element. This is one reason why it has been held that a trustee should not ordinarily lease land that he holds in trust for a longer period than is necessary to secure good tenants and a rent that is fair under the circumstances as they exist at the time when the lease is made. There may be circumstances, however, that make it proper for the trustee to make a longer lease than is customary in the vicinity. This is the case where, owing to the character of the property and the conditions of business, it is impossible to secure a reasonable rent without making a longer lease. In determining the time for which property can properly be leased much depends upon the purposes for which the lease is made.

(Scott on Trusts, §189.2 (1988)).

In evaluating the totality of circumstances surrounding a potential long-term lease of portions of the Veterans Building not needed by the beneficiaries, the WMBT may consider, among other factors, whether the potential lessee will offer building improvements that will inure to the benefit of the trust property, and whether a lease long enough to allow for amortization of such improvements is necessary and desirable. The WMBT is not required to maximize rental income from the Veterans Building. As set forth above, while trustees generally have a duty to make trust property financially productive, the rule requiring productivity does not apply in the case of a charitable trust in which property is held for trust uses. (Cal. Probate Code §16007; Restatement (3d) of Trusts, §§181, 189, Higgins, 62 Cal.2d 24).

In authorizing non-beneficiary tenants to undertake building improvements or modifications, the WMBT may not authorize improvements to the Veterans Building that essentially render the property unusable for future trust purposes. For example, the Department of Justice has advised, in the context of management of tidelands held in trust for navigational and recreational use by the public, that the Port Commission could not authorize the construction of housing on a pier "of such a size, cost and permanency as to commit the pier to nontrust uses for such an extended period as to constitute a de facto termination of the tidelands trust." (Letter of Deputy Attorney General Dennis Eagan to Claire Dedrick, State Lands Commission (September 13, 1984)). Similarly, the Attorney General has cautioned that the City of Long Beach could allow the construction of an office building on tidelands only if it "insure[d] that the main purpose of office buildings will be port related and that non-maritime-related uses will be

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incidental to the main purpose of the building.” (Memorandum of Deputy Attorney General Saggese to Assistant Attorney General Taylor (December 1, 1982)).

In summary, once the WMBT has acted prudently in ascertaining and accommodating the beneficiaries’ long-term space needs, the WMBT may make such time commitments as are necessary and appropriate to allow fair amortization of capital investments in the building. This is so regardless of which party will make the capital investment – that is, whether that party is a beneficiary, a non-beneficiary organization, or the City itself.

In order to ensure that the WMBT’s determination is not vulnerable to future legal challenge, the WMBT may pursue a petition for instructions in the California Probate Court, approving the discretionary acts of the trustees. A court order approving the discretionary actions of the WMBT is final and conclusive as to any future challenges, provided that adequate notice of the proceeding has been given to all interested parties. (Estate of O’Connor, 158 Cal.App.2d 187, 192 (1958)). This procedure is discussed in more detail in response to your question IV.4.

**2. Are there any restrictions as to what types of non-beneficiary organizations the WMBT may allow to use Veterans Building space?**

Yes. The WMBT may allow the use of space not needed by the beneficiaries by any organization that serves the charitable and patriotic purposes of the Trust Agreement, so long as such organizations do not interfere with the beneficiaries’ occupancy of the building.

**IV. QUESTIONS PERTAINING TO REQUIRED AND/OR NECESSARY APPROVALS**

**1. Who has the authority to amend the War Memorial Trust Agreement, and what is the process for amending the trust?**

A trustee generally has no power to amend the provisions of a trust unless the trust document specifically provides such power to the trustee. Where the trustee lacks the authority to amend the trust, only a court may amend the trust. The War Memorial Trust Agreement, while providing a great deal of discretion to the WMBT in its management of the trust, does not authorize the WMBT to amend the Trust Agreement. Thus, to the extent the WMBT wishes to take any action inconsistent with the Trust Agreement, judicial action to amend the Trust Agreement would be required.

California law allows for the reformation of a trust agreement, as follows:

On petition by a trustee or beneficiary, the court may modify the administrative or dispositive provisions of the trust or terminate the

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trust if, owing to circumstances not anticipated by the settlor, the continuation of the trust under its terms would substantially impair the accomplishment of the purposes of the trust. In this case, if necessary to carry out the purposes of the trust, the court may order the trustee to do acts that are not authorized or are forbidden by the trust instrument.

(Cal. Probate Code §15409; *see also* Restatement (Second) of Trusts, §381 (1959)). Trustee-initiated court proceedings seeking to deviate from the literal requirements of a charitable trust agreement are quite common, often as a result of the passage of time and unforeseen changes in conditions. (Scott on Trusts, §381 (1989)).

A party seeking to amend a trust agreement must file a petition for reformation with the California Probate Court. (Cal. Probate Code §17200). All interested parties, including all of the beneficiaries and the Attorney General, must receive notice of and have an opportunity to participate in such a court proceeding. (Cal. Probate Code §17203).

A court generally will not reform a trust unless it finds the following two factors: (1) that circumstances unanticipated by the settlors have occurred, and (2) that there is some permanency in the failure to fulfill the purpose of the trust. The WMBT would have the burden of establishing that both of these factors are met if it should seek to amend the Trust Agreement.

**2. What is the approval process for WMBT's selection of non-beneficiary tenants in the Veterans Building? Must the WMBT formally solicit bids for use of Veterans Building space not needed by the trust beneficiaries? Is WMBT's selection subject to approval by the Board of Supervisors? Is WMBT's selection subject to bid processes administered by the Director of Property?**

**A. WMBT Selection Process**

You have inquired as to the internal City procedures that the WMBT must follow in selecting non-beneficiary occupants of the Veterans Building. The law and the Trust Agreement do not prescribe a method for selecting non-beneficiary occupants of the building. Accordingly, the WMBT is not legally required to formally solicit bids and has a great deal of discretion to adopt a procedure that the WMBT believes will provide the most valuable information upon which to exercise its discretion.

The following legal principles should serve as general guidance to the WMBT in arriving at a selection process:

- The WMBT must act with "reasonable care, skill and caution under the circumstances then prevailing that a prudent person acting in a like capacity would use in the



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conduct of an enterprise of like character and with like aims to accomplish the purposes of the trust as determined from the trust instrument.” (Cal. Probate Code §16040).

- The WMBT must “make a reasonable effort to ascertain facts relevant to the . . . management of trust assets.” (Cal. Probate Code §16047(d)).

#### **B. Department of Real Estate Procedures**

You have asked if the WMBT’s selection of non-beneficiary tenants is subject to bid processes administered by the Director of Property. The leasing of space to non-beneficiary occupants of the Veterans Building consistent with the terms and conditions of the Trust Agreement is not a “surplus property” disposition subject to Department of Real Estate procedures set forth in San Francisco Administrative Code Chapter 23. (City Atty Ops. No. 81-66).

The Administrative Code provides that, where the Charter vests in a City board the exclusive power to lease real property under its control and management (as is the case with the WMBT), such board may submit any proposed lease to the Director of Property for review and advisory recommendations. (Admin. Code §23.23). The Administrative Code urges such boards to seek advisory review by the Director of Property in order to provide more uniformity in the City’s leasing practices, to increase the financial return to the City from its leases and to avoid unnecessary duplication of effort and expense in the leasing of City property. (*Id.*). The Administrative Code further states the City’s policy that, even where a board has the power to award leases without competitive bidding, it is recommended that a competitive bidding procedure be undertaken unless impractical or impossible. (Admin. Code §23.24).

#### **C. Board of Supervisors Approval**

You have asked if the WMBT’s selection of occupants of the Veterans Building is subject to approval by the Board of Supervisors. The Charter vests in the WMBT “exclusive charge” of the War Memorial trust assets, including the Veterans Building, as follows:

The charitable trust departments shall have exclusive charge of the trusts and all other assets under their jurisdiction, which may be acquired by loan, purchase, gift, devise, bequest or otherwise, including any land or buildings set aside for their use. They shall have authority to maintain, operate, manage, repair or reconstruct existing buildings and construct new buildings, and to make and enter into contracts relating thereto, subject, insofar as City funds are to be used, to the budgetary and fiscal provisions of this Charter.

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(Charter §5.101). Thus, the WMBT generally need not obtain Board of Supervisors approval of future beneficiary and non-beneficiary occupants of the Veterans Building, nor may the Board of Supervisors overrule such decisions of the WMBT.

The WMBT's exclusive authority to manage War Memorial property is limited by the Charter where City funds are to be used, in which case the WMBT must comply with budgetary and fiscal provisions of the Charter. Thus, if an agreement between the WMBT and an occupant requires the expenditure of City funds, such a transaction may require the approval of the Board of Supervisors. For example, Article IX of the Charter, entitled "Financial Provisions," contains various requirements affecting City appropriations and departmental budgets. Charter Section 9.118 provides as follows:

- (c) Unless otherwise provided for in this Charter, any lease of real property for a period of ten or more years, including options to renew, or having anticipated revenue to the City and County of one million dollars or more . . . shall first be approved by resolution of the Board of Supervisors.

Pursuant to this fiscal provision of the Charter, if a lease to an occupant of the Veterans Building will require the expenditure of City funds and is for a term of ten years or longer, the WMBT must obtain the approval of the Board of Supervisors.<sup>8</sup>

Depending upon the nature of the WMBT's determination as to the appropriate future uses of the Veterans Building, other fiscal and budgetary provisions of the Charter may be triggered that will require the approval of the Board of Supervisors -- for example, the approval of a bond measure or other appropriation necessary for building improvements.

**3. Must the WMBT obtain approvals of the Attorney General and/or the probate court with respect to future use(s) of Veterans Building space?**

Whether the WMBT must obtain Probate Court approval of future uses of the Veterans Building depends upon what the WMBT determines to do with the building.

Certain matters are within the WMBT's discretion and do not require court approval. For example, the Trust Agreement specifically authorizes the WMBT to approve a sublease or

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<sup>8</sup> The nature and scope of the Board of Supervisors' review of the WMBT's determination under Section 9.118 is limited to fiscal and budgetary concerns. (See, City Atty Ops. No. 80-18 (1980)(Board of Supervisors' review of Port leases under Charter Section 9.118 (then Charter Section 7.402-1) was limited to fiscal concerns); City Atty Ops. No. 83-58, p. 4 ("Charter Section 7.402-1 permits the Board of Supervisors on the basis of fiscal soundness to approve or disapprove only the lease which is before it and does not allow for the imposition of amendments or modifications.")).

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assignment proposed by MOMA, to allocate and re-allocate space between the beneficiaries, to allocate space not needed by the beneficiaries (either temporarily or permanently) to other charitable or patriotic organizations, and to make long-term commitment of such space to the respective occupants. The WMBT may act within this range of discretion without the approval either of the California Attorney General (which oversees the administration of charitable trusts) or the Probate Court. However, should the WMBT wish to take action inconsistent with the Trust Agreement, Probate Court approval to amend the Trust Agreement would be required.

Several times in the past, the WMBT has asked for and received guidance from the Attorney General, to ensure that its actions were appropriate. Depending upon the WMBT's final determination regarding the long-term uses of the Veterans Building, the WMBT may wish to submit the matter to the Attorney General for a formal opinion. The Attorney General, prior to issuing a formal opinion, typically notifies and solicits input from all affected parties, such as the beneficiaries.

**4. Would these approvals provide an absolute defense to any future challenges by beneficiaries for space assigned to non-beneficiary tenants?**

An opinion of the Attorney General, while accorded great weight, is not binding on a court of law should the WMBT's actions be challenged in a lawsuit. (Smith v. Municipal Court, 167 Cal.App.2d 534, 539 (1959)).

The amendment of the Trust Agreement by the Probate Court pursuant to California Probate Code Section 17200 is final and conclusive as to any future challenges, provided that adequate notice of the proceeding has been given to all interested parties. (Estate of O'Connor, 158 Cal.App.2d 187, 192 (1958)).

Even where judicial reformation of the Trust Agreement is not required, the WMBT may seek a petition for instructions from the Probate Court to provide finality with respect to the WMBT's determination. A petition for instructions is a voluntary proceeding, in which the WMBT would seek the Court's concurrence that the WMBT has acted lawfully within its range of discretion. As with a petition for reformation, all interested parties, including the beneficiaries and the Attorney General, would receive notice of and have an opportunity to participate in such a court proceeding. (Cal. Probate Code §17203).<sup>9</sup> A court order approving the discretionary

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<sup>9</sup> The WMBT filed such a Petition for Instructions in 1994, after it determined that the space vacated by MOMA could be occupied temporarily by City Hall offices. The Court approved that action. (In the Matter of the War Memorial Trust, Superior Court No. 262577).

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actions of the WMBT is final and conclusive as to any future challenges, provided that adequate notice of the proceeding has been given to all interested parties. (Estate of O'Connor, 158 Cal.App.2d 187, 192 (1958)).

Very truly yours,

LOUISE H. RENNE  
City Attorney



Miriam L. Stombler  
Deputy City Attorney

cc: Elizabeth Murray, Managing Director, War Memorial  
Louise H. Renne, City Attorney  
Buck Delventhal, Deputy City Attorney

Letter to David A. Yoder, President  
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bcc: Jesse Smith, Deputy City Attorney  
Marjorie O'Toole, Deputy City Attorney  
Neil Sekhri, Deputy City Attorney  
Adine Varah, Deputy City Attorney





Comments on the Veteran's Building

Courtney Damkroger

to:

rich sucre

06/23/2012 05:18 PM

Cc:

Tim Frye, andrew wolfram, charles chase, linda avery

Show Details

History: This message has been replied to.

1 Attachment



6 12 veteran bldg notes.docx

Hi Rich

Thanks very much for setting up the tour. It was extremely helpful. Please pass on my thanks again to Beth, Tara and Jennifer. Since I won't be at the next 3 meetings, I want to pass along my thoughts. I request that you include my comments in the record for the meeting so the HPC as well as Beth and Tara have them. Thanks again, Courtney

The tour of the building was very educational. Recommend that HPC tour more projects of this size and importance prior to consideration at a hearing. Clearly Beth Murray is a commendable steward of the building.

-I feel strongly that both War Memorial buildings (Veteran's and Opera) should have designated interiors. Respectfully recommend that the trustees commit to designation by an agreed upon date but not require it as part of this project so as not to cause further delay.

-I think together HPC and Planning should consider a policy or guideline that as public buildings are proposed for rehab or upgrades and are not yet designated; evaluation and designation (both interior and exterior) should be included as a part of the project.

-A select one or two of the 2<sup>nd</sup> story meeting rooms (with 4 daises and raised floors) should undergo HABS documentation. Ms. Murray stated that the VA historian was not aware of any historical meaning in the room arrangements but it does not appear that the VA historian is a trained historian. Recommend research and documentation of the significance of the room design prior to demolition.

-May want to consider HABS documentation of the roof and skylight system? Up to HPC's architects.

-I believe more research on the cultural significance of the Veteran's building is warranted, unless it has already been conducted. In particular, the history of various veterans groups such as the LGBT and Filipino associations should be investigated. It was stated in the June 6<sup>th</sup> HPC meeting that the Commission had been forwarded a CD that included some building history. I did not see this CD prior to the meeting, nor can I find it in my files.

-The history of the building and its inhabitants should be documented and interpreted inside the building in a publically accessible location. Most of the information for an interpretive display has already been gathered.



American Legion War Memorial Commission

July 10, 2012

Mr. Charles Edwin Chase, President  
Ms. Courtney Damkroger, Vice President  
Mr. Richard S. E. Johns  
Mr. Karl Hasz  
Mr. Alan Martinez  
Ms. Diane Matsuda  
Mr. Andrew Wolfram  
San Francisco Historic Preservation Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

re: Veterans' Building, 401 Van Ness Avenue  
Cases Nos. 2011.0420A and 2011.0420U  
City Attorney Opinions regarding the Veterans' Building

Ladies and Gentlemen:

During the hearing on June 6, 2012, in the above matters, Commissioner Matsuda requested City Attorney interpretations of the Trust subject to which the City owes the Veterans' Building. This letter is in response to that request.

We are sending this letter to all members of the Commission, with copies to both the Commission Secretary and Mr. Richard Sucre. We request that this letter be made part of the record of the proceedings.

We have found twenty one published City Attorney Opinions regarding the War Memorial complex. Although we will list all those Opinions in this letter, we will only discuss and attach the ones we consider potentially significant in light of the issues now before the Historic Preservation Commission.

War Memorial Veterans Building  
401 Van Ness Avenue, Suite 101 • San Francisco, California 94102  
(415) 861-4920 • [alwmcsf@gmail.com](mailto:alwmcsf@gmail.com)

The card and computer indexes of the Main Library do not show any relevant Opinions by the City Attorney from 1992 through 2000. The Library informs us that no Opinions about the Veterans' Building were published while Ms. Louise Renne was City Attorney. The City Attorney's website does not disclose any Opinions after 2001. The City Attorney's website says that any significant legal opinion must be approved by the City Attorney before it is issued: "The City Attorney must approve any significant legal opinion before the opinion is issued." It also says that any published opinion must be personally signed by the City Attorney: "The City Attorney must personally sign all opinions that are published."

We will discuss in chronological order the opinions that we have found. When you review them, you will find that there are recurring themes that support the arguments we have made in opposition to the demolition and remodeling of the interior of the Veterans' Building. For example, you will see that:

- The City owns the Veterans' Building, but the November 12, 1930, acceptance by the Board of Supervisors of that property in trust means that the City does not have unfettered ownership of the Veterans' Building. Instead, the City owns the building subject to, is limited by, and must comply with, the terms and conditions of the 1921 Trust Agreement.
- As to the Veterans' Building, the wish and will of the American Legion Posts with respect to Veterans' and other patriotic organizations is superior to that of the Trustees.
- The American Legion Posts of San Francisco and other patriotic organizations are to be given preference in all matters. Other uses of the Veterans' Building by non-beneficiaries of the Trust must not conflict with reasonable uses by Veterans' and other patriotic organizations.
- Although Veterans are not entitled to any exclusive portion of the Veterans' Building, Veterans' and patriotic organizations are entitled to the utmost consideration in the allocation of space in the Veterans' Building and are entitled to all the space necessary for their use.
  - Although the San Francisco Posts may not charge rent for patriotic organizations to use the Veterans' Building, those organizations may make voluntary contributions toward paying administrative expenses.

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**1. Opinion No. 274 dated January 15, 1929: City may assume responsibility for the 1921 Trust Agreement.**

On January 15, 1929, the City Attorney issued an opinion to the effect that the City had the power to accept the assets of the War Memorial Trust and “. . . may lawfully assume the responsibility set forth in the trust agreement [dated July 19, 1921], provided



that the provisions of the trust agreement meet with the approval of the Board of Supervisors.”

As discussed in our letter to you dated July 10, 2012, dealing with the history of the Veterans’ Building, in November, 1930, the Board of Supervisors unanimously accepted an offer by the Regents of the University of California and the private trustees to assign all of the Trust assets to the City, not as absolute owner, but in trust, on condition that the assets be accepted subject to the 1921 Trust Agreement.

Therefore, the City owns the fee of the Veterans’ Building, but the terms and conditions of its ownership are set forth in and limited by the 1921 Trust Agreement.

**2. Opinion No. 286 dated March 6, 1929: A member of the City Planning Commission cannot be a War Memorial Trustee and vice-versa.**

On March 6, 1929, the City Attorney advised the Mayor that he could not appoint a person who holds another office or position in City government to be a Trustee of the War Memorial and that a Trustee of the War Memorial could not be appointed to the City Planning Commission. However, because the Trustees were not to receive compensation for their services, a member of the Board of Supervisors could be appointed as a Trustee.

**3. Opinion No. 515 dated February 11, 1932: Employment of a member of Art Commission by Trustees.**

On February 11, 1932, the City Attorney concluded that a member of the City Art Commission could not be employed for compensation to do sculptural work for the War Memorial Board but could do so without compensation. The opinion stated in part, “. . . it is clear that any officer of the municipality connected with any private corporation or firm doing business with the City and County of San Francisco, who is a party to the entering into of a contract with the private concern, has violated [a Charter provision], and any contract entered into under such circumstances is invalid.” Opinion No. 515, p. 2.

**4. Opinion No. dated May 25, 1932: Authority to enter into contract for gas and electric supply.**

Not relevant to this proceeding.

**5. Opinion No. 571 dated May 28, 1932: Maintenance of the War Memorial by the City.**

On May 28, 1932, the City Attorney advised the Trustees “. . . that the cost of maintenance, operation and care of the War Memorial is a direct charge against the City and County of San Francisco to be paid by appropriations required annually from the Board of Supervisors.” Opinion No. 571, p. 3.

As discussed in our letter to you dated July 10, 2012, regarding the history of the Veterans’ Building, this opinion reflects the City Charter.

It is our contention that, even though the Trustees receive annual budget appropriations, part of the City’s hotel tax revenues, and part of the 1990 Proposition A bond revenues, they have failed to maintain and care for the Veterans’ Building, in violation of law and of their duties as Trustees.

**6. Opinion No. 603 dated September 12, 1932: Works of Art in War Memorial.**

In Opinion number 603 dated September 12, 1932, the City Attorney opined that the Trustees, and not the City Art Commission, have the power to determine what works of art will be placed in the War Memorial buildings.

As discussed in our letter dated July 10, 2012, regarding the history of the Veterans’ Building, works of art that used to decorate the Veterans’ Building have disappeared.

**7. Opinion No. 608 dated October 3, 1932: The Trustees have the right to fix salaries of their employees, subject to limitations.**

Not relevant to this proceeding.

**8. Opinion No. 621 dated November 14, 1932: War Memorial Trust Interpretation.**

On November 14, 1932, the City Attorney ruled that the “. . . wish and will of the American Legion posts, with respect to veteran and other patriotic organizations, is superior to that of the Board of Trustees of the War Memorial.” We attach a copy of Opinion No. 621 as Exhibit 1 to this letter.<sup>1</sup> The quoted language is at page 2.

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<sup>1</sup> All references in this letter to “Exh. \_\_\_” are to the exhibits we attach to this letter for your convenience.

The City Attorney referred to the November 12, 1930, acceptance by the Board of Supervisors of the property in trust. His opinion stated, "Thus, it appears that the City and County of San Francisco agreed to fulfill the objects of the trust with respect to its fundamentals in accordance with the original trust agreement." Exh. 1, p. 1. Therefore, in answer to a question from the Trustees about whether the Trust is still in effect, the City Attorney concluded that the requirements of the trust in favor of the San Francisco Posts of the American Legion, particularly subparagraph (1), are still in effect. The opinion stated:

On November 12, 1930, the City and County of San Francisco accepted a transfer of the trust from The Regents of the University of California and the then existing trustees of the War Memorial. In accepting such transfer it was provided that it should be accepted upon the terms and conditions set out in the original trust agreement dated August 19, 1921, which agreement, I believe, is still in full force and effect. Thus, it appears that the City and County of San Francisco agreed to fulfill the objects of the trust with respect to its fundamentals in accordance with the original trust agreement. Therefore, in connection with this question, my answer is in the affirmative, in view of the fact that the San Francisco Posts of the American Legion were primary beneficiaries of the trust. An examination of other language in the trust agreement discloses that this view is correct beyond any doubt.

*Ibid.*

The City Attorney concluded that the San Francisco Posts of the American Legion must be contacted by the Trustees before any arrangements are made with regard to the admission of any other organizations into the Veterans' Building. The American Legion Posts may authorize the American Legion County Council to act for them or to appoint a committee to act for them with all War Memorial matters. Exh. 1, pp. 1 & 2.

The Trustees asked ". . . what is the limit of the veto power of this Board of Trustees, and can it offer accommodations to other organizations, which may not have the approval of the San Francisco Posts of the American Legion?" Exh. 1, p. 2. The City Attorney responded that the American Legion Posts do not have authority to approve offering of accommodations to organizations other than Veteran or patriotic organizations. However, with respect to veteran and patriotic organizations, the San Francisco Posts have paramount authority:

The approval of the American Legion posts concerns veteran and patriotic organizations only, the evident intent of the trustors being that the American Legion posts should be paramount among all veteran and patriotic groups in the City and County of San Francisco. Under the provisions of Section C, sub-paragraph 1, **the wish and will of the American Legion posts, with respect to veteran and other patriotic organizations, is superior to that of the Board of Trustees of the War Memorial.**

Exh. 1, p. 2 [emphasis added].

The City Attorney advised the Trustees that the San Francisco Posts of the American Legion have no right under the Trust Agreement to delegate their authority to another Veterans' group and therefore could not delegate their authority to an organization called the "United Veterans Council." Exh. 1, p. 2.

The Trustees asked whether they had complete jurisdiction as to what organizations may use the Veterans' portion of the War Memorial and whether the Trustees could prescribe any and all rules the Trustees desire for the operation, management, and control of the Veterans' portion without reference to any other group. The City Attorney held that ". . . the Trustees must consult with the American Legion Posts in connection with all matters concerning what Veteran organizations may occupy the Veterans' Building." He added: "The operation, management, and control of the War Memorial, **with the exception of the allotment of space to veteran and patriotic organizations**, is entirely in the hands of the Board of Trustees. . . ." Exh. 1, p. 3 [emphasis added].

The American Legion Posts are to have control of the Veterans' Auditorium and should be paid the revenue from that auditorium when leased. No subletting may be done without the written consent of the Trustees. The trustees are powerless to rent the Veterans' Auditorium commercially and have no authority to fix the rent for the Veterans' Auditorium. That power lies with the San Francisco Posts. The Trustees must charge for the upkeep and maintenance of the Veterans' Auditorium when it is sublet by the American Legion Posts. Exh. 1, pp. 2-4.

The City Attorney made a general comment that concluded:

However, it must be borne in mind that the aforesaid trust agreement is the foundation of the entire trust and must be reasonably construed to effectuate its purposes. An examination of this document

discloses, beyond a doubt, that it was intended by the trustors to provide for the American Legion posts of San Francisco primarily, and secondarily, to give other veteran organizations an opportunity to utilize the War Memorial as well as American Legion Posts. The language of the agreement is definitely and clearly in consonance with this view.

Exh. 1, p. 4.

**9. Opinion No. 630 dated December 1, 1932: The Trustees may lease the Opera House and the Veterans' Auditorium for purposes other than grand opera.**

Not relevant to this proceeding.

**10. Opinion No. 639 dated December 12, 1932: The County Council may act for the American Legion Posts.**

On December 12, 1932, the City Attorney discussed how the San Francisco Posts could act with respect to the War Memorial. The San Francisco Posts may act through the County Council or a committee thereof, and the Trustees may deal directly with Posts that did not give that authority.

All San Francisco Posts gave their authority to the American Legion War Memorial Commission and, in meetings of that Commission, have one vote per Post.

**11. Opinion No. 651 dated January 12, 1933: Rights of American Legion Posts in connection with War Memorial.**

On January 12, 1933, the City Attorney responded to five questions posed by the Trustees. We attach a copy of that opinion as Exhibit 2.

The Trustees wanted to use Room 101 as their secretarial offices and asked whether they had the right to do so or whether that room must be devoted to the use of the San Francisco Posts. The City Attorney did not find anything in the Trust Agreement that would prevent the Trustees from doing so. However, that opinion was expressly qualified in favor of the San Francisco Posts. The City Attorney held that Veterans are entitled to all the space they need and are to be given preference in all matters:

However, if Room 101 should be a large room which the Trustees do not require because of its size, or **in the event that this room should conflict with the occupancy of the building by the veteran**

**organizations, the use thereof would be unreasonable and therefore in violation of the trust agreement,** which apparently contemplated that the veterans in the building were to be left to themselves. If it seem under the circumstances that **while the veterans are not entitled to any exclusive portion of the so-called Veterans' Building, they are entitled to all space necessary for their use.** This, of course, cannot prevent the use of office space by the Trustees on the first floor of the building. The Board of Trustees, however, must bear in mind that **the American Legion posts of San Francisco and other veteran organizations are to be given preference in all matters,** since one of the primary purposes of the War Memorial is to provide headquarters and space for these organizations.

Exh. 2, p. 3 [emphasis added].

The Trustees also asked whether they could allocate Rooms 134 and 135 to the San Francisco Art Association. Again, the City Attorney opined that they could. However, that opinion was also qualified in favor of Veterans:

I see no objection to such an arrangement, **provided they do not conflict with the reasonable use of this floor by the veteran organizations. If there be any conflict it must be resolved in favor of the veterans** because the general plan of the building contemplates that the veterans should occupy the first floor separate from the Art Association.

Exh. 2, p. 4.

This limitation expressly applies to the proposed demolition and remodeling of the Veterans' Building that is now before the Historic Preservation Commission. Just as the Trustees could not allocate Rooms 134 and 135 to the San Francisco Art Association if that would conflict with the reasonable use of the first floor by the San Francisco Posts, the Trustees are not permitted to demolish the first floor and exceed their powers under the Trust by turning it over to a café,<sup>2</sup> the Opera, the Arts Commission or other entities that are not beneficiaries of the trust. Doing so would interfere with the reasonable use of

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<sup>2</sup> Although the plans for demolition and remodeling that were presented to you with the agenda materials call for a café on the south side of the first floor, on June 6, 2012, the proponents said that has been withdrawn but did not say into what they will remodel the demolished spaces.



the first floor by the San Francisco Posts and patriotic organizations the Posts want to install in the building.

The Trustees also asked whether the San Francisco Posts could assess a service charge against other veteran or patriotic organizations occupying the Veterans' Building. The City Attorney responded that the San Francisco Posts could not assess a service charge, except as to the Veterans' Auditorium. Again, however, the opinion was qualified:

The only language that might give any such impression is that contained in Subdivision (1) of Section (C) of the Trust Agreement which provides that the San Francisco Posts, or a majority of them, shall provide headquarters for other veteran and patriotic organizations under rules and conditions prescribed by the San Francisco posts. Such rules and conditions, however, could not be made to include a service charge which would be, in effect, a charge for rent . . . . However, I see no objection whatever to a voluntary contribution on the part of these organizations towards paying administrative expenses. In fact, it would be logical that such contributions should be made.

Exh. 2, p. 4.

The City Attorney also opined that the Board of Trustees could assess the San Francisco Posts charges to cover the cost of maintenance if the Posts sublet the Veterans' Auditorium. That opinion, also, was qualified:

However, it is my opinion that the American Legion posts of San Francisco should not be made to pay any charges for the use of the Veterans' Auditorium when used for their own functions for which no charge for admission is made . . . . There is no provision in the Trust Agreement for the exemption from payment of a reasonable rental by other organizations when they use the Veterans' Auditorium . . . . The Board of Trustees have the power, however, to permit the use of the Auditorium without charge at any time when not used for profit.

Exh. 2, p. 4-5. He also opined that the service charge could be a flat charge, based on the cost of maintenance, instead of calculating each day's use. *Id.*, p. 4-5.

**12. Opinion No. 851 dated November 22, 1934: Panama-Pacific International Exposition Scholarship Fund.**

Not relevant to this proceeding.

**13. Opinion No. 65-48-A dated December 22, 1965: United Nations Flag Pole in Memorial Court Between Opera House and Veterans Building; Jurisdiction and Procedure.**

On December 22, 1965, the City Attorney held that neither the Board of Trustees nor the Board of Supervisors has authority to convey in fee to the United Nations a part of the Memorial Court between the Opera House and the Veterans' Building for permanent display of the United Nations flag. We attach a copy as Exhibit 3.

The opinion is significant both because of its analysis of the Trust under which the City must manage the War Memorial Complex and because it strictly applies trust law to the duties of the Trustees.

After reviewing the 1921 Trust Agreement, the City's acceptance of the property subject to the Trust, and the Charter provisions, the City Attorney stated:

The 1921 trust agreement is generally silent as to the nature of the operation, management, and control of the war Memorial by the Trustees, with the exception of the allotment of space to veteran and patriotic organizations.

Exh. 3, p. 2. The City Attorney concluded that the Board of Trustees, not the Board of Supervisors, must make the original determination of whether it would serve the purpose of the trust to fly the United Nations Flag in the Memorial Court. Exh. 3, p.2.

After discussing basic trust law that a trustee cannot give away trust property, and that whether the trustee has authority to transfer trust property depends on the terms of the trust, the City Attorney found no authority in the Trust Agreement for the Trustees to convey the trust property. "Nor, in my opinion, can such authority be found by implication. That being the case, the Trustees of the War Memorial must retain the trust property. To do otherwise, would be an abrogation of their duty as trustees." Exh. 3, p. 3.

The City Attorney acknowledged that the Trust Agreement does not expressly forbid the Trustees from selling or leasing the Trust property. However, he concluded that they must not do so unless a sale or lease is "absolutely necessary" to carry out the purposes of the trust.

However, in order to successfully sell or lease any of the trust property, the Trustees of the War Memorial must be prepared to substantiate the fact that **such sale or lease is not merely desirable, but rather absolutely necessary to effectuate the purpose of the trust.**

It is my opinion the Trustees of the War Memorial may not make a gift to the United Nations of property which is part of the War Memorial. Further, that since a sale or lease of the trust property was not provided for in the 1921 trust agreement, **such disposition of the trust property would only be allowed were it absolutely necessary to carry out the purposes of the trust.**

Exh.3, p. 4 [emphasis added].

These conclusions strikingly support our position in opposition to the proposed demolition and remodeling of the interior of the Veterans' Building. Although the Trustees have not disclosed to us any memorandum of understanding, lease, or other agreement with the Opera or the Arts Commission, we are informed by their representatives that the Trustees contemplate giving the Opera and the Arts Commission long term leases for spaces on the first, third and fourth floors of the building. There is no "absolute necessity" to do so. In addition, demolishing the interior of the building, remodeling it into spaces not suitable for the beneficiaries, and giving to non-beneficiaries decades-long leases for the new spaces would violate the Trust because those acts would prevent the Trustees from making those spaces available for uses by the San Francisco Posts and other patriotic organizations as required by the Trust Agreement.

**14. Opinion No. 75-127 dated December 12, 1975: Rights of Veterans' Groups to space allocations in the Veterans' Building.**

On December 12, 1975, the City Attorney wrote to the Clerk of the Board of Supervisors in response to a letter requesting advice about space allocation for Veterans' Groups in the Veterans' Building. A copy of Opinion number 75-127 is attached as Exhibit 4. Non-beneficiary groups were using areas of the Veterans' Building traditionally allocated to Veterans' organizations. After quoting the Trust Agreement, the 1930 acceptance by the City of transfer of the property to the City subject to the terms of the Trust Agreement, Charter provisions, and City Attorney Opinions Numbers 621 and 651 (discussed in Sections 8 and 11 of this letter), Opinion number 75-127 concluded:

To summarize: The War Memorial Board of Trustees has the authority to and must manage the War Memorial (Charter Section 3.610). Veterans' groups have the right to use and occupy space in the Veterans' Building **and are entitled to the utmost consideration in the allocation of space therein** (Trust Agreement, August 19, 1921). Although Veterans' Groups are not entitled to any particular part of the Veterans' Building, **they are entitled to all the space necessary for their use** (1933 City Att. Ops. No. 651).

You are so advised.

Exh. 4, p. 5 [emphasis added].

**15. City Attorney Opinion No. 84-02 dated February 7, 1984: Abstention of certain board members of the War Memorial Board of Trustees from voting on matters which directly affect War Memorial tenant operations.**

Not relevant at this stage of this proceeding.

**16. City Attorney Opinion No. 85-3 dated March 4, 1985: Rights of American Legion Posts and other Veterans' Groups in the Veterans' Building.**

On March 4, 1985, the City Attorney responded to a request from then Supervisor Quentin L. Kopp. A copy of Opinion No. 85-3 is attached as Exhibit 5.

The City Attorney concluded that voter approval of the 1927 ballot measure authorizing the sale of bonds for construction of the War Memorial did not, by itself, impress the proceeds of the bond sale with any trust obligations. He also concluded that voter approval of the 1927 bond measure imposed “. . . a broadly worded statutory obligation upon the City to use the proceeds of the bond sale for the construction of . . .” the War Memorial, but that ballot proposition, by itself, did not grant Veterans the right to control allocation of space in the buildings constructed with the bond proceeds.

Exh. 5, pp. 1-2.

However, the City Attorney also concluded:

(3) The City accepted the assets of the privately created war memorial trust subject to the condition that they be utilized with the proceeds of the bonds which the voters authorized the City to issue in 1927 and that **the resulting war memorial be managed**

**subject to the terms of the privately adopted trust agreement. In so doing, the City became bound to use the assets of the private trust and the proceeds of the bond resolution in compliance with the terms of the 1921 War Memorial Trust Agreement.**

Exh. 5, p. 2 [emphasis added].

Nothing in the words of the 1927 ballot measure expressly stated an intent that a charitable trust be created if the voters approved it. Similarly, the words in the 1927 bond resolution presented to the voters did not give any group or organization the right to use space in the War Memorial. Exh. 5, pp. 4-5.

However, in 1928, the voters amended the City Charter to create a Board of Trustees of the War Memorial. It granted the Trustees power:

To administer, execute and perform the terms and conditions and trusts of any gifts, devise or bequest which may be accepted by the Board of Supervisors of San Francisco for the benefit of said War Memorial, or incident thereto, and to act as trustee under any such trust when authorized to do by said Board of Supervisors.

Exh. 5, p. 6. 1928 Charter Amendment subsection 4(b). On November 30, 1930, the Board of Supervisors adopted a resolution expressly accepting the offer of the Regents of the University of California and the private trustees to assign the assets of the trust to the City on condition that the City would agree to comply with the Trust Agreement. The City Attorney pointed out that the City thereby agreed:

1. To accept the assets subject to the “trusts, terms and conditions” set out in the 1921 Trust Agreement;
2. To set the assets “aside for the use and benefit” of the City Board of Trustees which would be authorized to perform the terms and conditions of the 1921 Trust Agreement; and
3. To use the assets in conjunction with the proceeds from the 1927 bond issue for the purpose of constructing the War Memorial referred to in the 1921 Trust Agreement.

Exh. 5, p. 6. Thus, although the 1927 bond proposition did not, by itself, give Veterans’ organizations the right to control the Veterans’ Building, the City obliged itself to administer the Veterans’ Building in accordance with the terms of the 1921 Trust

Agreement. After many pages of discussion of laws relating to statutory construction, the City Attorney stated that the only way to harmonize the 1927 bond resolution, the 1930 Charter Amendment creating the Board of Trustees, and the Board of Supervisors' action in accepting the transfer of the trust assets “. . . is by concluding that the bond resolution created no rights for veterans; but the only rights which exist are those set forth in the 1921 Trust Agreement.” Exh. 5, p. 14.

“Any rights which veterans have to space or the use of space in the complex are set out in the 1921 Trust Agreement pursuant to which the War Memorial has been administered for some 50 years.” Exh. 5, p. 15.

Thus, the rights of the San Francisco Posts and the duties of the Trustees are set forth at pages 15 and 16 of the Trust Agreement that state, in part:

(1) The building to be occupied by the San Francisco Posts of the American Legion shall be occupied and used by the various duly organized and authorized San Francisco Posts of the American Legion without rent charge. The San Francisco Posts of the American Legion, or a majority of them, shall under such rules and conditions as they may prescribe, provide headquarters for Veterans of the Mexican War, Grand Army of the Republic, Spanish-American War Veterans, and such other patriotic organizations as said San Francisco Posts of the American Legion may from time to time desire to install. Should the San Francisco Posts of the American Legion be consolidated with or merged into some other national organization, then the organizations duly authorized by such other national organization shall have the same rights of occupancy as the San Francisco Posts of the American Legion, and the rights and obligations of the successor organization shall be the same as the rights and obligations of the San Francisco Posts of the American Legion, as set forth herein.

(2) The said building to be occupied by the San Francisco Posts of the American Legion shall be used by them as club and meeting-rooms and for executive offices and auditorium purposes.



**17. Opinion No. 85-4 dated March 4, 1985: Agreement between the American Legion War Memorial Commission and the Trustees pertaining to Herbst Theater and the Green Room.**

In Opinion No. 85-4 addressed to Mayor Dianne Feinstein, the City Attorney opined that an agreement dated September 22, 1983, between the American Legion War Memorial Commission and the Trustees pertaining to the Herbst Theater and the Green Room in the Veterans' Building did not violate the terms of the 1921 Trust Agreement and was executed correctly.

As noted in our other correspondence to you and Mr. Sucre, we disagree with the City Attorney on those conclusions, but we will take up those issues in a different forum.

**18. Opinion No. 85-5 dated March 4, 1985: Whether Trustees may grant rights to an individual American Legion post or to a coalition of veteran groups independent of the San Francisco Posts.**

On March 4, 1985, the City Attorney responded to questions from the then president of the Board of Trustees. The questions presented were whether the Trustees have authority, independent of the San Francisco Posts of The American Legion and the American Legion War Memorial Commission, to grant rights to an individual American Legion Post; and whether the Trustees have jurisdiction to grant rights to a coalition of Veterans' groups that are neither American Legion Posts nor represented by the War Memorial Commission. The City Attorney answered both questions, "no." A copy of Opinion No. 85-5 is attached as Exhibit 6.

The City Attorney opined that:

1. The rights and obligations of the American Legion Posts in the Veterans' Building are held by the Posts acting as a group, not individually, so that the Trustees do not have the authority to grant rights to space to an individual American Legion Post. Exh. 6, p. 1.
2. The Trust Agreement does not give the Trustees authority to grant rights to the use of space to Veterans' organizations that are not American Legion Posts because the Trust Agreement provides for their use of space if the San Francisco Posts "desire to install" them, and then such organizations must use the space "under such rules and regulations as the Posts adopt." Exh. 6, p. 1.

In addressing these questions, the City Attorney reiterated principles that have permeated opinions about the Veterans' Building. For example:

In determining who has authority to allocate and control the use of space in the War Memorial Veterans' Building the controlling document is the 1921 War Memorial Trust Agreement . . . .

Exh. 6, p. 2. The City Attorney quoted part of Part C of the Trust Agreement and then repeated the statement from the November 13, 1932, opinion on interpretation of the War Memorial Trust [Exh. 1 hereto]:

. . . the wish and will of the American Legion posts, with respect to veteran and other patriotic organizations, is superior to that of the Board of Trustees of the War Memorial.

\* \* \* \*

The operation, management and control of the War Memorial with the exception of the allotment of space to veteran and patriotic organizations, is entirely in the hands of the Board of Trustees . . . .

Exh. 6, pp. 2-3. The City Attorney then reaffirmed the 1932 Opinion:

We reaffirm the holding in City Attorney Opinion #621 that under the terms of the 1921 Trust Agreement only the American Legion Posts can allocate space to veterans organizations which are not American Legion posts.

Exh. 6, p. 3.

The conclusion of Opinion No. 85-5 was:

We hereby reaffirm prior City Attorney Opinions concluding that the War Memorial Board of Trustees has the power to allocate space to use by veterans groups, including American Legion Posts, but that the Board has no power to grant the use of space in the Veterans Building directly to any individual veterans' organization, whether or not an American Legion Post. The occupation of particular space by particular veterans organizations, including American Legion Posts, is subject to the control of the American Legion Posts acting as a group.

Exh. 6, pp. 3-4.

**19. Opinion No. 86-16A dated November 14, 1986: Procedure for amending the 1921 Trust Agreement to implement the transfer of the Symphony's rights to use the Opera House to Davies Symphony Hall.**

Not relevant to this proceeding.

**20. Opinion No. 87-11 dated June 1, 1987: Trustees' hearing on charges of discrimination against Alexander Hamilton Post 448 of the American Legion.**

In Opinion No. 87-11, the City Attorney concluded that:

1. The Trustees may not order that the American Legion War Memorial Commission be dismantled. However, the Trustees may require that Commission to cease unlawful discrimination, if any be found, in the allocation of space for the use of San Francisco Post of the American Legion.
2. The Trustees may order an inventory of all space presently available to Veterans in the Veterans' Building.
3. The Trustees may order the American Legion War Memorial Commission to account for all City funds received by that Commission and expended for the past two years.
4. The Trustees may not order that projects of the American Legion War Memorial Commission be approved by the Trustees. However, if the Trustees determine that the American Legion War Memorial Commission is engaging in a project in connection with the War Memorial that is not consistent with the Trust purposes, the Trustees may order the Commission to cease the project.
5. The Trustees may not order the American Legion War Memorial Commission to pay attorneys' fees to Alexander Hamilton Post 448 with respect to its complaint of discrimination to the Trustees' special committee.
6. The San Francisco Human Rights Commission does not have jurisdiction over a complaint of discrimination against the agent of a beneficiary of the 1921 Trust Agreement.

A copy of Opinion 87-11 is attached as Exhibit 7.

As in prior Opinions, the City Attorney concluded that complete control and responsibility for the War Memorial is vested in the Trustees, ". . . subject only to the provisions of the 1921 Trust Agreement." This includes the authority over the allocation

and re-allocation of space among the “three beneficiaries of the Trust for all the purposes of the War Memorial.” The City Attorney also concluded that the Trustees have a non-delegable responsibility to assure equitable sharing of space in the War Memorial “in light of the purposes of the trust.” Exh. 7, p. 10.

Note, however, that the 1921 Trust Agreement does not mention the Opera and does not mention the Arts Commission. They are not named as any of the three beneficiaries of the Trust for any purpose of the War Memorial.<sup>3</sup> Thus, even under the Opinions of the City Attorney, the Trustees must not benefit those non-beneficiary entities whenever doing so might be to the detriment of the San Francisco Posts or of the patriotic organizations that the San Francisco Posts desire to install in the Veterans’ Building. Equitable sharing of space among the three named beneficiaries to satisfy the purposes of the trust does not mean that the Trustees may assure space in the Veterans’ Building for entities that are not beneficiaries of the trust.

The City Attorney cautioned the Trustees that they have duties similar to those of a trustee of a private trust, including administration of the trust solely to accomplish the purposes of the Trust and the duty to exercise the highest good faith toward the beneficiaries.

We also note that in addition to duties and responsibilities imposed upon the War Memorial Board of Trustees by the Charter and by the Board of Supervisors, the Board has duties imposed upon it as trustees of a charitable trust. In this regard, “[t]he duties of a trustee of a charitable trust resemble those of a trustee of a private trust [citations omitted]. Thus the Board has the following duties, among others:

- (1) To administer the trust solely in the interest of effectuating the charitable purposes [citations omitted];
- (2) To exercise the highest good faith toward the beneficiaries [citations omitted]; and
- (3) To exercise at least ordinary care and diligence in the execution of the trust [citations omitted].

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<sup>3</sup> The three beneficiaries named in the Trust are only the San Francisco Art Association [now MOMA], the Musical Association of San Francisco [now the Symphony], and the San Francisco Posts of The American Legion and patriotic organizations they desire to install.

Exh. 7, pp. 10-11. Because the Museum of Modern Art is no longer a tenant of the Veterans' Building, the only beneficiaries of the trust as to the Veterans' Building are the San Francisco Posts of the American Legion and the patriotic organizations that the San Francisco Posts desire to install in the building. Thus, as to the Veterans' Building, the trustees have a duty to administer the trust solely in the interests of carrying out the purpose of providing club and meeting rooms, executive offices and auditorium space for the San Francisco Posts and other patriotic organizations; must exercise the highest good faith toward the San Francisco Posts and the patriotic organizations they desire to install; and must exercise at least ordinary care and diligence in executing the Trust.

In response to question number 4, the City Attorney stated, in part:

So long as the ALWMC's activities and projects comply with these covenants [of the Trust] and so long as such undertakings are reasonably related to the stated function of space for use of the Post (see Trust, para. 8, 10C(2)), **the Board has no authority to require that the ALWMC secure prior approval of its projects in connection with the Veterans' Building.**

Exh. 7, p. 14 [emphasis added].

**21. Opinion No. 87-14 dated July 17, 1987: Authority of Trustees to adopt a blanket policy regarding abstention.**

In Opinion No. 87-14, the City Attorney concluded that the Trustees could not adopt a policy that automatically allowed Trustees to abstain from voting on decisions affecting tenant organizations, if the Trustees also sit on the board of directors of the tenant organizations. Instead, the individual Trustee must disclose his or her conflicts and abstain but need not obtain permission of the board to abstain.

**22. The 2000 memorandum to David A. Yoder is not a City Attorney Opinion. Most of it supports our position in this proceeding.**

By memorandum dated October 18, 2000, a Deputy City Attorney responded to questions from the Trustees regarding future uses of the Veterans' Building. Because a Deputy City Attorney mentioned that memorandum on June 6, 2012, we will discuss it in case reference to it is made in future proceedings. However, it is not a City Attorney Opinion. It does not bear an Opinion Number. The City Attorney's website says that any significant legal opinion must be approved by the City Attorney before it is issued. It is not signed by the City Attorney. We cannot find it in the Public Library indices of City Attorney Opinions, and it is not listed as an

opinion on the City Attorney's website.<sup>4</sup> We believe that the memorandum was prepared because the Museum of Modern Art had left the Veterans' Building.

The memorandum begins with general observations with which we agree. For example [emphasis added]:

Charitable trustees have an obligation to ensure that the purposes of the governing trust agreement are fulfilled. (Cal. Probate Code §§ 16000, 16040). **In all matters related to the administration of the War Memorial Trust Agreement of 1921 ("Trust Agreement"), the WMBT should exercise its discretion in a manner that promotes the specific purposes stated in the Trust Agreement and the general charitable and patriotic purposes of the trust, and is compatible with the rights of the beneficiaries of the trust.**

\* \* \* \* \*

**The WMBT must administer the trust solely in the interest of the beneficiaries.** (Probate Code § 16002).

Because the Museum of Modern Art (herein "MOMA") has now abandoned the Veterans' Building, under the 1921 Trust Agreement there is now only one set of beneficiaries of the Trust as to the Veterans' Building. That set of beneficiaries is composed of the San Francisco Posts of the American Legion and the patriotic organizations the San Francisco Posts desire to install in the building. With that qualification, the following general observation from the 2000 memorandum is correct:

Where there are multiple beneficiaries, as is the case in the Veterans Building, the WMBG must deal impartially with all of them, taking into account any differing interests of the beneficiaries. (*Id.*, § 16003).

Thus, the Trustees must deal impartially with all the San Francisco Posts and the patriotic organizations they choose to install.

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<sup>4</sup> Because they are not City Attorney Opinions, we do not attach the 2000 memorandum or the memorandum discussed in Section 23 to this letter. For brevity, we will sometimes refer to them as the "2000 memorandum" and as the "2009 memorandum."

With the caveat that only the San Francisco Posts of The American Legion and patriotic organizations they choose to install are now the only beneficiaries of the Trust as to the Veterans' Building, we also agree with the following general observation:

The WMBT must allocate space within the Veterans Building to each beneficiary as is reasonably necessary to serve the trust purposes, and the space must be suitable to such purposes. The WMBT has broad discretion as to the allocation of space consistent with the Trust Agreement. In determining the appropriate allocation of space, the WMBT need not maximize the monetary value of or financial return on the trust property. While trustees generally have a duty to make trust property financially productive, the rule requiring productivity does not apply in the case of a trust not designed for an income or monetary purpose, but for other purposes, such as holding and preservation of property for use by others. (Cal. Probate Code § 16007; Restatement (3d) of Trusts, §§ 1181, 189, Higgins v. Santa Monica, 62 Cal. 2d 24 (1964)).

The 2000 memorandum contains six pages of responses to questions pertaining to the abandonment of the Veterans' Building by MOMA. In those responses, there are comments with which we agree.

We agree in substance with the definition of "patriotic" at page 4 of the 2000 memorandum:

"Patriotic purposes" include making preparations for war, stimulating the desire for peace or inculcating patriotic emotions. (Scott on Trusts § 374.3 (1989)). "It seems clear that American courts regard [patriotic purposes] as charitable. All reasonable efforts to stimulate love and admiration for our national history and tradition, for our flag and other symbols of national ideals, and for our constitution and institutions, have a widespread beneficial social effect if they increase national solidarity and security, strengthen the forces of government, law and order by producing a loyal group of citizens ready to cooperate in law enforcement and other public enterprises." (Bogert, The Law of Trusts and Trustees, § 378 (1977)).

We agree with the substance of the memorandum's response to a question about whether there are restrictions on the Trustees' determination of long term uses of



space when MOMA relinquished its trust rights. Page 7 of the memorandum advises the Trustees that they must first allocate space to meet the needs of the San Francisco Posts [and, we assume, patriotic organizations the San Francisco Posts choose to install], before the Trustees may allocate any remaining space to other purposes:

3(d) If MOMA relinquishes its trust rights, are there any restrictions on the WMBT's determination of long-term uses of space previously occupied by MOMA?

Yes. Once the WMBT has allocated space to meet the needs of the remaining trust beneficiary in the Veterans Building – the Posts – the WMBT may allocate any remaining space for charitable and patriotic purposes.

2000 memorandum, p. 7.

There are aspects of the 2000 memorandum with which we disagree. For example, the memorandum characterizes the 1921 Trust Agreement as if it allowed the Trustees to devote the Veterans' Building to purposes other than as set forth in Part C of the Trust. In fact, the Trust Agreement only allows the Veterans' Building to be used for defined purposes by the San Francisco Posts of the American Legion, the Veterans of the Mexican War, Grand Army of the Republic, Spanish-American War Veterans, and such other patriotic organizations as the San Francisco Posts may from time to time desire to install. 1921 Trust Agreement, p. 15.

The installation of the San Francisco Art Association [now MOMA] on the fourth floor of the Veterans' Building did not transform the entire Veterans' Building into a building that is governed by Part A of the Trust Agreement. While MOMA occupied part of the Veterans' Building, the rights and duties of MOMA under Part A applied to the areas of the Veterans' Building used by MOMA. However, when MOMA abandoned the Veterans' Building, MOMA returned the Veterans' Building entirely to the uses, rights, and duties under Part C of the 1921 Trust Agreement. Thus, we do not agree that the Trustees may temporarily or permanently allocate parts of the Veterans' Building for other charitable or patriotic uses. First, they must provide all space in the Veterans' Building reasonably necessary to meet the current and future needs of the only remaining beneficiaries of Part C of the Trust Agreement. The Trustees may only temporarily allow other charitable or patriotic uses if there is surplus space after the Trustees have completely provided for the present and future needs of the San Francisco Posts and patriotic organizations the Posts desire to install in the building.

The 2000 memorandum advised the Trustees that they must make reasonable efforts to ascertain facts relevant to the management of trust assets and may require the San Francisco

Posts to determine their long-term requirements and needs for space in the Veterans' Building. 2000 memorandum, p. 8.<sup>5</sup>

Although the 2000 memorandum did say that the Trustees could reduce the amount of space allocated to the San Francisco Posts, that statement was qualified. The memorandum advised the Trustees that they "must" allocate space within the Veterans' Building to the Posts that is reasonably necessary to serve the purposes of the Trust. As stated at page 9 of the 2000 memorandum [footnote omitted]:

Yes. The WMBT must allocate space within the Veterans Building to the Posts as is reasonably necessary to serve the trust purposes. In determining the appropriate allocation of space to the Posts, the starting point is the Trust Agreement itself. It sets forth the following terms and conditions relating to the Posts:

- (1) The building to be occupied by the [Posts] shall be occupied and used by the various duly organized and authorized San Francisco Posts of the American Legion without rent charge. The [Posts], or a majority of them, shall under such rules and conditions as they may prescribe, provide headquarters for Veterans of the Mexican War, Grand Army of the Republic, Spanish-American War Veterans, and such other patriotic organizations as said [Posts] may from time to time desire to install. . . .

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<sup>5</sup> Since at least 2002, the San Francisco Posts have repeatedly advised the Trustees about their long-term needs and plans. However, the Trustees have either ignored or rejected all such submissions. The San Francisco Posts have specific plans for increasing the use of the Veterans' Building by both the San Francisco Posts and other patriotic organizations. When the San Francisco Posts have presented their plans for future use of the Veterans, the Trustees have not even asked for information to justify those plans. Instead, they either ignored the plans or rejected them outright. In recent years, when the San Francisco Posts have told the Trustees that they desire to install other patriotic organizations in the Veterans' Building, the Trustees have refused to allow them in the building or refused to allow The American Legion to install them. The Trustees have even rented space to patriotic organizations directly, so the Trustees could profit from what should be rent free occupancy in accordance with the Trust. We believe that the Trustees have rejected and/or interfered with all efforts to bring those plans to fruition in order to create a false record that the Veterans' and patriotic organizations do not need more space, because the admission of Veterans' Service Organizations would impede the Trustees' improper plans to demolish the interior of the Veterans' Building and surrender most of it to the Opera and the Arts Commission, neither of which is a beneficiary of the Trust, and so the Trustees could charge rent to organizations that are entitled to rent-free occupancy.

(2) The said building to be occupied by the [Posts] shall be used by them as club and meeting-rooms and for executive offices and auditorium purposes.

(Trust Agreement, ¶ 10(C), §§ (1) & (2), p. 15).

The allocation of space in the Veterans Building among the Posts, MOMA, and the WMBT, has been a point of debate and contention for decades. The City Attorney has consistently advised that the WMBT has a great deal of discretion in allocating space in the Veterans Building. In 1933, we wrote: “While the veterans are not entitled to any exclusive portion of the . . . Veterans Building, they are entitled to all space necessary for their use. . . . There is no set amount of space in the War Memorial to which any particular group is entitled as a matter of right.” (City Atty Ops. No. 651 (1993)). Again, in 1987, we wrote: “We further conclude that the Board of Trustees has a nondelegable responsibility to assure the equitable sharing of space in the War Memorial in light of the purposes of the trust. In this regard, no particular beneficiary is entitled to greater consideration than the other two beneficiaries with respect to its needs for space in the War Memorial complex. Indeed, the trust itself contemplated that space requirements might change over the years.” (City Atty Ops. No. 87-11 (1987)).

Although the 2000 memorandum did say that the Trustees did not have to allocate a specific space requested by the San Francisco Posts but could allocate different, but equivalent, space, that advice was also qualified. The memorandum states that the Posts are entitled “to the utmost consideration in the allocation of space.” It said that the Posts are “entitled to all the space necessary for their use.” It advised the Trustees to allocate space “that meets the Posts’ functional and spatial requirements.” The Trustees should allocate space “in a manner that allows sufficient square footage for the proposed use, and the configuration that meets the proposed function for the space.” 2000 memorandum, p. 10.

In response to a question about whether the Trustees could deny use of space by the San Francisco Posts for uses not specified in the Trust Agreement, the 2000 memorandum clearly made statements that support the position of the San Francisco Posts in this proceeding. First, the memorandum stated the obvious, namely that, as stated in the Trust Agreement at p. 10, ¶ 9(n), the San Francisco Posts cannot use the Veterans’ Building for “business, trade or manufacture, or for lodging or for a hotel or

boarding house.” 2000 memorandum, p. 11. On the other hand, the memorandum expressly warned the Trustees that the Trust Agreement permits a “. . . wide range of Post uses . . .” and expressly advised the Trustees that the Trust Agreement “authorizes the Posts to invite patriotic organizations to locate their headquarters in the Veterans Building.” The 2000 memorandum does not say, hint, or imply that the patriotic organizations that the San Francisco Posts want to install in the Veteran’s Building must be Veterans’ membership organizations. As stated at page 10 of the 2000 memorandum:

However, the Trust Agreement contemplates a wide range of Post uses – for club and meeting rooms, executive offices and auditorium purposes. (Trust Agreement, Sec. C(2), p. 15). Further, the Trust Agreement authorizes the Posts to invite patriotic organizations to locate their headquarters in the Veterans Building. (Trust Agreement, Sec. C(2), p. 15).

The 2000 memorandum cautioned the Trustees that they must take a “broad view” of any proposed uses by the San Francisco Posts and that the Trustees may not determine the relative merits of any proposed uses by the Posts, as long as those uses are permitted by the Trust Agreement. It further reminded the Trustees that the wish and will of the San Francisco Posts, with respect to veteran and others patriotic organizations, is superior to that of the Trustees:

The WMBT must take a broad view of any proposed Post uses designed to meet the social, entertainment and administrative needs of the Posts. The WMBT may not determine the relative merits of any proposed uses by the Posts, but must ensure that the uses are permitted by the Trust Agreement and that the space requested by the Posts is reasonably necessary for the purposes contemplated. The Trust Agreement makes the Posts “paramount among all veterans and patriotic groups in the City and County of San Francisco,” and “the wish and will of the [Posts], with respect to veteran and other patriotic organizations, is superior to that of the Board of Trustees of the War Memorial.” (City Atty Ops. No. 621, at 2 (1932)).

At page 12, the 2000 memorandum cautioned the Trustees that, even if they act reasonably in making any long-term commitment for space in the Veterans’ Building, the Board of Trustees “must do whatever remains legally within its power to secure additional space” if unanticipated increases in the needs of the San Francisco Posts for additional space arise. 2000 memorandum, p. 12.

The Trustees have not disclosed to us the terms and conditions of the leases that the Trustees propose to give to the Opera and the Arts Commission. We understand that the Trustees intend to give thirty or forty year leases to those non-beneficiaries. If that is their goal, then the Trustees intend to convert the City's ownership of the Veterans' Building from being subject to the uses required by the 1921 Trust Agreement, in perpetuity, into a decades-long leasehold in favor of non-beneficiaries of the trust. This would be a *de facto* termination of the Trust as to most of the Veterans' Building. Instead of applying the trust property for the purposes dictated by the 1921 Trust Agreement, the Trustees want to assure that most of the Veterans' Building cannot be used for the purposes of the Trust, so they breach their express duties under the Trust. The 2000 memorandum cautioned the Trustees not to do so:

However, the WMBT must act cautiously and reasonably in entering into any lease whose terms might interfere with the rights of the beneficiaries over time. Scott on Trusts, a leading legal treatise on trust management, states the following with respect to a trustee's responsibilities in leasing trust property:

Although a trustee has power to make leases, he commits a breach of trust if he makes a lease that under all the circumstances is unreasonable. In making a lease, as in other matters relating to the administration of the trust, he is under a duty to act with prudence. If the lease is not a proper one, it can be set aside at the instance of the beneficiaries of the trust, unless the lessee is in the position of a bona fide purchaser of the interest given him under the lease. He is not a bona fide purchaser if he knows or should know of the existence of the trust and that the trustee is committing a breach of trust in making the lease. The trustee commits a breach of trust if he makes a lease at an unreasonably low rental. So also the lease is improper if the terms of the lease are in other respects so disadvantageous to the interest of the beneficiaries that a prudent trustee would not make a lease on such terms.

(Scott on Trusts, § 189.1 (1988)).

A lease made by a trustee may be invalid if made for too long a period. (Id., § 189.2))

2000 memorandum, p. 13. The 2000 memorandum also expressly cautioned the Trustees that they may not authorize non-beneficiary tenants to demolish and to alter the Veterans' Building if doing so would render the building unusable for the purposes specified by the 1921 Trust Agreement. As stated at pages 14 and 15 of that memorandum:

In authorizing non-beneficiary tenants to undertake building improvements or modifications, the WMBT may not authorize improvements to the Veterans Building that essentially render the property unusable for future trust purposes. For example, the Department of Justice has advised, in the context of management of tidelands held in trust for navigational and recreational use by the public, that the Port Commission could not authorize the construction of housing on a pier "of such a size, cost and permanency as to commit the pier to nontrust uses for such an extended period as to constitute a de facto termination of the tidelands trust." (Letter of Deputy Attorney General Dennis Eagan to Claire Dedrick, State Lands Commission (September 13, 1984)). Similarly, the Attorney General has cautioned that the City of Long Beach could allow the construction of an office building on tidelands only if it "insure(d) that the main purpose of office buildings will be port related and that non-maritime-related uses will be incidental to the main purpose of the building." (Memorandum of Deputy Attorney General Saggese to Assistant Attorney General Taylor (December 1, 1982)).

Responding to a question about what types of non-beneficiary organizations may be allowed to use the Veterans' Building, the 2000 memorandum again cautioned the Trustees that they may not interfere with the occupancy of the Veterans' Building by the San Francisco Posts and patriotic organizations they choose to install [emphasis added]:

2. Are there any restrictions as to what types of non-beneficiary organizations the WMBT may allow to use Veterans Building space?

Yes. The WMBT may allow the use of space not needed by the beneficiaries by any organization that serves the charitable and patriotic purposes of the Trust Agreement, **so long as such organizations do not interfere with the beneficiaries' occupancy of the building.**

**23. The 2009 memorandum from a deputy city attorney is not a City Attorney Opinion. In addition, it is wrong.**

During the Commission meeting on June 6, 2012, a Deputy City Attorney referred to a 2009 memorandum from another Deputy City Attorney. Presumably, she was referring to a memorandum from Adine K. Varah to Elizabeth Murray dated February 25, 2009.

That memorandum is not a City Attorney Opinion. As far as we can tell, it did not go through the review and approval process required of a City Attorney Opinion. There is no indication that it was reviewed or approved by City Attorney, and he did not sign it. It does not have an opinion number. It has not been published as a City Attorney Opinion, and it is not available either on the City Attorney's website or in the San Francisco Public Library.

The 2009 memorandum is an argumentative advocate's memorandum, not an objective opinion letter. As with any lawyer, the Deputy City Attorney was representing Ms. Murray zealously, trying to develop rationales for the Trustees to interfere with the rights of the beneficiaries under the Trust. It does not have the objectivity that would be required of the City Attorney in a City Attorney Opinion.

In our opinion, the memorandum is wrong in every respect.

The memorandum is factually incorrect when it says that the provision of direct services to individual Veterans is not a permissible scope of the use of the Veterans' Building by the San Francisco Posts of the American Legion. The truth is that, since the Veterans' Building opened, it has been used by the San Francisco Posts of The American Legion to provide services for thousands of individual veterans. The American Legion is the largest Veterans' Service Organization in the United States. The American Legion provides such services as helping individuals with Veterans Administration claims, assisting individuals in finding employment, supporting current members of the military, and giving individuals financial advice. The American Legion serves Veterans and their families in a multitude of ways, whether they are members of The American Legion or not. Veterans are often forced to wage war against the paperwork and bureaucracy of government, in order to obtain medical care or benefits. The American Legion offers free advice and guidance for Veterans who need to deal with the Department of Veterans Affairs and with other agencies. The American Legion holds career fairs, gives advice to people who are seeking jobs, conducts educational programs, assists the homeless, and directs Veterans to other organizations that also are Veterans' Service Organizations.



The 2009 memorandum also misconstrues the 1921 Trust Agreement. Section C of the 1921 Trust Agreement provides in part that the San Francisco Posts of the American Legion “. . . shall under rules and conditions as they may prescribe, provide headquarters . . .” not just for Veterans’ membership organizations but for “such **other patriotic organizations** as said San Francisco Posts of the American Legion may from time to time desire to install.” Trust Agreement, p. 15, ¶ (1) [emphasis added]. Not all patriotic organizations are Veterans’ membership organizations. For example, the Sons of the American Revolution is not a Veterans’ membership organization. Its website says membership is open not to Veterans but to men who can trace their family tree back to a point of having an ancestor who supported the cause of American Independence during the years 1774-1783. Nevertheless, it is a “patriotic” organization. Its website says it is a historical, educational, and patriotic, non-profit corporation organized under section 501(c)(3) of the Internal Revenue Code and that it seeks “. . . to maintain and expand the meaning of patriotism, respect for our national symbols, the value of American citizenship, and the unifying force of ‘*e pluribus unum*’ that was created from the people of many nations -- one nation and one people.” The fact that the genealogical museum of the Sons of the American Revolution was one of the first occupants of the third floor of the Veterans’ Building proves that the phrase “patriotic organizations” in the Trust is not intended to be limited to Veterans’ membership organizations.

City Attorney Opinions differentiate Veterans’ organizations from patriotic organizations. For example, City Attorney Opinion No. 621<sup>6</sup> stated that the wish and will of the San Francisco American Legion Posts concerning installation of veteran and patriotic organizations is paramount:

The approval of the American Legion Posts concerns veteran and patriotic organizations only, the evident intent of the trustors being that **the American Legion Posts should be paramount among all veteran and patriotic groups** in the City and County of San Francisco. Under the provisions of Section C, sub-paragraph 1, **the wish and will of the American Legion Posts, with respect to veteran and other patriotic organizations, is superior to that of the Board of Trustees of the War Memorial.**

Exh. 1, City Attorney Opinion No. 621, p. 2 [emphasis added].

The 2009 memorandum used a silly concept of the word “meeting” to reach an absurd result. The 1921 Trust Agreement provides that the Veterans’ Building is to be

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<sup>6</sup> It is discussed in Section 8 of this letter.

used “as club and meeting-rooms and for executive offices and auditorium purposes.” Trust Agreement, p. 15, ¶ (2). It does not say that the offices and meeting-rooms must be used only for large, group meetings. When one client meets with one architect, that is a meeting, even though only one client is receiving services. A meeting between a service officer, or other advisor, and an individual Veteran who needs assistance is still a meeting. A meeting may be public, or it may be private. It may consist of two people, or it may include hundreds. The fact that only two persons meet does not disqualify that meeting from being a meeting. The number present is irrelevant.

Moreover, the Trust Agreement expressly provides that the use of the building by other patriotic organizations is to be “. . . under such rules and conditions as they [the San Francisco Posts of The American Legion] may prescribe . . .” Trust Agreement, p. 5, ¶ (1). If the San Francisco Posts of The American Legion prescribe that a patriotic organization may be installed in the Veterans’ Building on condition that it provide services to Veterans or their families and that it may do so either on an individual basis or on a group basis, that condition is still the prerogative of the San Francisco Posts of The American Legion. It is not in the purview of the Trustees. As stated in Opinion No. 621, **“. . . the wish and will of the American Legion Posts, with respect to veteran and other patriotic organizations, is superior to that of the Board of Trustees of the War Memorial.”**

In addition, the Trust Agreement was very carefully drafted not to limit the permissible users of the Veterans’ Building to Veterans’ membership organizations. It did name four Veterans’ organizations, but it expressly broadened the category of permissible users over whom the San Francisco Posts have jurisdiction by using the phrase “patriotic organizations.” The word “membership” does not appear in the Trust Agreement, nor does the phrase “veterans’ organizations.”

The phrase “patriotic organizations” was commonly used in California during and after the 1920s to refer both to Veterans’ organizations and to other patriotic organizations. By including the broader phrase “patriotic organizations,” instead of “Veterans’ membership organizations,” the drafters of the 1921 Trust Agreement made clear that the trust is a charitable trust and not a trust for private benefit. Restatement of the Law (3d) Trusts, § 28(f) states that charitable trust purposes include “other purposes that are beneficial to the community.” Comment *f* of Section 28 states in part:

A trust for the promotion of national security is charitable. This is so even if it is not clear that a particular trust of this type serves a governmental purpose as described in Comment *k*. Such a trust is charitable whether the means to be employed are the promotion of peace through disarmament or the promotion of

preparedness for national defense. So also is a trust that tends to promote efficiency, health, quality of life, or morale among members of the military services. Similarly, a trust to promote patriotism or patriotic purposes is charitable, such as a trust to aid in the celebration or commemoration of important historical dates or events by appropriate ceremonies.

That a trust for patriotic purposes is charitable was well established under American law long before the 1921 Trust Agreement. For example, *Sargent v. Town of Cornish*, 54 N.H. 18, 23 (1873), involved a bequest for investment in United States flags. See, also, *Thorp v. Lund*, 227 Mass. 474 (Mass. 1917). Trusts for the construction of monuments in memory of military and political leaders are charitable precisely because they encourage patriotism. See, e.g., *Gilmer's Legatees v. Gilmer's Ex'rs*, 42 Ala. 9 (1868); *Owens v. Owens' Ex'r*, 36 Ky. 118 (1930); *In re Smith's Estate*, 181 Penn. 109 (1897); and *Faunce v. People's Savings Bank* (1924) 46 R.I. 75.

In *Vale v. City of San Bernardino*, 109 Cal. App. 102 (1930), a log cabin was erected in a public park in the City of San Bernardino. It was a replica of a typical pioneer home. It was used by the San Bernardino Society of California Pioneers and the Golden State Club. The log cabin was also used by the Grand Army of the Republic, the Women's Relief Corps, and the Spanish American War Veterans. The court characterized all of them as patriotic organizations:

It is used by organizations which are contributing to the laudable purpose of promotion and stimulating patriotism, and which are of exactly the same style as those for which the building referred to in *Slavich v. Hamilton* was intended. It not only furnishes a meeting place for a number of such patriotic organizations but the particular organizations whose use of the building is here objected to have the additional object and purpose of collecting and preserving historical information and facts in connection with the history of California, of forming libraries and cabinets, and perpetuating the memories of the early pioneers.

*Id.*, 109 Cal. App. at 108.

In *re Los Angeles County Pioneer Soc.*, 40 Cal. 2d 852 (1953), stated, "The commemoration of historical events and the collection and preservation of data of historical interest are for the educational and recreational benefit of the community as a whole and are recognized charitable purposes," even though there are social advantages

that might come to the members of the charity in the form of picnics, dinners, and meetings to which only members are admitted.

The love of country is expressed not just in the desire to assist in winning wars but also in the desire to prevent wars. Therefore, a trust for promotion of peace is also patriotic and charitable. *Estate of Peck*, 168 Cal.App.2d 25, *cert. denied*, 361 U.S. 826 (1959).

Even the Internal Revenue Service does not limit “patriotic organizations” to Veterans’ membership organizations. One community formed an organization that provided a color guard and conducted ceremonies at various patriotic and community functions. The organization was not a Veterans’ organization. Membership in it was “open to anyone in the community of good character upon payment of a nominal membership fee.” It conducted flag-raising ceremonies on holidays and at dedications of newly installed flag poles in the community. It conducted military funerals for deceased veterans and participated in community parades. The Internal Revenue Service held that the organization was a charitable organization under Internal Revenue Code section 501(c)(3) precisely because it promoted patriotism. “By providing a color guard and conducting ceremonies at patriotic celebrations and other important community events, **the organization was promoting patriotism**, a recognized charitable objective in the law of charity.” Rev. Rul. 78-84, 1978-1, C. B.150 [emphasis added].

This leads to another error in the 2009 memorandum. When the 1921 Trust Agreement was executed, there was no such thing as an exempt nonprofit organized under Internal Revenue Code section 501(c)(19). The exemption for Veterans’ membership organizations was not adopted until 1972. Before then, the criterion for exempt status was whether the organization was charitable, not whether the organization was just for Veterans. For example, in the Tariff Act of 1894, included the first federal income tax exemption for charitable organizations. Act of August 27, 1894, ch. 349, § 32, 28 Stat. 509, 556 (1894). One year later, the Supreme Court held the Tariff Act unconstitutional. *Pollack v. Farmers' Loan & Trust Co.*, 158 U.S. 601 (1895). The Tariff Act of 1909 imposed an excise tax on every corporation organized for profit and having a capital stock represented by shares, but it exempted any “corporation or association organized and operated exclusively for religious, charitable, or educational purposes, no part of the net income of which inures to the benefit of any private stockholder or individual.” Tariff Act of 1909, ch. 6, § 38, 36 Stat. 11, 112-13 (1909). In 1913, Congress expanded the excise tax exemption to include “any corporation or association organized and operated exclusively for religious, charitable, scientific, or educational purposes.” Revenue Act of 1913, ch.16, § II (G), 38 Stat. 114, 172 (1913). Thus, when the Trust Agreement was made, the tax issue was whether the Trust was for charitable purposes,

and one recognized charitable purpose was promotion of patriotism. For tax purposes, there was no requirement that the Trust be for the benefit of only Veterans' membership organizations.

If the drafters of the Trust Agreement had intended that the patriotic organizations to be installed by the San Francisco Posts of the American Legion should only be Veterans' membership organizations, they would have said so. When the use of a building was intended to be restricted to Veterans' organizations, the drafters of other statutes or ordinances expressly said so. For example, in 1921, the Legislature adopted Political Code section 4041f, which permitted any county to provide homes for veterans and buildings for the use of veterans. It did so explicitly [emphasis added]:

Any county may provide and maintain (1) a home or homes for **veteran** soldiers, sailors and marines who have served the United States honorably in any of its wars; (2) buildings, memorial halls, or meeting places for the use of patriotic, fraternal and benevolent associations **of such persons**.

In 1923, the Los Angeles County Board of Supervisors adopted a resolution for a proposed Victory Hall that was only to be used by veterans' associations. It did so in explicit words:

1. That said Victory Hall . . . is at all times to be used **exclusively as a meeting place for the use of patriotic, fraternal and benevolent associations, whose membership shall be composed only of veteran soldiers, sailors and marines** who have served the United States honorably in any of its wars, **and to the exclusion of all persons not members of such associations**.
2. That said present temporary Victory Hall, now supplied and maintained by the said County **is exclusively used for the purposes above mentioned, and none other**.

*Allied Architects' Assn. v. Payne*, 192 Cal. 431, 432-33 (1923). This wording excluded non-veteran patriotic entities from use of the Victory Hall.

Thus, if the parties to the 1921 Trust Agreement had intended that the Veterans' Building only be used by veterans' membership organizations, they could easily have

said so by using words that were commonly used at that time. Instead, part of Section C(1) at page 15 of the Trust Agreement says:

The San Francisco Posts of the American Legion, or a majority of them, shall under such rules and conditions as they may prescribe, provide headquarters for Veterans of the Mexican War, Grand Army of the Republic, Spanish-American War Veterans, and such other patriotic organizations as said San Francisco Posts of the American Legion may from time to time desire to install.

Adopting language such as that found in the Los Angeles resolution, that sentence would have been different:

The San Francisco Posts of the American Legion, or a majority of them, shall under such rules and conditions as they may prescribe, provide headquarters for Veterans of the Mexican War, Grand Army of the Republic, Spanish-American War Veterans, and such other patriotic . . . , fraternal and benevolent associations, whose membership shall be composed only of veteran soldiers, sailors and marines who have served the United States honorably in any of its wars, as said San Francisco Posts of the American Legion may from time to time desire to install, and to the exclusion of all persons not members of such associations.

Similarly, if the drafters of the 1921 Trust Agreement had intended to comply with 1921 Political Code Section 4041f, instead of creating a broader set of charitable trust beneficiaries, then they would have used a different phrase. That same sentence would have been changed to read:

The San Francisco Posts of the American Legion, or a majority of them, shall under such rules and conditions as they may prescribe, provide headquarters for Veterans of the Mexican War, Grand Army of the Republic, Spanish-American War Veterans, and such other patriotic . . . , fraternal and benevolent associations of veteran soldiers, sailors and marines who have served the United States honorably in any of its wars, as said San Francisco Posts of the American Legion may from time to time desire to install, to be used exclusively for the purposes above mentioned, and none other.

Interpreting the Trust Agreement contrary to its express words would also lead to silly results. For example, the American Gold Star Mothers, Inc., was formed as a membership

organization of mothers whose sons or daughters died while serving in the military of the United States or who died as a result of such service. American Gold Star Mothers, Inc., provides, for example, support services for bereaved mothers of deceased members of the military, assistance to Veterans and their families or survivors in presenting claims to the Veterans' Administration and other entities, an inculcating lessons of patriotism and love of country in local communities. Clearly, they serve patriotic functions. However, the Gold Star Mothers are not necessarily Veterans, and theirs is not a Veterans' membership organization. Similarly, the United Services Organization is not a veterans' membership organization. But it provides support services both for active duty military personnel, and for veterans, and their families. The USO assists troops serving in combat, their families, wounded warriors and their families, and families of the fallen. The USO is a nonprofit, congressionally chartered, private organization that relies on charitable contributions to support its activities. The President of the United States is Honorary Chairman of the USO.

Both the Gold Star Mothers and the USO serve patriotic functions by encouraging devotion to the well being and interests of the United States. Because both are patriotic organizations, whether they should be installed in the Veterans' Building and, if so, under what conditions, must be decided by the San Francisco Posts precisely because "[u]nder the provisions of Section C, sub-paragraph 1, the wish and will of the American Legion Posts, with respect to veteran **and other patriotic organizations**, is superior to that of the Board of Trustees of the War Memorial." Exh. 1, p. 2 [emphasis added].

As discussed in the preceding sections of this letter, for over sixty years actual City Attorney Opinions have upheld the Trust Agreement's express requirement that the Trustees honor the Posts' authority to install Veterans' and other patriotic organizations as the Posts themselves see fit. Real City Attorney Opinions have consistently opined that the Posts' power to install patriotic organizations is superior to that of the Board of Trustees.

The 2009 advocacy memorandum is an aberration. It is wrong. Yet the Trustees use it as a rationale for them to violate their duties under the Trust. For example, they prohibited the San Francisco Posts from installing the USO and Swords to Plowshares in the Veterans' Building, both on the false premise that they could only be patriotic organizations if they were Veterans' membership organization.

We will contest the Trustees' wrongful behavior in another forum, but, if they or their representatives argue to you that the San Francisco Posts and other patriotic organizations do not need more space in the Veterans' Building because of past uses, then you should understand that this is a matter of great disagreement between the Posts and the Trustees and that the Trustees' argument is based on the Trustees' own misconduct.



Historic Preservation Commission  
July 10, 2012  
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Thank you for considering these issues.

Very truly yours,

AMERICAN LEGION WAR MEMORIAL COMMISSION

By:



Nelson Lum, Chairman

cc: Ms. Linda Avery, Commission Secretary  
Mr. Richard Sucre

(1182.14:31:vy)

# **EXHIBIT I**

November 14, 1932.

**SUBJECT: War Memorial Trust Interpretation.**

**Gentlemen:**

This office is in receipt of your request for an opinion concerning the interpretation of the War Memorial Trust. The opinion follows:

"(1) Is the Trust Agreement, Section C, 'Requirements of Trust in favor of San Francisco Posts of the American Legion', especially sub-paragraph (1), still in full force and effect?"

An examination of Section C, sub-paragraph 1, discloses that it was the intent of the creators of the trust to provide that the San Francisco Posts of the American Legion should have the right of occupancy of the War Memorial Veterans' Building, and that the San Francisco Posts should, in addition, have the right to determine what veteran or patriotic organizations should be entitled to use this building.

On November 12, 1930, the City and County of San Francisco accepted a transfer of the trust from The Regents of the University of California and the then existing trustees of the War Memorial. In accepting such transfer it was provided that it should be accepted upon the terms and conditions set out in the original trust agreement dated August 19, 1921, which agreement, I believe, is still in full force and effect. Thus, it appears that the City and County of San Francisco agreed to fulfill the objects of the trust with respect to its fundamentals in accordance with the original trust agreement. Therefore, in connection with this question, my answer is in the affirmative, in view of the fact that the San Francisco Posts of the American Legion were primary beneficiaries of the trust. An examination of other language in the trust agreement discloses that this view is correct beyond any doubt.

"(2) Shall this Board of Trustees look to the San Francisco Posts of the American Legion, say, by their County Council, for determination as to the organizations which shall use the quarters provided for veterans' organizations?"

In view of the fact that the trust agreement provides that the Board of Trustees of the War Memorial is obligated to confer with the San Francisco posts of the American Legion, it would seem that such posts, individually, must be contacted before any arrangements are made with regard to the admission into the Veterans' Building of other organizations.

The County Council of the American Legion is an organization

devoted to the uses and benefits of the various American Legion posts in San Francisco. It constitutes a banding together for united action. In the absence of direct authority from the San Francisco posts, it is my opinion that the County Council cannot answer for the various posts in this city, but I believe that the American Legion posts, individually, may, with propriety, authorize the County Council to act for them in connection with all War Memorial matters. Should the County Council decline to act, a committee may be appointed.

"(3) What limits, if any, would there be upon the provision that the San Francisco Posts of the American Legion should arrange meeting places, etc., for other organizations, i. e., what is the limit of the veto power of this Board of Trustees, and can it offer accommodations to other organizations, which may not have the approval of the San Francisco Posts of the American Legion?"

The approval of the American Legion posts of San Francisco does not concern accommodations for other veteran or patriotic organizations. No mention is made in the trust agreement, or anywhere else, to the effect that the Board of Trustees of the War Memorial is limited in any way with respect to the offering of accommodations to such other organizations. The approval of the American Legion posts concerns veteran and patriotic organizations only, the evident intent of the trustees being that the American Legion posts should be paramount among all veteran and patriotic groups in the City and County of San Francisco. Under the provisions of Section 9, sub-paragraph 1, the wish and will of the American Legion posts, with respect to veteran and other patriotic organizations, is superior to that of the Board of Trustees of the War Memorial.

"(4) Have the San Francisco Posts of the American Legion power to delegate any authority, which they may have to determine what organizations may use the veterans' portion of the War Memorial, to other groups, such as the United Veterans Council?"

In view of the fact that the original trust agreement gives no right to the American Legion posts to delegate their power and authority, under the trust agreement, to any other veteran group, it is my opinion that they cannot delegate any authority or power to the United Veterans Council with respect to what organizations may use the veterans' portion of the War Memorial. I do not see any objection, however, to the American Legion posts delegating authority to a central unit of American Legion posts in San Francisco, such as the County Council.

"(5) Does the Board of Trustees of the War Memorial have complete jurisdiction as to what organizations may use the veterans' portion of the War Memorial, and can it prescribe any and all rules which it may desire for the operation, management and control thereof without reference to any other group?"

As has been previously stated, the Board of Trustees must consult with the American Legion posts in connection with regards to all matters concerning what veteran organizations may occupy the Veterans' Building. The operation, management and control of the War Memorial, with the exception of the allotment of space to veteran and patriotic organizations, is entirely in the hands of the Board of Trustees under the provisions of Section 44 of the charter, since there is no reference made to operation, management and control in the trust agreement, other than as previously mentioned.

"(6) - (a) How far the Board of Trustees may go in allowing the use of the Veterans' Auditorium commercially; that is, may same be rented for concerts, dances, etc., to other than veteran organizations?

(b) Can the rent be fixed by the Board of Trustees exclusively?

(c) Is the control of dates therefor entirely in the hands of the Board?"

Subdivision (i) of paragraph 9 of the agreement of August 19, 1921, reads as follows:

"\* \* \* provided that any auditorium in the American Legion building and rooms necessary to be used in connection therewith may be sublet by the San Francisco Posts of the American Legion, but no leasing or renting or subletting or hiring shall be had to any tenant or tenants or to anyone or for any purposes objectionable to the Regents."

From the foregoing quotation it must be concluded that it was the intention of the makers of the trust that the American Legion posts in San Francisco should have control of the veterans' auditorium and should be paid the revenue therefrom when leased.

Subdivision (1) of the same paragraph reads as follows:

"The respective occupants shall pay for all heat, light, gas, electricity, water, steam or other public utility used in or about their respective premises, and shall pay for all janitor and elevator service. This enumeration shall not be deemed exclusive, and the said respective occupants shall pay in full for all services and material of every character used in or about their respective premises, and the Regents shall be under no obligation to pay for any part thereof."

There is another part of subdivision (1) which provides that no subletting may be done without the written consent of the Regents (now the Trustees). Such consent, I believe, is mandatory when the letting is a reasonable one. Under the circumstances, it is my opinion that the Board of Trustees, as a body, is powerless to rent the Veterans' Auditorium commercially, and that this Board has no authority to fix the rent thereof. This would rest with the San Francisco posts of the American Legion.

From the foregoing, it is evident that the Board of Trustees must make a charge for the upkeep and maintenance of such auditorium while it is being sublet by the American Legion posts. This is so notwithstanding the provision of Section 44 of the charter to the effect that the "supervisors shall annually appropriate to the war memorial board an amount sufficient to defray the cost of maintaining, operating and caring for said memorial", for the reason that such charter provision, reasonably construed, would not be applicable to the taking care of sub-tenants, but only to the necessary maintenance, operation and care of the premises.

General Comments:

In forming any conclusion in connection with the War Memorial Trust arrangement, it is necessary to refer to the agreement of August 19, 1921, between the Regents of the University of California and the members of the Board of Trustees who were such at that time, the offer of transfer, the acceptance of the transfer of the trust from the Regents of the University of California to the City and County of San Francisco, San Francisco charter and all ordinances in connection with the operation of the War Memorial. However, it must be borne in mind that the aforesaid trust agreement is the foundation of the entire trust and must be reasonably construed to effectuate its purposes. An examination of this document discloses, beyond a doubt, that it was intended by the trustors to provide for the American Legion posts of San Francisco primarily, and secondarily, to give other Veteran organizations an opportunity to utilize the War Memorial as well as American Legion posts. The language of the agreement is definitely and clearly in consonance with this view.

Respectfully submitted,

CITY ATTORNEY

Board of Trustees of War Memorial,  
San Francisco, California.

# **EXHIBIT 2**



657

January 12, 1933.

**SUBJECT:** Rights of American Legion posts in connection with War Memorial.

Gentlemen:

The following questions have been asked of this office:

(1) Has the Board of Trustees the right to use Room 101, a large office space on the first floor of the Veterans' Building of the War Memorial, for the use of its secretarial offices or must this room be devoted to the use of the San Francisco posts of the American Legion?

(2) Has the Board of Trustees the right to allocate Rooms 134 and 135 to the San Francisco Art Association, bearing in mind that these rooms are on the first floor of the Veterans' Building? The American Legion posts of San Francisco claim this space.

(3) Have the American Legion posts of San Francisco the power to assess a service charge against other veteran or patriotic organizations occupying the War Memorial, other than the Veterans' Auditorium?

(4) What charges must the Board of Trustees exact for the use of the Veterans' Auditorium?

(5) Can the American Legion posts pay the Board of Trustees a flat charge for the use of the Veterans' Auditorium based on maintenance?

#### OPINION

In answering the various questions propounded, it is probably advisable to refer to some of the early events which occurred prior to the actual construction of the War Memorial. You will recall that in 1927 a proposed bond issue was submitted to the people of San Francisco with respect to whether the city and county should incur a bonded indebtedness in the sum of four million dollars for the "acquisition, construction and completion" of the War Memorial. This was voted upon favorably. The ordinance calling and providing for the special election anent this bond issue contained the following language:

"Section 1. A special election is hereby called and ordered to be held in the City and County of San Francisco on Tuesday, the fourteenth day of June, 1927, for the purpose of submitting to the electors of said City and County the following proposition, to-wit: To incur a bonded debt of the City and County of San Francisco to the amount of four million (\$4,000,000) dollars for the purpose of the acquisition, construction and completion of a permanent

improvement, to-wit: The construction, completion and equipment of permanent buildings in or adjacent to the Civic Center in the City and County of San Francisco, to be used as a memorial hall for war veterans and for educational, recreational, entertainment and other municipal purposes and the purchase of all equipment and furnishings necessary for said buildings."

You will note from the foregoing quotation that it was the intention of the people of San Francisco that the bond issue should be used for the "construction, completion and equipment" of a memorial hall for war veterans and was also "for educational, recreational, entertainment and other municipal purposes". Thus, we find that the people of San Francisco, at the time of their voting upon the bond issue, had in mind that the war veterans of San Francisco should be given consideration, but not that they should be given any exclusive rights with respect to the proposition. In fact, the ballots used at the said special election contained precise language to the effect that a bonded indebtedness was to be incurred and that the money obtained therefrom was to be used for the purpose of constructing a permanent improvement "to be used as memorial halls for war veterans and for educational, recreational, entertainment and other municipal purposes and the purchase of all equipment and furnishings necessary for said buildings". There is no language in the ordinance calling the special election to indicate any intent to give the war veterans of San Francisco any exclusive rights in the proposed War Memorial. From a reading of the ordinance and the language used, it appears that the voters had in mind that the war veterans of San Francisco should be given the utmost consideration but not exclusive rights. (See Ordinance No. 7516 (New Series).)

In 1928 the people of San Francisco voted upon a charter amendment providing for a Board of Trustees of the San Francisco War Memorial which was proposed to be erected and maintained in the Civic Center. The Board of Trustees was thereby created under this charter amendment, which provided that the board should "have charge of the construction, administration, management, superintendence and operation of the War Memorial". The Board of Trustees was given power to administer, execute and perform the terms of any trust accepted by the Board of Supervisors and to make rules and regulations not inconsistent with the provisions of the charter and the ordinances of the Board of Supervisors for the administration, government and protection of the War Memorial and its affairs.

It was provided further in said charter provision that the title to all property owned or thereafter acquired for the War Memorial should vest in the City and County of San Francisco when not inconsistent with the terms of its acquisition. (See Article XIV - D of 1899 Charter.)

Subsequently, and on May 9, 1930, an ordinance, No. 8746 (New Series), of the City and County of San Francisco became effective. This ordinance provided in detail for the construction of the War

Memorial and the administration, management, superintendence and operation of the War Memorial by the Board of Trustees theretofore provided for in the previously mentioned charter provision.

On November 12, 1930, the City and County of San Francisco accepted a transfer of the trust set up in 1921 which provided for a War Memorial in San Francisco. Subsequently, and on February 24, 1931, Ordinance No. 8931 (New Series) became effective. This ordinance provided more effectually for the construction, administration, management, superintendence and operation of the War Memorial.

With the advent of the new charter we have Section 44 which provides that the Board of Trustees of the War Memorial should have charge of the construction, administration and operation of the War Memorial and of the grounds set aside for it.

Thus it will be readily seen that in order to reach a proper conclusion concerning any of the questions asked, all of the various matters heretofore mentioned must be considered together as a whole. The various ordinances, charter provisions and agreement must be read in conjunction with each other in order to properly understand the situation. It is my opinion that the people of San Francisco vested complete control of the War Memorial in the Board of Trustees subject only to the provisions of the 1921 Trust Agreement, unless the Supervisors had no power to accept the trust on the terms set forth in the trust agreement. I have heretofore taken, and will continue to take, the position, however, that the acceptance of the trust was on a lawful basis.

(1) I have failed to find anything in the trust agreement which would prevent the Board of Trustees from occupying office space on the first floor of the Veterans' Building of the War Memorial for the use of its secretarial offices. In fact, it would seem that the trustees might be charged with being derelict in their duty if they did not provide for their offices in a place readily accessible to the general public and where most of the persons using the War Memorial would find it convenient. In this connection it must be remembered that the Trustees have charge of the management of the War Memorial. However, if Room 101 should be a large room which the Trustees do not require because of its size, or in the event that this room should conflict with the occupancy of the building by the veteran organizations, the use thereof would be unreasonable and therefore in violation of the trust agreement, which apparently contemplated that the veterans in the building were to be left to themselves. It would seem under the circumstances that while the veterans are not entitled to any exclusive portion of the so-called Veterans' Building, they are entitled to all space necessary for their use. This, of course, cannot prevent the use of office space by the Trustees on the first floor of the building. The Board of Trustees, however, must bear in mind that the American Legion posts of San Francisco and other veteran organizations are to be given preference in all matters, since one of the primary purposes of the War Memorial is to provide headquarters and space for these organizations. However, since the management of the War Memorial is vested in the Trustees they are the final determinators of all questions of policy.

(2) So far as the rights are concerned of the San Francisco Art Association to have offices on the first floor of the Veterans' Building, I see no objection to such an arrangement, provided they do not conflict with the reasonable use of this floor by the veteran organizations. If there be any conflict it must be resolved in favor of the veterans because the general plan of the building contemplates that the veterans should occupy the first floor separate from the Art Association. You will recall that the San Francisco Art Association has also been given certain preferential rights under the Trust Agreement. These rights must be respected. I would suggest that, so far as possible, the veteran organizations be kept separate and apart from the San Francisco Art Association in order to avoid conflict and confusion. It is my opinion that neither the people of San Francisco nor the makers of the Trust Agreement had in mind that these two diverse organizations should be compelled to conflict with each other in any way. There is no set amount of space in the War Memorial to which any particular group is entitled as a matter of right.

(3) There is nothing in the Trust Agreement which would permit the American Legion posts of San Francisco to assess a service charge against any other veteran or patriotic organization occupying the Veterans' Building, except, of course, that portion known as the Veterans' Auditorium. The only language that might give any such impression is that contained in Subdivision (1) of Section (C) of the Trust Agreement which provides that the San Francisco posts, or a majority of them, shall provide headquarters for other veteran and patriotic organizations under rules and conditions prescribed by the San Francisco posts. Such rules and conditions, however, could not be made to include a service charge which would be, in effect, a charge for rent. Whether the service charge be large or small it could not be exacted from these other organizations. However, I see no objection whatever to a voluntary contribution on the part of these organizations towards paying administrative expenses. In fact, it would be logical that such contributions should be made.

(4) The charges to be made by the Board of Trustees to the American Legion posts in connection with the sub-letting of the Veterans' Auditorium by the American Legion posts should cover the full cost of maintenance. This should be readily calculable and could be worked out on a business basis by the use of proper accountancy methods. However, it is my opinion that the American Legion posts of San Francisco should not be made to pay any charges for the use of the Veterans' Auditorium when used for their own functions for which no charge for admission is made. When the Auditorium is used for profit I think that it is within the spirit of the Trust Agreement and the charter that a maintenance charge should be exacted by the Trustees. There is no provision in the Trust Agreement for the exemption from payment of a reasonable rental by other organizations when they use the Veterans' Auditorium whether an admission charge is made or not. The Board of Trustees have the power, however,

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to permit the use of the Auditorium without charge at any time when not used for profit.

(5) I can perceive of no reason why a flat charge, based upon the cost of maintenance, cannot be made in the place of calculating each day's use.

Respectfully submitted,

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CITY ATTORNEY

BOARD OF TRUSTEES OF THE WAR MEMORIAL  
OF SAN FRANCISCO,  
Opera House,  
San Francisco, Calif.

# **EXHIBIT 3**



December 22, 1965

Mr. Robert J. Dolan  
Clerk of the Board of Supervisors  
235 City Hall  
San Francisco, California

Re: United Nations Flag Pole in Memorial  
Court Between Opera House and Veterans  
Building; Jurisdiction and Procedure

Dear Mr. Dolan:

This is in answer to your November 24, 1965, letter reading as follows:

"At the meeting of the Planning and Development Committee on November 23rd there was before the committee for its consideration the recommendation of the Mayor's Citizens Committee for the establishment of a permanent site for display of the United Nations flag. The committee recommended that a plot of ground in the court between the Opera House and Veterans Building be dedicated for this purpose and said area be conveyed to the United Nations in perpetuity.

"Pursuant to direction of the committee, you are respectfully requested to advise them of the authority of the Board of Supervisors to act in this matter, how they should act; and whether or not there are any legal restrictions on the authority of the Board to convey in fee to the United Nations a portion of land in the area between the Opera House and Veterans Building for the construction of a site for the permanent display of the United Nations flag."

In answering the questions presented, it is advisable to restate a few of the events which occurred prior to the construction of the War Memorial. On August 19, 1921, a trust agreement was entered into between the Regents of the University of California and Walter S. Martin, et al., Trustees, for the purpose of constructing and maintaining a War Memorial for the purpose of honoring "the memory of the soldiers, sailors, marines and war workers -- men and women -- who brought imperishable glory to California by their splendid contributions to the winning of the World War;" (See first "Whereas" paragraph of August 19, 1921, trust agreement.)



Mr. Robert J. Dolan

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December 22, 1965

The War Memorial consists of a Memorial Court and two edifices, the Veterans Building and the Opera House. The total construction cost was \$6,250,000. The money was obtained from three sources: a 1927 bond issue of the City and County of San Francisco in the amount of \$4,000,000, a municipal appropriation of \$250,000, and public subscriptions of \$2,000,000.

Subsequently, the sum of \$2,000,000 obtained from the subscribers was assigned and transferred to the City and County of San Francisco subject to all of the terms and conditions of the trust agreement.

On November 10, 1930, the City and County of San Francisco accepted a transfer of the trust from the Regents of the University of California and the then existing trustees of the War Memorial, subject to the terms and conditions in the original trust agreement of 1921. The acceptance of 1930 further provided that all real property so conveyed to the City and County of San Francisco, in trust, was to be used only as a site for the War Memorial referred to in the original trust agreement of 1921.

Pursuant to the Charter of the City and County of San Francisco, "The board of trustees of the San Francisco war memorial shall, under ordinance, have charge of the construction, administration and operation of said war memorial and of the grounds set aside therefor." (See Art. XIV-D, §§ 1 - 9, Charter of 1900, and §§ 2 and 44 of the Charter of 1932.) By these Charter provisions, the citizens of the City and County of San Francisco placed the operation, management, and control of the War Memorial and the grounds set aside therefor in the Board of Trustees, subject to the provisions of the 1921 trust agreement and the amendments thereto. The 1921 trust agreement is generally silent as to the nature of the operation, management, and control of the War Memorial by the Trustees, with the exception of the allotment of space to veteran and patriotic organizations.

It must be concluded from the above that the Board of Trustees itself must make the original determination as to whether it would serve the purpose of the trust to fly the United Nations Flag in the Memorial Court. The Board of Supervisors does not have the initial authority in this matter.

Regarding the legal restrictions on a conveyance in fee, it must be remembered that the basic trust agreement of 1921 twice mentions a Memorial Court. Therefore, it must be concluded that the Memorial Court was expected to be an integral part of the entire war memorial.

Mr. Robert J. Dolan

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It is basic trust law that a trustee cannot give away the trust property. See Fort Bragg v. Brandon, 41 CA 227, 182 P. 454; Tretheway Estate, 32 CA 2d 287, 89 P. 2d 679.

A trustee's authority to transfer trust property depends on the terms of the instrument by which the trust is created. In the absence of authority to convey, given directly or by implication by the trust agreement, the duty is imposed on the trustee to keep the property. See Huntoon v. Southern Trust & Com. Bank, 107 CA 121, 290 P. 86; Wood v. American Nat. Bank, 125 CA 248, 14 P. 2d 110.

Unless it appears from the terms of the trust that property was to be retained in specie in trust, or unless expressly forbidden in specific words by the terms of the trust, a trustee may sell and lease property where necessary to enable him to carry out the purposes of the trust. See Church v. Church, 40 CA 2d 696, 700.

An examination of the trust agreement of 1921, and the amendments thereto, fails to disclose the necessary authority to convey the trust property. Nor, in my opinion, can such authority be found by implication. That being the case, the Trustees of the War Memorial must retain the trust property. To do otherwise, would be an abrogation of their duty as trustees.

It is also true that express language in the trust agreement forbidding the sale or lease by the trustee of the trust property is not to be found. It may be noted, parenthetically, that (9) (i) of the 1921 trust agreement provides that:

"The respective occupants shall not assign, transfer or set over their respective rights without the written consent of the Regents. Neither shall the respective occupants lease, sublet or underlet any part or portion of said premises without the written consent of the Regents. Should the rights of the occupant be assigned by operation of law in any manner, then the Regents may at their option terminate the occupancy; provided that any auditorium in the American Legion building and rooms necessary to be used in connection therewith may be sublet by the San Francisco Posts of the American Legion, but no leasing or renting or subletting or hiring shall be had to any tenant or tenants or to any one or for any purpose or purposes objectionable to the Regents. The Regents are hereby expressly given the right to forbid or determine or veto any contract or agreement of letting, subletting, or renting or hiring, of any part of said building."

Mr. Robert J. Dolan

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However, in order to successfully sell or lease any of the trust property, the Trustees of the War Memorial must be prepared to substantiate the fact that such sale or lease is not merely desirable, but rather absolutely necessary to effectuate the purpose of the trust.

It is my opinion the Trustees of the War Memorial may not make a gift to the United Nations of property which is part of the War Memorial. Further, that since a sale or lease of the trust property was not provided for in the 1921 trust agreement, such disposition of the trust property would only be allowed were it absolutely necessary to carry out the purposes of the trust.

Very truly yours,

THOMAS M. O'CONNOR  
City Attorney

GEK

# **EXHIBIT 4**

December 12, 1975

Mr. Gilbert H. Boreman, Clerk  
Board of Supervisors  
235 City Hall  
San Francisco, California 94102

Subject: Rights of Veterans' Groups to Space Allocations  
in Veterans War Memorial Building

Dear Mr. Boreman:

This is in response to your letter requesting advice as to space allocation for Veterans' Groups in the Veterans Building of the War Memorial. Your letter suggests that other groups are using areas of the Veterans Building traditionally allocated to Veterans' Groups.

The problem of space allocation in the Veterans Building has been the subject of a number of opinions by this office, which shall be referred to below.

In answering the question presented, it is advisable to briefly restate a few of the events which occurred prior to the construction of the War Memorial. On August 19, 1921, a trust agreement was entered into between the Regents of the University of California and Walter S. Martin, et al., Trustees, for the construction and maintenance of a War Memorial for the purpose of honoring "the memory of the soldiers, sailors, marines and war workers -- men and women -- who brought imperishable glory to California by their splendid contributions to the winning of the World War;" (See first "Whereas" paragraph of August 19, 1921, trust agreement). The War Memorial consists

Gilbert H. Boreman

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December 12, 1975

of a Memorial Court and two edifices, the Veterans Building and the Opera House.

On November 10, 1930, the City and County of San Francisco accepted a transfer of the trust from the Regents of the University of California and the then existing trustees of the War Memorial, subject to the terms and conditions in the original trust agreement of 1921. The acceptance of 1930 further provided that all real property so conveyed to the City and County of San Francisco, in trust, was to be used only as a site for the War Memorial referred to in the original trust agreement of 1921.

Pursuant to the Charter of the City and County of San Francisco, "the board of trustees of the San Francisco war memorial shall, under ordinance, have charge of the construction, administration and operation of said war memorial and of the grounds set aside therefor." (See Art. XIV-D, §§ 1-9, Charter of 1900, §§ 2 and 44 of the Charter of 1932 and § 3.610 of the Charter of 1971.) By these Charter provisions, the citizens of the City and County of San Francisco placed the operation, management and control of the War Memorial and the ground set aside therefor in the Board of Trustees, subject to the provisions of the 1921 trust agreement and the amendments thereto. The 1921 trust agreement is generally silent as to the nature of the operation, management and control of the War Memorial by the Trustees, with the exception of the allotment of space to veteran and patriotic organizations.

It must be concluded from the above that the Board of Trustees itself must make the original determination as to whether it would serve the purpose of the trust to allocate space in the Veterans Building to other than Veterans' Groups. The Board of Supervisors does not have the initial authority in this matter.

"The approval of the American Legion posts of San Francisco does not concern accommodations for other than veteran or patriotic organizations. No mention is made in the trust agreement, or anywhere else, to the effect that the Board of Trustees of the War Memorial is limited in any way with respect to the offering of accommodations to such other organizations. The approval of the American Legion posts concerns veteran and patriotic organizations only, the evident intent



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of the trustors being that the American Legion posts should be paramount among all veteran and patriotic groups in the City and County of San Francisco. Under the provisions of Section C, sub-paragraph 1, the wish and will of the American Legion posts, with respect to veteran and other patriotic organizations, is superior to that of the Board of Trustees of the War Memorial."

(City Att. Ops. 1932, #621.)

Having said that, it is well to set forth the principles which should guide the Board of Trustees. Of considerable assistance in determining the rights of the veterans in the Veterans Building are two opinions of the City Attorney's Office:

1. War Memorial Trust Interpretation, November 14, 1932, No. 621; and
2. Rights of the American Legion Post in Connection With the War Memorial, January 12, 1933, No. 651.

In 1932, City Attorney John J. O'Toole issued Opinion No. 621, interpreting the War Memorial Trust Agreement of 1921. Particular attention was directed to Section C, entitled "Requirements of and Trust in Favor of San Francisco Posts of the American Legion." Pertinent to the subject of the present opinion is the following language from the 1932 Opinion:

"An examination of Section C, subparagraph (1), discloses that it was the intent of the creators of the Trust to provide that the San Francisco Posts of the American Legion should have the right of occupancy of the War Memorial Veterans' Building, and that the San Francisco Posts should, in addition, have the right to determine what veteran or patriotic organizations should be entitled to use this building."

The Opinion goes on to say that:

". . . the San Francisco Posts of the American Legion were primary beneficiaries of the Trust."



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The Opinion concludes with this language:

"An examination of this document (the Trust Agreement) discloses, beyond a doubt, that it was intended by the Trustors to provide for the American Legion Posts of San Francisco primarily, and secondarily, to give other veteran organizations an opportunity to utilize the War Memorial as well as American Legion Posts."

The second City Attorney Opinion quoted above was given in 1933 in response to a series of questions involving the use of portions of the Veterans Building for other than veterans' purposes. The statements made at that time by City Attorney John J. O'Toole would appear to be responsive to the subject of this present Opinion. In my opinion, it is determinative of the problem. Language from the 1933 Opinion will be quoted below but the conclusion expressed therein is that no one group is entitled to a particular amount of space in the War Memorial as a matter of right, although Veterans' Groups are entitled to all space necessary for their use.

"Thus, we find that the people of San Francisco, at the time of their voting upon the bond issue, had in mind that the war veterans of San Francisco should be given consideration, but not that they should be given any exclusive rights with respect to the proposition."

The 1933 Opinion points out that the ballots used in the election referred to construction of memorial halls for War Veterans and for educational and other municipal purposes.

"It is my opinion that the people of San Francisco vested complete control of the War Memorial in the Board of Trustees subject only to the provisions of the 1921 Trust Agreement."

While the Opinion states that the Board of Trustees may occupy space on the first floor of the Veterans Building, it goes on to say that:

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"It would seem under the circumstances that, while the veterans are not entitled to any exclusive portion of the so-called Veterans' Building, they are entitled to all space necessary for their use. This, of course, cannot prevent the use of office space by the Trustees on the first floor of the building. The Board of Trustees, however, must bear in mind that the American Legion Posts of San Francisco and other veteran organizations are to be given preference in all matters since one of the primary purposes of the War Memorial is to provide a headquarters and space for these organizations. However, since the management of the War Memorial is vested in the Trustees they are the final determinators of all questions of policy.

"There is no set amount of space in the War Memorial to which any particular group is entitled as a matter of right."

To summarize: The War Memorial Board of Trustees has the authority to and must manage the War Memorial (Charter Section 3.610). Veterans' groups have a right to use and occupy space in the Veterans Building and are entitled to the utmost consideration in the allocation of space therein (Trust Agreement, August 19, 1921). Although Veterans' Groups are not entitled to any particular part of the Veterans Building, they are entitled to all the space necessary for their use (1933 City Att. Ops. No. 651).

You are so advised.

Very truly yours,

THOMAS M. O'CONNOR  
City Attorney



American Legion War Memorial Commission

July 10, 2012

Mr. Charles Edwin Chase, President  
Ms. Courtney Damkroger, Vice President  
Mr. Richard S. E. Johns  
Mr. Karl Hasz  
Mr. Alan Martinez  
Ms. Diane Matsuda  
Mr. Andrew Wolfram  
San Francisco Historic Preservation Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

re: Veterans' Building, 401 Van Ness Avenue  
Cases Nos. 2011.0420A and 2011.0420U  
History of the Veterans' Building

Ladies and Gentlemen:

During the hearing in the above matter on June 6, 2012, Commissioners Martinez and Johns asked for the history of the Veterans' Building. This letter is in response to that request.

We will deliver a copy of this letter and its exhibits to each of you, to the Secretary of the Commission, and to Mr. Sucre. We request that a copy of this letter be made part of the record of this proceeding.

As you will see in the following discussion, the proposed demolition and remodeling of the interior of the Veterans' Building would be inconsistent with the history of the building, would violate the express provisions of the Trust under which the City owns the Veterans' Building, would be inconsistent with the Recommendations of Carey & Co. Inc. that are part of the record before you, and would violate the Secretary of the Interior's Standards for Rehabilitation.

War Memorial Veterans Building  
401 Van Ness Avenue, Suite 101 • San Francisco, California 94102  
(415) 861-4920 • [alwmcsf@gmail.com](mailto:alwmcsf@gmail.com)

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**1. General trust principles.**

Because a “trust” is the keystone of the history of the Veterans’ Building, we will present a brief explanation of the concept of a “trust” for those Commissioners who are not familiar with them. Generally, a “trust” is an arrangement by which property’s legal title is transferred to someone [called a “trustee”] with the intent that the property be held and administered by the trustee for the benefit of another, who is called the “beneficiary” of the trust. *Askew v. Resource Funding, Ltd.* (1979) 94 Cal. App. 3d 402, 407. *Raffo v. Foltz* (1930) 106 Cal. App. 51, 55. “On acceptance of the trust, the trustee has a duty to administer the trust according to the trust instrument and, except to the extent the trust instrument provides otherwise,” according to trust law. Probate Code § 16000.

Trustees are fiduciaries to the beneficiaries of the trust. A fiduciary is: “[O]ne who must exercise a high standard of care in managing another’s money or property.” Black’s Law Dictionary Second Pocket Edition (2001). Probate Code section 16002 is titled “Duty of loyalty.” Paragraph (a) of that section requires trustees to administer a trust solely in the interests of the beneficiaries of the trust: “(a) The trustee has a duty to administer the trust solely in the interest of the beneficiaries.” In other words, the interests of the beneficiaries in the trust property must be placed "first." This means that trustees must put the beneficiaries’ interests ahead of the interests of others. The interests of the beneficiaries have priority over the interests of the trustees and over the interests of third parties.

As a result, among other duties, trustees must act in the highest good faith toward the beneficiaries, must not acquire an interest adverse to the beneficiaries, and must not use their position to gain any advantage over the beneficiaries. 13 Witkin, *Summary of California Law* (2005), §§ 63 & 64, pp. 636-39. Trustees must not use or deal with trust property for any purpose not connected with the trust. Probate Code § 16004(a).

## **2. Early efforts to establish what is now the War Memorial.**

In 1918-19, a group of private citizens wanted to create a symphony hall, an opera house, and an art museum. They obtained pledges totaling \$1,635,000 from a few people. In 1920, members of the American Legion suggested that the project be dedicated as San Francisco’s War Memorial and that the designation be used as the reason to solicit funds from the entire populace. The American Legion created a War Memorial Committee to handle the Legion’s participation in the project. In November, 1920, that drive closed with total subscriptions of about \$2,012,000 from several thousand subscribers. History, pp.3-4.<sup>1</sup>

The people who initiated the project entered into a written trust agreement with the Regents of the University of California. For brevity, we will refer to it as the “Trust Agreement.” The Trust Agreement is dated August 19, 1921. We attach a copy of it to this letter as Exhibit 1. The provisions of the Trust Agreement governing the Veterans’ Building are at pages 15 and 16.

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<sup>1</sup> Citations to “History, p. \_\_” are the History of the San Francisco War Memorial by then Mayor James Rolph, Jr., dated February 18, 1930. References to “Carey, p. \_\_” or to the “Carey Report” are to the Historic Structure Report by Carey & Co. Inc. dated January 25, 2012, that was on the disk that was part of the submission to you for the Commission meeting held on April 4, 2012.

Under the Trust Agreement, the Regents agreed to be trustees of funds that had been collected to acquire land in San Francisco and to construct and to maintain three buildings on that land, namely a theater or auditorium for the Musical Association of San Francisco [now the Opera House]; a building to be used by the San Francisco Art Association [now named the Museum of Modern Art]; and a building to be used by the San Francisco Posts of the American Legion [now the Veterans' Building]. The buildings were to be held in trust for purposes stated in the Trust Agreement including “. . . to honor the memory of the soldiers, sailors, marines, and war workers – men and women – who brought imperishable glory to California by their splendid contribution to the winning of the World War” and “. . . for the purpose of commemorating in perpetuity the victory achieved by the United States of America . . .” in World War I. Exh. 1, pp. 1-2.<sup>2</sup>

The private citizens who were the original trustees were to remain in existence as an organized committee only as long as the Regents continued to hold the trust assets. Exh. 1, p. 3, ¶ 1, 3<sup>rd</sup> para. The Trust Agreement provided that the Regents could withdraw as trustee and convey the trust assets to “. . . any city, county, municipal corporation or political subdivision or agency of the State of California, as trustee . . .” Upon that transfer, the Regents would cease to have any obligations in respect to the Trust Agreement or the Trust assets. Exh. 1, p. 17.

From 1918 through 1931, plans were developed, and some real property was bought and sold by the Regents and by the City.

On January 27, 1923, the original trustees offered to the Board of Supervisors that they would build a complex consisting of an Opera House, American Legion Building, and Art Museum, if the City would acquire the rest of the property. The Board of Supervisors accepted that offer. Subsequently, land was acquired by purchase and condemnation. History, pp. 4-6.

In 1924, the trustees of the Panama Pacific International Exposition Company deeded its remaining funds and personal property to the “WAR MEMORIAL BUILDING, to be erected in San Francisco.” That gift included paintings, statuary, photographs, official records, descriptive literature, and souvenir coins. Carey, p. 13.

In 1926, representatives of Veterans approved 65,000 square feet in the Veterans' Building for their own use.

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<sup>2</sup> All references to Exh. \_\_ are to exhibits attached to this letter.

In 1926, the funds raised were found inadequate. In 1927, a bond issue of \$4,000,000 was proposed for a ballot proposition in the election in June of that year.

However, in a series of cases before 1927, the Supreme Court held that San Francisco could not turn over its public lands to a private corporation or to a group of private citizens. *California Academy of Sciences v. San Francisco*, 107 Cal. 334 (1895), held that the City could not set aside part of the outside lands for a private corporation organized for scientific research, because that would not be a public use. *Home for Care of the Inebriate v. San Francisco*, 119 Cal. 534 (1898) held that the City could not provide its land for a private corporation to use as a home for inebriates. *La Societa Italiana di Mutua Beneficienza v. San Francisco*, 131 Cal. 169 (1900), held that the City could not grant part of the city cemetery to a benevolent society for burial plots, even though the society agree to spend money improving the grounds and buried people without charge. Following these cases, in *Egan v. City and County of San Francisco*, 165 Cal. 576 (1913), the Supreme Court held that San Francisco could not turn over in perpetuity any portion of its public land for the Musical Association of San Francisco to erect an opera house because that would be for a private purpose, not for a public purpose. In that case, the Musical Association's agreement with the City provided that the title to the proposed opera house and the land on which it would be built would be vested in perpetuity in the City in trust for purposes set forth in the agreement. The opera house was to be administered by nine appointed trustees. It was to be used exclusively for the production of operas, music dramas, ballets, concerts, and other musical and dramatic purposes. When not being so used, the trustees could rent it out. The Supreme Court held that these purposes were unconstitutional.

However, in *Allied Architects' Assn. v. Payne*, 192 Cal. 431 (1923), the Supreme Court held that Los Angeles County could erect a memorial hall for use and occupancy by veterans' organizations. The Court stated, "It is settled beyond question that the promotion of patriotism, involving as it does the sense of self-preservation, is not only a public purpose but the most elemental of public purposes." *Id.*, 192 Cal. at 434.

Perhaps on the basis of decisions such as *Egan* and *Allied Architects*, in March, 1927, the City Attorney advised the original trustees that he had deleted ". . . from the resolution for the bond issue all direct mention of an Art Museum and Opera House in order that the bond issue conform to the California statutes." History, p. 7. In the June 14, 1927, election the Board of Supervisors submitted a proposition to issue \$4,000,000 of bonds to acquire, construct and complete buildings ". . . to be used as a Memorial Hall for War Veterans and for educational, recreational, entertainment and other municipal



purposes . . . .” The Opera and the Art Museum were not mentioned in the ballot proposition.

An argument accompanying the ballot proposition said, “The purpose – to commemorate our heroes of the World War I - is idealistic and patriotic.” The argument continued:

The utilitarian value of these buildings alone merits their construction. One of them will be the Veterans’ Building, housing all the veterans’ organizations in San Francisco. It was to give these splendid organizations a permanent headquarters in the name of the public which honors their deeds that the War Memorial fund originally was launched.

The other building will contain San Francisco’s long-needed Symphony Hall and Opera Auditorium. . . . .

History, pp. 7-9. Veterans actively campaigned for the proposition. However, shortly before the election, veterans’ organizations informed the Board of Supervisors that they were not satisfied with the promises made about occupancy of the Veterans’ Building and that, unless something more detailed were presented, they would have to oppose the bonds. Thus, on June 6, 1927, the Board of Supervisors resolved that, if the bonds were approved, then the Board pledged not to appropriate the money from the bonds “. . . until the official plans for such building shall have received the formal approval of a majority of duly constituted representatives of all the war veteran organizations now existing in San Francisco.” The electorate passed the bond proposition. History, pp. 13 & 21.

By June 30, 1928, the Regents had purchased land bounded by Van Ness Avenue, Franklin Street, McAllister Street, and Grove Street except eight lots that were purchased by the City for the War Memorial. A copy of the June 30, 1928, amendment to the Trust Agreement is attached as Exhibit 2. The purchases are described at pages 1 and 2 of Exhibit 2.

Disputes over the details of the construction of the Veterans’ Building and the Opera House lasted until the 1930s. Eventually, they were settled. Veterans’ organizations received an additional 40,000 square feet plus an auditorium with an adjustable floor in which dances, concerts and lectures could be held. Carey, p. 14.

**3. The City accepted fee title to the assets of the Trust subject to the terms and conditions of the 1921 Trust Agreement.**

On November 6, 1927, the voters passed Charter Amendment 32 which created the War Memorial Board of Trustees to be appointed by the Mayor as a part of the executive branch of City government. Charter Amendment 32 said that the Trustees would have the power:

To administer, execute and perform the terms and conditions of any gifts, devise or bequest which may be accepted by the Board of Supervisors of San Francisco for the benefit of said War Memorial, or incident thereto, and to act as trustee under any such trust when so authorized to do by said Board of Supervisors.

In Opinion number 274, dated January 15, 1929, the City Attorney advised the Mayor that the City could accept the assets of the War Memorial Trust and “. . . lawfully assume the responsibility set forth in the trust agreement,” if the Trust Agreement were approved by the Board of Supervisors.

The first Trustees were appointed in May, 1930.

On November 12, 1930, the Board of Supervisors accepted the assets of the Trust in Resolution No. 33407 (New Series). When it did, the Trust Agreement was not rewritten. Instead, the City accepted the War Memorial subject to “. . . the trusts, terms, and conditions set out in . . .” the Trust Agreement. The Board of Supervisors accepted the offer of the Regents and the private War Memorial Board to assign all of the privately subscribed funds and other trust assets to the City subject to the Trust Agreement. We attach as Exhibit 3 a copy of the resolution accepting the trust assets. In it, the Board of Supervisors accepted the offer of the Regents and the original private board of trustees “. . . to assign, transfer and convey all the property . . . now held by them in trust under the terms of that certain [Trust Agreement] . . .” The Board accepted title to all real property “in trust” and authorized the board of Trustees of the War Memorial to “. . . administer, execute and perform the terms and conditions of the trust” as set forth in the Trust Agreement. It authorized the Trustees to use the assets “. . . only for the purpose of constructing a War Memorial in the City and County of San Francisco as provided in . . .” the Trust Agreement.

By that resolution, the Board of Supervisors obligated the City to build and to operate the War Memorial complex in accordance with the Trust Agreement. That agreement gives Veterans' and other patriotic organizations priority in the use and occupancy of the Veterans' Building. The City thereby also assumed the duties of trustees that are summarized on pages 2 and 3 of this letter.

In the Trust Agreement [Exhibit 1 to this letter], you will see that the Opera and the Arts Commission are not mentioned at all. They are not beneficiaries of the trust. Part A of the agreement provides for a building to be occupied by the San Francisco Art Association to be used to display works of art. The parts of that building that are not necessary for the Art Gallery and Museum of Fine Arts may be used by the Regents for any purpose they desire. See Trust Agreement, p. 11. Part B of the agreement provides for the construction and administration of a theatre or auditorium to be used by the Musical Association of San Francisco. We are informed that the Musical Association is now named the San Francisco Symphony and that the Opera is not the legal successor of the Musical Association. For each performance, the Musical Association is to pay rent to be set by the Regents, who can terminate the tenancy for nonpayment. The Musical Association has the first right to use the building except from June 15<sup>th</sup> to September 15<sup>th</sup> of each year. The Regents are permitted to appoint an agent to manage the auditorium or theatre and to provide for the entertainments to be given in it. See Trust Agreement, pp. 12 – 15.

The Trust Agreement does not place similar limitations on the Veterans' Building. See Trust Agreement, pp. 15 – 16. Part C of the Trust gives the San Francisco Posts of The American Legion complete authority to install in the building Veterans' and other patriotic organizations. Part C says that the Veterans' Building is to be occupied by the San Francisco Posts of the American Legion "without rent charge." The San Francisco Posts, or a majority of them, shall "under such rules and conditions as they may prescribe," provide headquarters for three other veterans' organizations "and such other patriotic organizations as said San Francisco Posts of the American Legion may from time to time desire to install." If the San Francisco Posts merge into another national organization, then the successor entity has the same rights and obligations as the San Francisco Posts. The Veterans' Building is to be used ". . . as club and meeting-rooms and for executive offices and auditorium purposes." The Trust Agreement only gives the trustees power to use the building for other purposes if the San Francisco Posts or their successor "cease to exist."

The Trust Agreement and the first amendment<sup>3</sup> to it were recorded on December 27, 1930.

Board of Supervisors Resolution No. 33407 (New Series) was recorded on January 28, 1931.

On January 28, 1931, a deed from the Regents was recorded. That deed conveyed to the City the assets of the trust, to be held in trust, forever, to perform the terms and conditions of the Trust Agreement. A copy of the deed is attached as Exhibit 4. The habendum clause of the deed states [emphasis added]:

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and its successors and assigns forever, **but upon and subject to all the uses, trusts and conditions set forth in . . . [the Trust Agreement]** and in certain amendments to said agreement dated July 18<sup>th</sup>, 1922, and June 30<sup>th</sup>, 1928 . . . .

By the series of transactions described above, the City acquired legal title to the Veterans' Building, but that title is subject to the terms and conditions of the Trust Agreement for the benefit of the San Francisco Posts of The American Legion and such patriotic organizations as the Posts desire to install in the building. The Trustees are duty bound to administer the Veterans' Building only for the benefit of the beneficiaries so named.

The terms of the Trust for their benefit are:

C.

Requirements of and Trust in Favor of San Francisco Posts of the  
American Legion

(1) The building to be occupied by the San Francisco Posts of the American Legion shall be occupied and used by the various duly organized and authorized San Francisco Posts of the American Legion without rent charge. The San Francisco Posts of the

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<sup>3</sup> The first amendment to the Trust substituted new private trustees for one who had died and one who had resigned.

American Legion, or a majority of them, shall under such rules and conditions as they may prescribe, provide headquarters for Veterans of the Mexican War, Grand Army of the Republic, Spanish-American War Veterans, and such other patriotic organizations as said San Francisco Posts of the American Legion may from time to time desire to install. Should the San Francisco Posts of the American Legion be consolidated with or merged into some other national organization, then the organizations duly authorized by such other national organization shall have the same rights of occupancy as the San Francisco Posts of the American Legion, and the rights and obligations of the successor organization shall be the same as the rights and obligations of the San Francisco Posts of the American Legion, as set forth herein.

(2) The said building to be occupied by the San Francisco Posts of the American Legion shall be used by them as club and meeting-rooms and for executive offices and auditorium purposes.

(3) Should said San Francisco Posts of the American legion or their successor by consolidation or merger cease to exist, then said building may be used by said Regents for any purpose the Regents may determine.

General Provisions.

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(3) In case the San Francisco Posts of the American Legion should cease to exist and there be no similar patriotic organization of like membership in existence at that time, the building to be erected for use by the San Francisco Posts of the American Legion shall thereafter be under the exclusive direction and control of the Regents.

Exh. 1, pp. 15-16.

The City and its appointed Trustees hold the Veterans' Building in trust under the 1921 Trust Agreement. Having accepted the Trust on the terms and conditions set forth in the Trust Agreement, the City and its appointed Trustees have a duty to administer the trust according to the Trust Agreement and, except to

the extent the Trust Agreement provides otherwise, according to trust law. They are fiduciaries to the San Francisco Posts of The American Legion and to the patriotic organizations the Posts choose to install in the Veterans' Building. The Posts and the patriotic organizations chosen by them are the beneficiaries of the Trust as to the Veterans' Building. The City and the Trustees must administer the Part C of the Trust solely in the interests of the San Francisco Posts and their chosen patriotic organizations as the beneficiaries of the trust. This means that the Trustees must put the interests of the Posts and of the patriotic organizations they choose to install in the Veterans' Building ahead of the interests of others. They must place the interests of the San Francisco Posts and the patriotic organizations they desire to install in the building ahead of the interests of the Trustees and ahead of the interests of any third parties. The City and the Trustees must act in the highest good faith toward the San Francisco Posts and the patriotic organizations the Posts select, must not acquire an interest adverse to them, and must not use their position to gain any advantage over them. The Trustees must not use or deal with the Veterans' Building for any purpose not connected with the Trust.

Consistent with these principles, in Opinion number 621 dated November 14, 1932, the City Attorney advised the Trustees that the “. . . wish and will of the American Legion Posts, with respect to veteran and other patriotic organizations, is superior to that of the Board of Trustees of the War Memorial.”<sup>4</sup>

The only exception to the primacy of Veterans' and patriotic organizations under the Trust has ended. The City only built two of the three buildings contemplated by the Trust Agreement, so the Veterans' Building used to be shared with one of the other trust beneficiaries, the San Francisco Art Association. We are informed that the San Francisco Art Association became the Museum of Modern Art. However, MOMA abandoned the Veterans' Building in 1994.

Consequently, the San Francisco Posts of The American Legion and patriotic organizations they desire to install in the building are now the only beneficiaries of the Trust as to the Veterans' Building. They are to use the Veterans' Building, in the words of the Trust Agreement, “as club and meeting-rooms and for executive offices and auditorium purposes.”

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<sup>4</sup> Opinion number 621 is discussed in Section 8 of our letter to you of even date about City Attorney Opinions. A copy of it is Exhibit 1 to that letter.

#### **4. Veterans' Building at its opening.**

After more than a decade of fundraising, haggling over the design of the project, and disputes about the membership of the Trustees of the War Memorial, the City presented the Veterans' Building to the Veterans in a Veterans' parade on Washington's Birthday, 1933. Carey, p. 14. Architect Arthur Brown, Jr., designed the building. Mr. Brown also designed City Hall, the Opera House, Coit Tower, Temple Emanuel, and other city landmarks.

Since the opening of the Veterans' Building, The American Legion War Memorial Commission has exercised the powers, authority, and responsibilities of the San Francisco Posts of The American Legion concerning the Veterans' Building. It is our mandate, and that of the War Memorial Trustees, to preserve the Veterans' Building not just for current Veterans, but also for future generations of Veterans, their groups, and future patriotic organizations.

Attached as Exhibit 5 is a copy of a brochure that describes the Veterans' Building. We understand that it reflects the interior organization of the building not long after its opening. You will see that it included:

a. Basement.

The historic floor plan and spaces in the basement were designed to permit social activities of Veterans' and patriotic organizations. It contains two band practice rooms, a hall for small dance gatherings and social affairs, and locker rooms.

b. First Floor.

The historic floor plan and spaces of the first floor include the Veterans' Auditorium. It was intended to be used for Veteran affairs and musical and theatrical productions. Originally, the floor could be horizontal, for dances and similar functions, or raised, to be seating for events on stage. Its walls contain a series of Frank Brangwyn murals from the Court of Abundance of the 1915 Pan Pacific Exposition. They are *The Hunters*, *The Windmill*, *The Dancing of the Grapes*, *The Fruit Pickers*, *Primitive Fire*, *Industrial Fire*, *The Net*, and *The Fountain*. Mr. Brangwyn was born in Belgium in 1867 and was president of the Royal Society of British Artists. He died a recluse in Sussex in 1956.



The Veterans' Auditorium was originally surrounded by thirty two offices, a conference room and a kitchen. Those offices were the offices of The American Legion Department of California, The American Legion Auxiliary Department of California Headquarters, and various Veterans' organizations.

Next to room 101 is a Trophy Room. It houses an extremely valuable collection of military and patriotic memorabilia, such as an original copy of the Declaration of Independence, a Cemotaph containing soil from graves of Californians in France, military medals, and weapons. Despite its value, the Trustees have sometimes not protected its security by, for example, using it as a coat room during receptions and storing janitorial supplies in it.

Works of art, such as a statue of George Washington, used to adorn the vestibule. Few remain, and the Trustees have not accounted for them.

c. Second Floor.

The Green Room was originally designed as a library and lounge for veterans. Attached as Exhibit 6 is a copy of photographs from the February 19, 1933, Rotogravure Pictorial section of the Chronicle showing the beautiful library and stately foyer at the opening. Page 40 of the Carey report includes a photograph of the Green Room as it appeared in 1945. It now mostly serves as a performance and reception hall for non-Veteran purposes. Several concert and lecture series are now held in the Green Room each year, as well as dinners, receptions, fashion shows, recitals, conferences and meetings. The room is also now used for fashion photography and video.

Near the Green Room were the War Memorial Club rooms, where men and women could lounge, eat, play cards, pool or billiards, and enjoy themselves.

The second floor also has six meeting rooms that were specifically designed for meetings and ceremonies of Veterans' and other patriotic organizations. They were heavily carpeted, with desks and altars for meetings of from 50 to 250 people. Each meeting room had adjoining anterooms, candidates' rooms, and kitchenettes.

d. Third Floor.

The third floor originally contained ten meeting halls similar to those still on the second floor, plus the genealogical library of the Sons of the American Revolution.

d. Fourth Floor.

Because the City did not raise enough money for the construction of the proposed third building of the War Memorial complex, the fourth floor originally housed the San Francisco Art Association. The art museum opened in January, 1935. There were thirteen galleries, a statuary court, library, offices and rest room.

**5. Originally, the Trustees performed their duty to maintain the Veterans' Building. The recent history of the building shows they have materially breached that duty.**

The Trustees have a duty to maintain the Veterans' Building. They have not done so.

In 1932, City Attorney Opinion Number 571 advised the Trustees that the cost of maintenance of the Veterans' Building is a direct charge against the City. Like its predecessors, current Charter Section 16.106, paragraph 5, requires the Board of Supervisors to appropriate "To the War Memorial and Performing Arts Center Board of Trustees, an amount sufficient to defray the cost of maintaining, operating, and caring for the War Memorial and Performing Arts Center."

As shown by pages 15 and following of the Carey Report, initially the Trustees did maintain the Veterans' Building. For example, in 1940, plaster and furniture were repaired, and stone masonry was regouted. Hardwood floors were sanded and refinished. In 1942, the Clubroom, Ladies' Lounge, and Room 110 were painted and refinished, walls and ceiling of Room 1 were painted, and auditorium molding and doors were regilded. Outlet holes were drilled and drain pipes installed to control water seepage.

In 1943, foyers were refinished and offices were painted and refinished.<sup>5</sup> In 1944, plaster was repaired; backstage rooms were repaired, painted and refinished;

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<sup>5</sup> Although not listed in the Carey report, the 1943 annual report of the president of the Board of Trustees stated that, in addition, all steel sash on the second floor of the

venetian blinds were overhauled and repaired; other painting and refinishing was done; an iron fence was painted and regilded.

In 1945, the Veterans' Building was temporarily altered to host the conference for the founding of the United Nations. Most meetings took place in the Veterans' Building. The Carey report notes partitioning, electrical installations and additional illumination in the museum galleries for clerical office and broadcast headquarters; special sets on the stage of the Veterans' Auditorium; a telephone exchange in the basement; partitions throughout the building for meetings, offices, and press facilities. The building was restored after the United Nations conference. Offices were repainted, plaster repaired, marble bases reset and repaired, office furniture refinished, and carpets, drapes and upholstery were cleaned and repaired.

The Carey report notes repairs, refurbishing and improvements of the Veterans' Building and its furniture in 1945, 1946, 1947, 1956, 1957, 1958, 1959, 1961, and 1962, 1965, 1966, 1967, and 1969.

In 1970, the Trustees gave the art museum all of the third floor, Room 134, and a Van Ness Avenue entrance. The museum remodeled the third and fourth floors. In 1972, the museum remodeled its spaces, and museum storage was expanded. In 1975, the Veterans Auditorium was remodeled, and the freight elevator was modified.

However, since 1975, the only maintenance on the Veterans' Building reported by Carey & Co. were renovation of art vaults in 1979 and 1980; renovation of the lobby in 1980; repainting and gold leaf of a fence in 1987; temporary offices on the third and fourth floors for the Mayor, the Board of Supervisors, and other city offices in 1995; the addition of an ugly, plywood ramp for access to the Green Room in 2000; renovations to the Herbst Theatre in 2001; a new sound system in the Herbst Theatre in 2008; and repairs to a pipe that broke in the fourth floor and damaged the parquet floor office of the Treasurer . See Carey Report, pp. 19-22.

Thus, for decades, the Trustees have violated their duty to maintain the Veterans' Building except when it suited their arts or entertainment desires. Conspicuously absent from the Carey report are any indications of repairs to or

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Veterans' Building was scaled and painted, the sidewalk canopy at the Van Ness entrance was recovered, new flooring was installed in Room 1, and the offices of the art museum were painted and refinished.

refurbishing of, or improvements of, the limited spaces the Trustees allow Veterans to use. The Trustees have neglected to maintain any of the interior spaces of the Veterans' Building used by Veterans. Their neglect violates both their duties as Trustees and Planning Code Article 10, Section 1008.

These violations have not been because of lack of funds. In addition to annual budget appropriations, the Trustees participate in revenue from the Hotel Tax. They receive rental income. The 1990 bond issue after the 1989 earthquake appropriated funds for work on the Veterans' Building. Instead of using such funds to repair and to maintain the Veterans' Building, the Trustees spent the money elsewhere. They have allowed the Veterans' Building to go into a state of disrepair. The poor condition of the Veterans' Building has discouraged Veterans' and other patriotic organizations from using the Veterans' Building. Walls are grimy. Furniture and carpets have been patched with duct tape and cardboard, removed or are threadbare. Rooms available to Veterans lack adequate light and electric outlets. Few people are allowed to have keys to the restrooms, and those accessible to Veterans are unusable by disabled Veterans. .

The Trustees have not maintained or improved the first floor except to benefit themselves and the Arts Commission, which is not a beneficiary of the Trust Agreement. In recent years, four offices located on the south side have been occupied by the Trustees' staff. Over the objections of the San Francisco Posts, the Trustees surrendered the northeast corner of the first floor to the Arts Commission, which is not a beneficiary of the Trust and is not mentioned in the Trust Agreement. The few offices the Trustees will allow Veterans' Posts to use are overcrowded. Most Posts have to share offices on the north side of the Veterans' Building. Therefore, private meetings cannot be held in those offices, there is no security, so that a Post cannot safeguard its own property, and the offices lack sufficient space to store property belonging to the Posts. This also interferes with the smooth operation of Veterans' organizations and chills their ability to serve Veterans and their families. In addition, most of the offices and meeting rooms have not been painted in decades, so the walls are dingy and paint is peeling. Lighting is inadequate, making the dingy appearances of the offices and meeting room look even worse. The electrical outlets in the offices and the meeting room are few, and they lack grounded receptacles, so modern equipment such as computers and projectors cannot be used during meetings and other gatherings. Even the lobby ceiling has been stripped of its gilding, and the lobby looks drab instead of stately or graceful.

With one exception, the Trustees have not maintained or improved the rooms available to Veterans on the second floor in decades.<sup>6</sup> The rooms that still have carpets are worn. Wiring is inadequate. In most of these rooms, there is only one available electrical outlet. Lighting is inadequate. The library, lounge and club rooms are no more. The Trustees have given away or discarded the art work and furnishings that used to be in them. By not maintaining the rooms, the Trustees have systematically discouraged their use. Attached as Exhibit 7 are samples of photographs showing the dilapidated condition of rooms on the second floor. The Trustees maintained the carpet in one room by placing cardboard over it, secured by duct tape. See Exhibit 8. A cracked urinal is in Exhibit 9. A deteriorated window is in Exhibit 10. More deteriorated carpet is under the worn chair in Exhibit 11. A drinking fountain is Exhibit 12.

The atrocious disrepair of the Veterans' Building makes the meeting rooms and offices undesirable places for men and women to gather for meetings or entertainment. Veterans' and other patriotic organizations that should be able to meet and have social gatherings in the Veterans' Building are forced to go elsewhere, particularly if they want to make favorable impressions on potential members, spouses, and partners. As you have seen from the letter from General Tom Swidler, organizations that should be able to use the facilities are reluctant to do so. The lack of maintenance and repairs chills the use of the building by Veterans.

#### **6. Recent history of Veterans' Building.**

Part of the history of the Veterans' Building has been the dedication by Veterans of the Memorial Court between the Veterans' Building and the Opera House. In 1945, two World War I veterans placed soil from France in the Court. In 1989, Post 3570 of the Veterans of Foreign Wars placed soil from Vietnam and Cambodia in the Court. In 1988, Veterans placed soil from battlefields in Tunisia, the Philippines, Morocco, Libya, Laos, Korea, Italy, Burma, Egypt, Dominican Republic, Austria, Belgium, Japan, Normandy, Anzio, Wake Island, Cuba, Nicaragua, and Russia in the Court during a ceremony that included twenty one Counsels General, Federal, State, and City authorities, and all branches of the military. Later in 1988, veterans added soil from battlefields in Lebanon, Germany, Guam, and Thailand and from Arlington National Cemetery. Carey, pp. 16, 19, 20. In 2011, the Memorial Court was blessed in a Native American

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<sup>6</sup> The exception is the Veterans' Success Center, discussed at page 21 of this letter.

ceremony on Veterans' Day. Through private funding, a monument to honor veterans (San Francisco Veterans Memorial) will be constructed at this site. All the existing sacred soil will be preserved and entombed in the new monument, and soils from Iraq, Afghanistan, Kuwait, and the Pentagon will be added.

The historic Veterans' Auditorium was renovated in 1977 and was renamed the Herbst Theatre. We dispute the validity of that and related transactions, but that is a matter we will take up in another forum. The Veterans' Auditorium has a proscenium stage with an orchestra pit lift, which acts as a stage thrust when in its raised position. The stage house includes a fly system with 42 pipes, a complete lighting system, a professional sound system, and a Wenger orchestra shell. The stage has a proscenium width of 34 feet and is 30 feet deep (40 feet deep with the orchestra pit at stage level).

Over the decades, spaces in the Veterans' Building were remodeled, altered, and expanded for the Museum of Modern Art. In 1994, MOMA opened its current building south of Market and closed its facility in the Veterans' Building. Carey, pp. 16 – 20. This leaves the San Francisco Posts of the American Legion and Veterans' and patriotic organizations they choose to install as the only remaining beneficiaries of the Trust for the Veterans' Building.

In 1990, Proposition A on the San Francisco ballot was a \$332,400,000 bond issue for repairs and seismic retrofit of City buildings. The official ballot argument said that the bond issue would provide for seismic strengthening of the Veterans' Building. Veterans campaigned for the passage of that proposition. The electorate adopted it.

In 1995, City Hall closed for repairs and seismic retrofit. The Mayor's Office, the Board of Supervisors, and other City offices temporarily moved into the third and fourth floors of the Veterans' Building during the reconstruction of City Hall. From 1995 to 1998, Proposition A money was spent remodeling City Hall and seismically retrofitting it.

In 1996, the Opera House closed for seismic retrofit. Proposition A money was spent remodeling it and seismically retrofitting it.

In 1997, the Opera House reopened.

In 1998, City Hall reopened. The Mayor's Office and the Board of Supervisors moved back to City Hall.

Notwithstanding the assurances given to Veterans and the public, the Trustees and the City did not spend any of the Proposition A bond funds repairing, restoring, or retrofitting the Veterans' Building.

In 1998, the Trustees installed the Museum of Performance and Design, the Municipal Railway, the Treasurer-Tax Collector, the Law Library, and the Mayor's Office on Disability on the third and fourth floors as temporary tenants.

In 2002, the Trustees campaigned for ballot Proposition C to issue bonds for remodeling of the Veterans' Building in order to allow the Opera and others to take over the building, similar to what the Trustees are proposing now. Just as they are trying to do now, they used seismic retrofit as the excuse for planning to reduce the presence and rights of the San Francisco Posts and patriotic organizations in the Veterans' Building. If Proposition C had passed, much of the money raised would instead have been spent to make the Veterans' Building a subsidiary of the Opera House by demolishing the interior to install restaurants, shops, museum gallery, rehearsal space. Veterans campaigned against the proposition, and the electorate rejected it.

In 2009, the Municipal Railway and the Treasurer-Tax Collector moved out, leaving almost all of the third floor and part of the fourth floor vacant. The Department of Environment moved into some of the third floor.

In 2009, the Trustees gave a short term lease to the Center for Wellness and Achievement on the third floor. As discussed in the next section of this letter, the Trustees also leased to Swords to Plowshares part of the third floor. The Law Library expanded on the fourth floor.

While failing to maintain Veterans' spaces or to allow patriotic organizations to use the Veterans' Building, in 2010 the Trustees nevertheless found money to replace carpeting in the Herbst Theatre and for elevator repairs and, in 2011, for new drapes for the Herbst Theatre. Carey, p.22.



**7. The recent history of the Veterans' Building also includes repeated refusals by the Trustees to perform their express duty under the Trust Agreement to allow beneficiaries of the Trust to use the building for the purposes permitted under the Trust Agreement.**

The recent history of the Veterans' Building also includes the Trustees' refusals to permit the San Francisco Posts of The American Legion to install patriotic organizations in the Veterans' Building. For example, in 2010 and 2011, we wanted to install on the third floor patriotic organizations such as the USO. We had received indications from several Veterans' Service Organizations that that they would be willing to open offices and offer services to veterans if given the opportunity. The first Veterans' Service Organization we invited into the Veterans' Building was the USO. No rational person can doubt that the USO is a patriotic organization. However, the trustees refused to allow us to install the USO, not because the USO would not offer valuable services to veterans and their families, but because the USO is not a Veterans' membership organization.

Not one word in the Trust Agreement requires that entities that we install must be Veterans' membership organizations. The word "membership" and the phrase "Veterans' membership" do not appear in Part C of the Trust.

Because the trustees barred the USO from using the Veterans' Building, other Veterans' Service Organizations that we desired to install refused to spend the time and money needed to develop plans for moving into the building and for offering services to Veterans and their families.

In 2009, we wanted to install on the third floor an office of Swords to Plowshares. Swords to Plowshares is a community-based, not-for-profit organization that provides counseling and case management, employment counseling and training, housing, and legal assistance to homeless and low income Veterans. Swords to Plowshares promotes and protects the rights of veterans through advocacy, public education, and partnerships with local, state, and national entities. War causes wounds and suffering that last beyond the battlefield. Swords to Plowshares' mission is to heal those wounds, to restore dignity, hope, and self-sufficiency to all Veterans in need and to significantly reduce homelessness and poverty among Veterans. Swords to Plowshares provides vital services to Veterans. By honoring and protecting Veterans and their families, Swords to Plowshares is a patriotic organization. It would have been part of the plan of the American Legion Posts to build the Veterans' Building into a one stop center for

veterans to find services, advocacy, training, and job opportunities they need. The Trustees ignored the rights of the San Francisco Posts of the American Legion to install patriotic organizations in the Veterans' Building and rejected the fact that the Trust Agreement does not limit the patriotic organizations we may install to just Veterans' membership organizations. The Trustees ordered the American Legion War Memorial Commission not to install Swords to Plowshares. Instead, the Trustees leased space directly to that organization and, in violation of the Trust, are collecting rent from it.

Another example is that in 2010 the American Legion War Memorial Commission tried to install a new patriotic activity in unused space on the third floor. We wanted to install a Veterans' Success Center in a vacant room on the third floor that was empty but had been upgraded with modern electrical wiring during the temporary occupancy by City offices. Without cause or reason, the Trustees refused to allow us to do so. Instead, the Trustees forced us to use for the Veterans' Success Center only a meeting room on the second floor that the Veterans had planned to restore as a lounge, to replace part of the lounges and club rooms that were part of the original spaces of the second floor.<sup>7</sup> Of course, the Trustees' refusal to allow the Veterans' Success Center on the third floor reduced the space available for other Veterans' activities on the second floor. That further decreased the desire of Veterans' and other patriotic organizations to use the building of which they are the beneficial owners.

Because the Veterans' Building is to be used by Veterans' and patriotic organizations the San Francisco Posts of The American Legion desire to install, the Trustees' refusal to allow us to install Veterans' service organizations in the vacant space on the third floor violates the Trust Agreement. In addition, in the case of Swords to Plowshares, the Trustees clearly usurped the opportunity of the San Francisco Posts to install that organization so the Trustees could benefit themselves by misappropriating to themselves rent the Trustees are improperly charging that entity. We also believe that the Trustees are refusing to allow the San Francisco Posts to install Veterans' and patriotic organizations on the third floor in order to fulfill their ambition to violate the Trust Agreement by installing on the third floor the offices of an entity that is not a beneficiary of the trust, namely the Arts Commission.

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<sup>7</sup> The Trustees did upgrade the electrical outlets in the room.

The refusal of the Trustees to allow Veterans' and patriotic organizations to use the third floor also adversely impacts the first floor. It causes the offices on the first floor to be overcrowded and forces more than one organization to use offices on the north side of the first floor. There are too few offices on the first and second floors of the Veterans' Building for the number of organizations that want to – and are entitled to - use them.

Another example of the recent refusals of the Trustees to comply with their duties is that one American Legion Post had a band as part of its related organizations. Having deprived the Veterans of the practice rooms in the basement, the Trustees refused to allow the band to practice in a meeting room on the second floor, falsely claiming that some of the band members were not affiliated with that Post and that noise from the rehearsals disturbed activities and performances in the Green Room or the Veterans' Auditorium. If the band rehearsal rooms in the basement were available for use by the San Francisco Posts of The American Legion, as those rooms were historically used, then there would be no cause for the Trustees to refuse that use of the building

**8. Current historic significance of interior spaces in the Veterans' Building. The Carey Report proves that our opposition is correct.**

The Carey Report supports our opposition to demolishing and remodeling the interior of the Veterans' Building. Carey & Co. properly urges “. . . that any rehabilitation of the San Francisco Veterans Building should have a minimal impact on any remaining historic fabric of the building. Deficiencies that threaten life and safety, or are causing further deterioration, must be corrected on a priority basis. The value of any other improvements should be weighed against the value of the building's historic and material integrity.” Carey, p. 47.

Just as we urged in our letter to you dated May 28, 2012, “All proposed work on the structure must comply with the Secretary of the Interior's Standards for Rehabilitation . . . .” Carey, p. 47. The first of those Standards is: “A property **shall be used as it was historically or be given a new use that requires minimal change to its . . . spaces and spatial relationships.**” Carey, p. 47 [emphasis added]. The fifth begins, “Deteriorated historic features shall be **repaired rather than replaced.**”

In fact, the Carey Report makes clear that the proposed demolition and remodeling will permanently alter spaces in the Veterans' Building that are Very

Significant, Significant, or Contributing to the historic fabric of the interior of the building. See Carey Report, Appendix of Significance Diagrams.

Perhaps because the Trustees have used the basement rooms as storage space since MOMA moved out of the Veterans' Building, the Carey Report does not mention their original uses. However, those uses were important for Veterans and their families, and they are Contributing elements. See, *e.g.*, Carey, Basement Floor Plan, spaces 2, 7-9, 12B, 21A, 66, 72, 74, 79, 89, 93-95, S10, 103, & 104.<sup>8</sup> The San Francisco Posts have plans and needs for the spaces in the basement that include restoration of them to serve Veterans and their families.

We agree with the Carey Report that the first and second floors largely retain their historic configurations. They have historically been used by Veterans' organizations and should continue to be used by them and by patriotic organizations the Posts desire to install in the building. See Carey, p. 27. We agree with the Carey Report that the original pendant light fixtures from the Trophy Gallery should be re-installed. Carey, p. 79.

We agree with the Carey Report that the corridors in the basement and on the first and second floors are intact and should be preserved. Carey, p. 77. The Carey Report concludes that spaces 177, 111, 114, 113, 120, 121, 122, 128 through 136, 140A through 158, 220 through 232, and 235 through 243 are all historically valued as Very Significant, Significant, or Contributing. The proposed demolition and remodeling will destroy and alter all of them.

The corridors on the third floor have been altered from their historic appearances. The Carey Report concludes that they are Significant. The Carey Report predicts that the original materials have been entombed by the current finishes. If so, then they should be exposed, repaired, preserved, and re-used. They should not merely be demolished. Non-contributing materials should be removed, as recommended by the Carey Report. Carey, p. 77.

However, we disagree with part of the Carey Report's recommendations about the third and fourth floors. No long-term tenants can lawfully be installed in the third and fourth floors unless such tenants are Veterans' or patriotic organizations installed at the request of the San Francisco Posts of the American Legion. The Trust Agreement expressly requires the Veterans' Building to be used

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<sup>8</sup> In this context, we will use the numbering of spaces shown in the Carey Report instead of the room numbers customarily assigned in day to day uses of the building.

as decided by the San Francisco Posts, or a majority of them, “. . . under such rules and conditions as they may prescribe,” to provide headquarters for veterans’ organizations “. . . and such other patriotic organizations as said San Francisco Posts of the American Legion may from time to time desire to install.” Exhibit 1, p. 15, Part C, ¶ 1. The Trust Agreement does not give the Trustees authority to lease the spaces on the third and fourth floors under long term leases because that would be a defeasance by the Trustees that would breach the Trust by precluding the use of those floors for the purposes required by the Trust and preventing their uses for the benefit of the beneficiaries of the Trust.

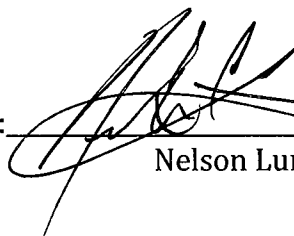
Conversely, we do agree with the recommendation of the Carey Report that the rehabilitation of the third and fourth floors “should embrace the original configuration and layout” of the third and fourth floors. Carey Report, p. 79, paragraph 3. That would not require that the original uses be restored, but it would permit uses by the San Francisco Posts and other patriotic organizations.

In short, we agree with the Carey Report recommendation that the program areas should be preserved and re-used “in a manner consistent with their original use.” Carey, p. 79. That is precisely what is required by the Secretary of the Interior’s Standards for Rehabilitation, which are set out at pages 47 and 48 of the Carey Report.

The proposal before you would violate that principle by demolishing the spaces in the basement through fourth floors and replacing them with new spaces and uses that are not consistent with their historical uses, are not consistent with their historical spaces and spatial relationships, would violate the Secretary of the Interior’s Standards, and would violate the uses permissible under the Trust Agreement.

Very truly yours,

AMERICAN LEGION WAR MEMORIAL COMMISSION

By:  \_\_\_\_\_  
Nelson Lum, Chairman

cc: Ms. Linda Avery, Commission Secretary  
Mr. Richard Sucre

# **EXHIBIT I**

# War Memorial

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## Agreement

*between*

The Regents of the University of California

*and*

Walter S. Martin, Charles Templeton Crocker, John D. McKee,  
E. S. Heller, Charles H. Kendrick, Frank F. Kilsby,  
Milton H. Esberg, Herbert Fleishhacker,  
William H. Crocker *and* John S. Drum

*Trustees*



This Agreement made this 19th day of August one thousand nine hundred and twenty-one, by and between THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a corporation of the State of California, party of the first part, hereinafter for convenience called "Regents", and WALTER S. MARTIN, CHARLES TEMPLETON CROCKER, JOHN D. MCKEE, E. S. HELLER, CHARLES H. KENDRICK, FRANK F. KILSBY, MILTON H. ESBERG, HERBERT FLEISHACKER, WILLIAM H. CROCKER and JOHN S. DRUM, Trustees, parties of the second part, hereinafter for convenience called "Trustees",

Witnesseth:

WHEREAS it is intended by this agreement to honor the memory of the soldiers, sailors, marines and war workers—men and women—who brought imperishable glory to California by their splendid contribution to the winning of the World War; and,

WHEREAS, a committee of citizens of San Francisco, represented by the said Trustees, has for such purposes conceived the plan of a *War Memorial* in the ownership of the University of California, and to that end has recommended the purchase of a block of land, consisting of six fifty vara lots in the City and County of San Francisco, State of California, described as follows:

Bounded by Van Ness Avenue, Franklin Street, Hayes Street and Grove Street; saving and excepting therefrom approximately sixty-four hundred (6400) square feet conveyed or to be conveyed to the City and County of San Francisco;—and the erection thereon of a *War Memorial* consisting of a Memorial Court enclosed or partially enclosed by a building or group of buildings, viz.: a theatre or auditorium building, a building to be used by the San Francisco Art Association, also called The San Francisco Institute of Art (and

sometimes known as The Mark Hopkins Institute of Art) and a building to be used by the San Francisco Posts of the American Legion, an organization composed of veterans of the late World War, all for the purpose of commemorating in perpetuity the victory achieved by the United States of America, and it is contemplated that said group of buildings, or a part thereof, will be used for educational purposes in connection with the University Work and University Extension Work of the University of California; and,

WHEREAS, to accomplish the aforesaid objects, arrangements have already been made by the Trustees to acquire said block of land with funds to be obtained from the subscriptions hereinafter mentioned; and,

WHEREAS, the said Trustees have procured from numerous and divers persons, associations, partnerships and corporations, subscriptions payable in terms to the University of California to provide the funds towards carrying out the said objects; and,

WHEREAS, the aggregate amount of such subscriptions at the present time, including cash subscriptions, is the sum of two million six hundred and seventy-nine (2,000,679) dollars, or thereabouts; and,

WHEREAS, said Trustees have already incurred various expenses for the purpose of carrying out said objects and purposes, which expenses should be deducted from said subscriptions, including cash subscriptions; and,

WHEREAS, the said Trustees may hereafter obtain other subscriptions in the same form for the same purposes as aforesaid; and,

WHEREAS, it was made conditional in said subscription agreements that the same as to each subscriber would be of no effect unless at least a total of one million five hundred thousand (1,500,000) dollars were subscribed to carry out the said objects; and whereas more than said sum has now been subscribed; and,

WHEREAS, the Regents have heretofore accepted subscriptions to said fund and will hereafter accept subscriptions thereto only upon condition that each subscriber consents to this agreement and to the appointment of the said Trustees as his irrevocable and perpetual agents for the carrying out of said trust and the terms of this agreement and any amendment or amendments hereof;

Now, Therefore, this Agreement Witnesseth:

(1). The Trustees agree that they will take immediate steps to secure the consent in writing of all the subscribers to the execution of this agreement and to the expenditure of the subscriptions in accordance herewith. This agreement shall not become operative as to the Regents until the consent of subscribers whose subscriptions aggregate at least one million eight hundred thousand (1,800,000) dollars have been secured thereto. In addition, immediately after the execution of this agreement, written notice thereof, and either a copy thereof or a reference to a place where such copy may be examined, shall be sent to each subscriber who has not already given his said written consent hereto. Such notice and copies shall be prepared by the Trustees and shall be sent by the secretary of the Regents.

The Trustees hereby jointly and severally warrant their authority to execute this agreement in behalf of all the subscribers to the end that at all times the Regents may deal with the said Trustees, their successors and assigns, in such trust, as the sole agents and representatives of all the subscribers for every purpose connected with this agreement.

The Trustees shall remain in existence as an organized committee as long as the Regents continue to hold the War Memorial and shall constitute a self-perpetuating body. In case of the death, resignation, incapacity or removal from the State of any of said Trustees,

the remaining Trustees or a majority of them shall appoint a successor from the particular organization from which the vacancy occurs, as in this paragraph designated. Said Trustees shall consist in the first instance of the following persons: Walter S. Martin and Charles Templeton Crocker, representing the San Francisco Art Association; John D. McKee and E. S. Heller, representing the Musical Association of San Francisco; Charles H. Kendrick and Frank F. Kilsby, representing the San Francisco Posts of the American Legion; Milton H. Esberg, Herbert Fleishacker, William H. Crocker and John S. Drum. If requested by the Regents, but not otherwise, the Trustees shall cause a corporation to be organized under the laws of the State of California and shall advise the Regents thereof in writing, and thereafter all the rights and powers of the Trustees hereunder shall be vested in and devolve upon such corporation, including the perpetual and irrevocable right to act for and on behalf of the subscribers in connection with the trusts herein recited or referred to. The term subscribers, as hereafter used herein, shall mean those who have contributed or may hereafter contribute funds for the *War Memorial*. The Trustees shall be reimbursed out of the moneys paid in by the subscribers for the various expenses thus far or hereafter incurred in carrying out the objects and purposes of the trust.

(2) The acts of the Trustees, or a majority of them, shall be binding upon all the Trustees, and shall be evidenced by a writing signed by the Trustees, or a majority of them. The Trustees may delegate any of their powers to an executive committee, in which event the acts of the executive committee (to be composed in part of representatives of the organizations which are given rights in the buildings to be erected) shall be evidenced by a writing signed by them or a majority of them. The Regents shall be bound by a resolution duly passed by them.

(3) The Trustees shall take all steps necessary, convenient or requisite to secure the payment of said subscriptions to the Regents. The moneys and funds obtained through the payment of said subscriptions shall immediately be deposited in a bank or banks selected by the Regents to the credit of the Regents in an account to be designated "War Memorial Building Account", and such funds shall be paid out and expended upon the check or order of the Regents, but only when and if a written demand therefor is made upon the Regents by the Trustees or a majority of them, or by their executive committee, or a majority of it.

(4) The Trustees shall construct said building or buildings upon said lot of land in accordance with plans and specifications to be adopted by them. Before any contracts are let for the construction of such buildings or any of them, or any part thereof, the general plan for the *War Memorial* shall first receive the approval of the Regents in writing. The Trustees shall employ the architect, superintendent of construction, contractor or contractors, and all other agents necessary or convenient for the construction of said building or buildings, and the erection and completion thereof shall be exclusively under their direction and control. The contracts therefor shall be made in the name of the Regents. The Regents shall not be called upon to execute any contract for the construction, equipment or furnishing of any of the buildings or any part thereof, or to incur any liability of any character in connection therewith, unless the necessary funds to meet the financial obligations imposed have been paid into said War Memorial Building Account and are not otherwise appropriated. Neither the Regents nor the State of California shall be under any liability whatever in the construction of said buildings or any of them, or at all, beyond the amount of said moneys actually collected and deposited in banks and available for such purpose or purposes as herein prescribed, nor shall any pay-

ment be made therefrom except upon the written demand of the Trustees, or a majority of them, or their executive committee, or a majority of it, as aforesaid.

(5) Inasmuch as said building or buildings are to be erected to comply with certain representations made by the said Trustees in obtaining said subscriptions, it is understood and agreed that when said building or buildings are completed, the same shall by the said Trustees be turned over to the Regents, subject, however, to the carrying out by the Regents of the trusts herein set forth, and which trusts the Regents agree, as herein provided, to carry out and perform; provided, however, that in no event shall the Regents be responsible or liable hereunder for any moneys beyond the actual receipts from said group of buildings and the amounts of the subscriptions actually paid to them.

(6) After said building or buildings are completed and turned over to the Regents, it is agreed that the Regents (a) will keep the exterior and roof of the buildings devoted to the San Francisco Posts of the American Legion and to the San Francisco Art Association in good order, repair and condition, except as to any part of the buildings or any windows, glass or skylights which become broken through any act of the respective occupants; (b) will keep the theatre or auditorium, its exterior and interior, and every part thereof, and the approaches thereto, in good order, repair and condition; (c) will maintain the Memorial Court and approaches thereto in good order, repair and condition; but this covenant is not intended to exonerate the City and County of San Francisco from the maintenance of any part of the Memorial Court, which it has agreed or may hereafter agree to maintain.

(7) The Trustees shall make written demand upon the Regents for the said funds actually collected and deposited only for the pur-

chase of the real property above described and for the construction of the following:

(a) The theatre or auditorium and its equipment; (b) the building for the use and occupancy of San Francisco Art Association; (c) the building for the use and occupancy of the San Francisco Posts of the American Legion and its equipment.

(8) Out of the funds collected as aforesaid, said Trustees shall completely furnish and equip in a modern manner the buildings to be occupied by the San Francisco Posts of the American Legion as executive offices, club and meeting rooms, and auditorium, expending a reasonable amount of money for these purposes.

(9) The occupation of the respective buildings and parts thereof to be used by the San Francisco Posts of the American Legion and the San Francisco Art Association, respectively, shall be under the following covenants and conditions:

(a) The respective occupants shall be under no obligation to pay rent.

(b) Any wilful and continued violation by the respective occupants of the covenants and conditions herein expressed, or of any of them, shall give the Regents the right to terminate the occupancy. No failure to exercise this right at any time shall be deemed a waiver of a subsequent breach of this subdivision.

(c) Each respective occupant shall comply with all laws, rules, orders, ordinances and regulations, Federal, State, County and Municipal, or any of their departments, which shall impose any duty upon the occupants with respect to the premises, including health, police and fire regulations.

(d) Each respective occupant will keep the interior of the building cleanly and in good order and repair, and promptly make and pay for all necessary repairs, replacements and renovations.

(e) No alterations, additions or improvements of any kind may be made without the written consent of the Regents.

(f) The Regents or their agents may enter upon the premises or any part thereof at all reasonable hours for the purpose of examining the same, or making such repairs, additions or alterations as the Regents deem necessary or proper for the safety or preservation thereof; but the stipulations in this subdivision (f) carry no obligation of any kind upon the Regents.

(g) The Regents shall not be liable to any occupant for any damage occurring to person or property, whether occasioned by or resulting from the flow, leakage, breakage, or obstruction of any pipes, including oil, steam, water, gas, air, vacuum, electricity or soil pipes, or from any roof conduits or drain-ducts, or other leakage or overflow from water, oil, gas, air, electricity, or steam in and about said premises, or from any carelessness, negligence or improper conduct on the part of the respective occupants, or their agents or guests in or about said premises; and the Regents shall not be liable for any damage, loss or injury to any persons or property occurring by reason of any present, future, latent or other defects in the form, character or condition of the buildings, or any part thereof.

(h) Should the buildings or any of them be injured or destroyed by any cause, there shall be no obligation on the part of the Regents to restore or replace the same. But if insurance is carried thereon by the Regents, the insurance moneys received shall be used for the restoration or replacement of the building or buildings so injured or destroyed in so far as they are sufficient for that purpose. The Regents, however, shall not be under any obligation to carry insurance on any of said buildings.

(i) The respective occupants shall not assign, transfer or set over their respective rights without the written consent of the Regents. Neither shall the respective occupants lease, sublet or



underlet any part or portion of said premises without the written consent of the Regents. Should the rights of the occupant be assigned by operation of law in any manner, then the Regents may at their option terminate the occupancy; provided that any auditorium in the American Legion building and rooms necessary to be used in connection therewith may be sublet by the San Francisco Posts of the American Legion, but no leasing or renting or subletting or hiring shall be had to any tenant or tenants or to any one or for any purpose or purposes objectionable to the Regents. The Regents are hereby expressly given the right to forbid or determine or veto any contract or agreement of letting, subletting, or renting or hiring, of any part of said buildings.

(j) The respective occupants shall not use the said premises nor any part thereof for any purpose deemed extra-hazardous by the Regents on account of fire, or use the said premises for any immoral or illegal purposes.

(k) The respective occupants shall pay all taxes, assessments and municipal charges whatsoever upon any property belonging to them within said premises.

(l) The respective occupants shall pay for all heat, light, gas, electricity, water, steam or other public utility used in or about their respective premises, and shall pay for all janitor and elevator service. This enumeration shall not be deemed exclusive, and the said respective occupants shall pay in full for all services and material of every character used in or about their respective premises, and the Regents shall be under no obligation to pay for any part thereof.

(m) The respective occupants will repair and restore all glass in windows, doors and skylights, and all plumbing and wiring which have become broken through the acts, omissions or carelessness of the respective occupants.

(n) The respective occupants will not use, or permit to be used, the said respective premises for the purpose of any business, trade or manufacture, or for lodging or for a hotel or boarding house, but said respective occupants may permit necessary watchmen to lodge upon said premises.

~~(o) The respective occupants shall not carry on upon said premises, or permit to be carried thereon, any offensive noises or odors, or permit any nuisance of any kind.~~

(p) The respective occupants shall not permit any signs to be affixed to the exterior of said premises, or upon any windows or doors, unless the size, form and location thereof are approved by the Regents in writing.

(q) The respective occupants shall not cover any window or door with awnings unless the size, color and design of such awnings are first approved in writing by the Regents.

(r) Should the Regents decide upon maintaining a garden in any court in or about said buildings, or in or about the sidewalk adjacent to the same, the said respective occupants shall not interfere with the maintenance of such garden by the Regents.

(s) Should any injury, loss or destruction of the said premises occur through the carelessness or negligence of the respective occupants or of their guests, then the respective occupants will pay the Regents for the damage caused thereby.

(t) The respective occupants agree that all signs upon or adjacent to doors in the interior of said buildings shall be at their own expense, but the form, character and location thereof shall be approved by the Regents in writing before the installation thereof.

(10) The trusts to be carried out by the said Regents are as follows:

A.

REQUIREMENTS OF TRUST IN FAVOR OF SAN FRANCISCO ART ASSOCIATION.

The building to be occupied by San Francisco Art Association shall be used by that corporation (or by a non-profit association organized under the laws of the State of California, under the name of "Trustees of San Francisco Museum of Art" and authorized under the constitution and by-laws of San Francisco Art Association to act in association and conjunction with San Francisco Art Association in the matter of and in connection with the possession, custody, care, display and exhibition of fine paintings, statuary and other objects of art) to maintain therein an Art Gallery and Museum of Fine Arts, and the public shall have access thereto at reasonable times, and under conditions to be fixed by said San Francisco Art Association with the approval of the Regents. Such parts or portions of said building as shall for the time being not be necessary to be used for the Art Gallery and Museum of Fine Arts may be used by the Regents for any purpose the Regents may desire. Such use and occupation on the part of the San Francisco Art Association shall be independent from any of the provisions of the so-called "Edward F. Searles Trust". For the purpose of maintaining exhibits the San Francisco Art Association may receive from donors or trustors works of art or endowments for maintenance or endowments for the purchase of works of art independent of the provisions of said "Edward F. Searles Trust." No works of art shall be maintained or exhibited in said Art Gallery or Museum of Fine Arts which are objectionable to the Regents.

B.

REQUIREMENTS OF TRUST IN FAVOR OF MUSICAL ASSOCIATION OF SAN FRANCISCO AND SAN FRANCISCO SYMPHONY ORCHESTRA.

The theatre or auditorium to be erected upon said property and sufficient space about the same for convenient access thereto may be used and occupied by the Musical Association of San Francisco (a California corporation), which maintains the "San Francisco Symphony Orchestra", upon the following conditions:

(1) The Musical Association of San Francisco shall pay such rent for each performance in said theatre or auditorium as may be fixed by the Regents. In case any rent remains due and unpaid for a period of two months after the same accrues and becomes due, the Regents shall have and they are hereby given the right and option of refusing to permit said theatre or auditorium to be used by the Musical Association of San Francisco or said San Francisco Symphony Orchestra until such rent is paid in full. In case any rent remains due and unpaid for a period of four months after the same has accrued pursuant to the provisions hereof, then and in that event the Regents shall have and they are hereby given the right and option of terminating the occupancy of said theatre or auditorium by said Musical Association of San Francisco or said San Francisco Symphony Orchestra, and thereafter neither said Musical Association nor said San Francisco Symphony Orchestra shall have any preferential rights of any character in or to said theatre or auditorium or any part thereof, and the Regents shall, in their discretion, manage and operate the said theatre or auditorium and permit same to be used by those persons or organizations whom, in their discretion, they deem proper.

(2) The theatre or auditorium shall be maintained and kept in good order and repair by the Regents at their own expense.

(3) The Regents shall at each performance and rehearsal given under the auspices of the Musical Association of San Francisco furnish at their own expense sufficient and proper light, heat, steam, water, electricity, gas and other public utility in all parts of said theatre or auditorium and the street approaches thereto.

(4) The Regents shall at each performance and rehearsal given under the auspices of the Musical Association of San Francisco furnish necessary, proper, full and adequate service on the stage and in front of the stage, including footmen, box office service, ticket takers, ushers and first-class stage service.

(5) The Regents shall at each performance and rehearsal given under the auspices of the Musical Association of San Francisco use their best endeavors to maintain proper order and decorum in all parts of said theatre or auditorium and the approaches thereto.

(6) The Musical Association of San Francisco shall have the following preferential rights and privileges.

(a) The first preferential right to use the theatre or auditorium for its future annual regular series of symphony, popular or choral concerts as well as all rehearsals therefor, such season not to exceed seven (7) consecutive months of each year between September fifteenth and the following April fifteenth, upon as favorable terms and arrangements as to lease, license or occupancy as are or may be made during such time with any other lessee, licensee or occupant giving symphony, popular or choral concerts in said theatre or auditorium, excepting the University of California or any Department thereof or activity directly affiliated therewith.

(b) The first preferential right to use the theatre or auditorium for a season of musical festival, including rehearsals therefor, to be given under the auspices of said Musical Association of San Fran-

cisco after the conclusion of the regular series of concerts above mentioned, such season not to exceed two (2) consecutive months in any year between April fifteenth and June fifteenth, upon as favorable terms and arrangements as to lease, license or occupancy as are or may be made during such time with any other lessee, licensee or occupant giving musical performances of a similar character in said theatre or auditorium.

(c) The concerts or musical performances above mentioned may be given in the day or night or both, as may be determined by said Musical Association.

(d) The preferential rights above mentioned shall mean a first right and option to be exercised by said Musical Association of San Francisco before any arrangements shall be made by the Regents directly or indirectly with any other orchestra or musical organization or those in control thereof or any impresario or concert manager for any concerts or musical performances during the season that the Musical Association of San Francisco may desire to give the above mentioned concerts or musical performances. The preferential rights herein given to said Musical Association of San Francisco shall not extend to or cover the period in any calendar year from June fifteenth to September fifteenth. Such preferential rights shall be exercised by written notice given to the Regents on or before August first in any calendar year for any use desired before the succeeding June fifteenth, and upon such written notice being given, the Musical Association of San Francisco shall become obligated to pay the rental to the Regents for such use of the theatre or auditorium unless otherwise agreed by the Regents in writing.

(7) Said Regents may, if so advised, appoint any member of the Regents and/or any of the Faculty of the University of California and/or any agent as a Board of Administration to manage

said auditorium or theatre and to provide for the entertainments to be given therein, and may, if so advised, appoint a Business Manager who will have such supervision and control over said auditorium or theatre as said Regents may decide to confer; but nothing herein contained shall be deemed to deprive said Musical Association of the right to control and manage such concerts or musical performances as it may give in said theatre or auditorium.

C.

REQUIREMENTS OF AND TRUST IN FAVOR OF SAN FRANCISCO POSTS OF THE AMERICAN LEGION.

(1) The building to be occupied by the San Francisco Posts of the American Legion shall be occupied and used by the various duly organized and authorized San Francisco Posts of the American Legion without rent charge. The San Francisco Posts of the American Legion, or a majority of them, shall under such rules and conditions as they may prescribe, provide headquarters for Veterans of the Mexican War, Grand Army of the Republic, Spanish-American War Veterans, and such other patriotic organizations as said San Francisco Posts of the American Legion may from time to time desire to install. Should the San Francisco Posts of the American Legion be consolidated with or merged into some other national organization, then the organizations duly authorized by such other national organization shall have the same rights of occupancy as the San Francisco Posts of the American Legion, and the rights and obligations of the successor organization shall be the same as the rights and obligations of the San Francisco Posts of the American Legion, as set forth herein.

(2) The said building to be occupied by the San Francisco Posts of the American Legion shall be used by them as club and meeting-rooms and for executive offices and auditorium purposes.

(3) Should said San Francisco Posts of the American Legion or their successor by consolidation or merger cease to exist, then said building may be used by said Regents for any purpose the Regents may determine.

#### GENERAL PROVISIONS.

(1) The Regents shall in no event be liable for the erection or completion of the group of buildings herein described or any of them. Their only obligation in this connection shall be to pay out the subscriptions actually collected in the manner herein provided.

(2) The Regents shall in no event be under any financial liability or responsibility for the maintenance, repair, or upkeep of said group of buildings, or any of them, over and above the net financial returns which may be received from the operation of the theatre or auditorium.

(3) In case the San Francisco Posts of the American Legion should cease to exist and there be no similar patriotic organization of like membership in existence at that time, the building to be erected for use by the San Francisco Posts of the American Legion shall thereafter be under the exclusive direction and control of the Regents.

(4) In case the Musical Association of San Francisco should cease to exist as an active musical association, the building to be erected for use by the Musical Association of San Francisco shall thereafter be under the exclusive direction and control of the Regents.

(5) After the erection of the group of buildings herein provided for is completed and possession thereof delivered to the Regents, neither the Trustees nor any of them, nor their executive committee, shall have any further connection with the said real property or group of buildings, except as provided in paragraphs (6) and (8) following.



(6) The Regents may withdraw and retire from the trust hereby created in relation to said *War Memorial* at any time and resign as trustee hereunder. In case the Regents determine so to withdraw and retire, a resolution to that effect shall be passed by the Regents and a copy thereof deposited in the United States Mail at San Francisco, California, postage prepaid, addressed to each of the following at San Francisco, California: Each Post of the American Legion in San Francisco or its successor organization, if any; the Musical Association of San Francisco; the San Francisco Symphony Orchestra; San Francisco Art Association, the trustees herein individually named; and the corporation formed by the Trustees hereunder, if any. Within sixty (60) days after the completion of such mailing, the Trustees or the corporation formed by them pursuant hereto shall designate in writing a person, corporation, city, county or other governmental agency or political subdivision of the State of California, to whom the Regents shall convey the said trust property and moneys then in their hands pursuant hereto. In case no such person, corporation, city, county or other governmental agency or political subdivision of the State of California is designated in writing by the Trustees or said corporation to be formed pursuant hereto, if any, and written notice of such designation given to the Regents by depositing the same in the United States Mail with the postage thereon prepaid, addressed to The Regents of the University of California, Berkeley, California, within said sixty (60) day period, then the Regents may in their discretion convey the trust property and any moneys then in their hands pursuant hereto to any city, county, municipal corporation or political subdivision or agency of the State of California, as trustee, and upon making such conveyance the Regents shall thereafter be under no further obligation of any char-

acter on account of the execution of this agreement, or in connection with the said *War Memorial* or the property or funds thereof.

(7) In order to protect the Regents against any loss or liability in connection with the carrying out of the trusts herein recited and referred to, it is agreed that there shall first be deducted from the total amount of the moneys received by the Regents the sum of one hundred thousand (100,000) dollars; and in addition all of the net profits of the operation of said *War Memorial* buildings or any part thereof shall be accumulated by the Regents and added to said fund of one hundred thousand (100,000) dollars. The said fund shall be invested in such interest-bearing securities as the Regents shall in their discretion deem proper and the Regents may, in their discretion, invest and reinvest the same or any part thereof. Said fund shall be designated as the "War Memorial Contingent Fund" and either the income or the principal thereof may be used by the Regents at any time, in their discretion, to make up any deficit in the operation of said *War Memorial* or for the purpose of making any necessary, convenient or desirable renewals, replacements, repairs or betterments in connection with said buildings, or the furnishing or equipment thereof.

(8) The Trustees hereby jointly and severally agree in their individual capacities that they will indemnify and hold harmless the Regents against any financial loss of any character in the construction of the said *War Memorial*, and they hereby jointly and severally promise and agree that they will pay to the Regents, upon demand, any loss which may have been suffered at any time by the Regents in the construction of the said *War Memorial*. It is the intention hereof that the Regents shall never be called upon to make any payments on account of the construction of the said *War Memorial* except from moneys actually paid to them by the said subscribers.

(9) In case any differences or disagreements arise between the Regents and the Trustees or its successor corporation, if any, concerning the interpretation of this agreement or the purchase of said real property or the construction or operation of said buildings thereon or any other matter or thing concerning said *War Memorial* or this agreement or any amendment thereof, the parties hereto hereby agree to submit the same for decision to a board of arbitration consisting of three persons, to wit, the Chief Justice of the Supreme Court of California, the Presiding Justice of the United States Circuit Court of Appeals for the Ninth Circuit and the Presiding Justice of the District Court of Appeal of the State of California for the First Appellate District, First Division, and the parties hereto shall be bound by the decision of said board, and no suit or action shall be maintained hereunder unless the matter in controversy shall first have been submitted to said board of arbitration. If for any reason any one of said three members of such board of arbitration shall not be able to serve, then the other two members thereof shall select a third arbitrator.

(10) The Trustees shall be deemed to be the representatives of and their acts shall bind the San Francisco Posts of the American Legion, the San Francisco Art Association and the Musical Association of San Francisco, in all transactions with the Regents pertaining to the *War Memorial*.

(11) This Agreement is executed by the Trustees for their own account and as their own act and as the act of each of them and for the account of the said subscribers and as their act and as the act of each of them.

(12) It is expressly agreed and understood that this Agreement may be in any way modified and amended at any time by subsequent agreement in writing between the parties hereto, or their respective successors in interest.

In Witness Whereof, the Regents has, by its officers thereunto duly authorized, caused its corporate name to be hereto subscribed and its corporate seal to be hereto affixed, and the Trustees have hereunto subscribed their names, all on the day and year first above written.

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA,

By *Wm. D. Stephens*  
Governor of the State of California and ex-officio President of The Regents of the University of California.

(Seal)

By *R. Spitzer*  
Secretary of The Regents of the University of California.

*Maxwell Martin*  
*Charles Poppleton Crocker*

*Wm. McKel*  
*E. L. ...*

*Chas. H. Kendrick*

*Frank J. Kibaly*

*Milton H. Eyring*

*Walter ...*

*W. G. ...*

*Wm. W. ...*

# **EXHIBIT 2**

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA,

WITH

WALTER S. MARTIN, et al., Trs.

CERTIFIED COPY

THIS AGREEMENT, made this 30th day of June, 1928, by and between THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a California Corporation, hereinafter called the "Regents" and WALTER S. MARTIN, JAMES B. MCGHEE, JOHN D. MAKEE, R. I. BENTLEY, CHARLES H. KENDRICK, FRANK F. KILSBY, MILTON H. ESBURG, HERBERT FINKSHACKER, WILLIAM H. CROCKER and JOHN S. DRUM, Trustees, hereinafter called "Trustees",

WITNESSETH: Whereas, the parties hereto have executed a certain agreement, dated August 19, 1921, providing for the erection of a War Memorial (a copy of which agreement is hereto attached); and

WHEREAS, it is provided in said agreement on page 19 thereof, that

"It is expressly agreed and understood that this agreement may be in any way modified and amended at any time by subsequent agreement, in writing, between the parties hereto, or their respective successors in interest"; and

WHEREAS, it is provided in said agreement, on Page 1, that

"WHEREAS, a committee of citizens of San Francisco, represented by the said Trustees, has for such purposes conceived the plan of a War Memorial in the ownership of the University of California, and to that end has recommended the purchase of a block of land, consisting of six vara lots, in the City and County of San Francisco, State of California, described as follows:

"Bounded by Van Ness Avenue, Franklin Street, Hayes Street and Grove Street; saving and excepting therefrom approximately sixty-four hundred (6400) square feet conveyed to or to be conveyed to the City and County of San Francisco;" and

WHEREAS, said described block of land was so purchased by the Trustees but was found unsuitable for the purposes of said War Memorial and was thereafter sold and conveyed; and

WHEREAS, the Trustees have purchased the following described real property in the City and County of San Francisco, to be used in connection with said War Memorial:

BOUNDED by Van Ness Avenue, Franklin Street, McAllister Street and Grove Street; excepting therefrom Lots 23 and 29 in the block bounded by McAllister Street, Fulton Street, Van Ness Avenue and Franklin Street, and Lots 11, 12, 13, 14, 15 and 16 in the block bounded by Fulton Street, Grove Street, Franklin Street and Van Ness Avenue, which said excepted lots were purchased by the City and County of San Francisco for said War Memorial.

NOW THEREFORE, it is hereby agreed by and between the parties hereto that the sale and conveyance hereinbefore mentioned of the block of land described as follows: "Bounded by Van Ness Avenue, Franklin Street, Hayes Street and Grove Street, saving and excepting therefrom approximately sixty-four hundred (6400) square feet conveyed or to be conveyed to the City and County of San Francisco", and the purchase hereinbefore mentioned of the blocks of land described as follows: "Bounded by Van Ness Avenue, Franklin Street, McAllister Street and Grove Street", saving and excepting the lots hereinabove described as having been purchased by City and County of San Francisco, be ratified and adopted and the same are hereby ratified and adopted.

IT IS HEREBY FURTHER AGREED by and between the parties hereto that the second Where-

NOW THEREFORE, said agreement is hereby amended so as to provide that in such contingencies the Regents may only use or control said portions of said War Memorial for such charitable or patriotic purposes as they may desire; and

WHEREAS, E.S. HELLER, named in said agreement as a Trustee, is now dead, and CHARLES TEMPLETON CROCKER, also named as a Trustee, has resigned; and

WHEREAS, R.I. BENTLEY and JAMES B. MCKEE were duly appointed, in pursuance of the terms of said agreement, to fill the vacancies occasioned by the death and resignation of E.S. Heller and Charles Templeton Crocker, respectively; and

WHEREAS, in view of the interest of the City and County of San Francisco in said War Memorial, it has been found desirable to increase the Board of Trustees, and to add JESSE C. COLEMAN and FRANK H. HAVENNER, as Trustees; and

WHEREAS, it is provided in said agreement, on Page 4:

"THAT said Trustees shall consist in the first instance of the following persons: WALTER S. MARTIN and CHARLES TEMPLETON CROCKER, representing the San Francisco Art Association; JOHN D. MCKEE and E.S. HELLER, representing the Musical Association of San Francisco; CHARLES H. KENDRICK and FRANK F. KILSBY, representing the San Francisco Posts of the American Legion; MILTON H. ESBERG, HERBERT FLEISHHACKER, WILLIAM H. CROCKER and JOHN S. DRUM."

NOW, THEREFORE, it is hereby agreed that said agreement be amended, and it is hereby amended, to read as follows:

"THAT said Trustees shall consist of the following persons: WALTER S. MARTIN and JAMES B. MCKEE, representing the San Francisco Art Association; JOHN D. MCKEE and R.I. BENTLEY, representing the Musical Association of San Francisco; CHARLES H. KENDRICK and FRANK F. KILSBY, representing the San Francisco Posts of the American Legion; MILTON H. ESBERG, HERBERT FLEISHHACKER, WILLIAM H. CROCKER, JOHN S. DRUM, JESSE C. COLEMAN and FRANK H. HAVENNER."

IN WITNESS WHEREOF, the Regents has caused this agreement to be subscribed by

by its proper officers, thereunto duly authorized, and its corporate seal to be hereunto affixed and the Trustees have hereunto set their hands, all on the day and year first above written.

(Corp. Seal)

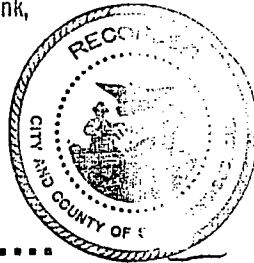
THE REGENTS OF THE UNIVERSITY OF CALIFORNIA,  
By WM. H. CROCKER, Chairman  
By R. G. SPROUL, Secretary.  
WALTER S. MARTIN  
JAMES B. MCKEE  
JOHN D. MCKEE  
R. I. BENTLEY  
CHARLES H. KENDRICK  
FRANK F. KILSBY  
MILTON H. ESBERG  
HERBERT FLEISHHACKER  
WM. H. CROCKER  
JOHN S. DRUM  
Trustees.

State of California, )  
City and County of San Francisco. ) ss.

On this 26th day of December, in the year one thousand nine hundred and thirty

This is a true certified copy of the record  
if it bears the seal, imprinted in purple ink,  
of the -Recorder.

OCT 26 1988



*[Handwritten Signature]*  
.....  
RECORDER  
SAN FRANCISCO COUNTY CALIFORNIA



# **EXHIBIT 3**

RESOLUTION No. 33407

(New Series)

BE IT RESOLVED THAT:

Section 1. The offer of The Regents of the

University of California and of Walter S. Martin, R.I. Bentley, John D. McKee, Frank R. Havenner, Charles H. Kendrick, Frank F. Kilsby, Milton H. Esberg, Herbert Fleishhacker, William H. Crocker, John S. Drum, James B. McSheehy, and Jesse C. Colman, as trustees of the privately subscribed funds of the San Francisco War Memorial, to assign, transfer, and convey all of the property, real, personal, and mixed, now held by them in trust under the terms of that certain agreement between The Regents of The University of California and Walter S. Martin, Charles Templeton Crocker, John D. McKee, E. S. Heller, Charles H. Kendrick, Frank F. Kilsby, Milton H. Esberg, Herbert Fleishhacker, William H. Crocker, and John S. Drum, dated August 19th, 1921, and all amendments thereto heretofore made, to the City and County of San Francisco, in trust, is hereby accepted, subject to the following terms and conditions:

(a) The City and County of San Francisco accepts all cash, choses-in-action, and other property so assigned and transferred, upon the trusts, terms, and conditions set out in that certain agreement, dated August 19, 1921, hereinabove in Section 1 hereof referred to, and all amendments thereto heretofore made, and said City and County agrees to perform or cause to be performed all the duties which by the terms of said agreement devolved upon The Regents of The University of California and/or Walter S. Martin, Charles Templeton Crocker, John D. McKee, E. S. Heller, Charles H. Kendrick, Frank F. Kilsby, Milton H. Esberg, Herbert Fleishhacker, William H. Crocker, and John S. Drum, and/or their successors, as trustee.

CERTIFIED COPY

(b) The title to all real property so conveyed to the City and County of San Francisco, in trust, shall vest in said City and County, but said real property shall be used only as a site for the War Memorial referred to in that certain agreement of August 19, 1921.

(c) All cash, choses-in-action, and all other personal property of every kind and sort so assigned and transferred to the said City and County, together with all income and interest therefrom, shall be set aside for the use and benefit of the "Board of Trustees of the War Memorial", which said Board was created by an amendment to the Charter of the City and County of San Francisco, designated as Article XIV-d of said Charter.

(d) The Supervisors of the City and County of San Francisco hereby authorize the said Board of Trustees of the War Memorial to administer, execute, and perform the terms and conditions of the trust set forth in that certain agreement of August 19, 1921, hereinabove in Section 1 hereof referred to, and all amendments thereto heretofore made.

(e) The cash, choses-in-action, and personal property of every kind and sort, so assigned and transferred, in trust, to the City and County of San Francisco, together with all income and interest therefrom, and such sums of money as may be added thereto, shall be used by the said "Board of Trustees of the War Memorial" only in conjunction with the proceeds from the War Memorial bond issue, and only for the purpose of constructing a War Memorial in the City and County of San Francisco as provided in that certain agreement, dated August 19, 1921, hereinabove in Section 1 hereof referred to and all amendments thereto heretofore made.

Section 2. The Mayor and the Clerk of the Board of Supervisors of the City and County of San Francisco are hereby authorized to execute, in duplicate, full and complete receipt to The Regents of The University of California and to Walter S. Martin, R. I. Bentley, John D. McKee, Frank R. Havenner, Charles H. Kendrick, Frank F. Kilsby, Milton H. Esberg, Herbert Fleishhacker, William H. Crocker, John S. Drum, James B. McSheehy, and John C. Selman, and/or their successors, as trustees, for and on behalf of the City and County of San Francisco for all the property so transferred.

The foregoing document is certified to be a full, true, and correct copy of the original on file.

Gloria L. Young, Clerk  
Board of Supervisors  
City and County of San Francisco

By: [Signature]  
Date: SEP - 5 2002

(Seal)

NOV 10 1930

Adopted—Board of Supervisors, San Francisco.

Ayes: Supervisors Andriano, Canepa, Colman, Gallagher, Havenner, Hayden, McGovern, McSheehy, Miles, Peysar, Power, Romancieri, Rossi, Shannon, Spaulding, Stanton, Star, Toner.

Noes: Supervisors \_\_\_\_\_

Absent: Supervisors Colman Peysar Romancieri Selman

Approved San Francisco [Signature] [Signature] Clerk

[Signature] Mayor

# **EXHIBIT 4**

THIS INDENTURE, made the 21st day of November, one thousand nine hundred and thirty, between THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, a corporation, the party of the first part, and CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, the party of the second part,

WITNESSETH: That the said party of the first part in consideration of the sum of TEN (\$10) DOLLARS, Gold Coin of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said party of the second part, and to its successors and assigns forever, all those certain lots, pieces or parcels of land, situate, lying and being in the City and County of San Francisco, State of California, described as follows:

PARCEL ONE: BEGINNING at the point of intersection of the Southerly line of McAllister Street and the Easterly line of Franklin Street; running thence Easterly along the said line of McAllister Street 165 feet; thence at a right angle Southerly 120 feet to the Northerly line of Ash Street (as said line of Ash Street existed prior to the closing thereof by Resolution #29031 of the Board of Supervisors for the City and County of San Francisco, State of California); thence at a right angle Westerly along the said line of Ash Street 165 feet to the Easterly line of Franklin Street; and thence at a right angle Northerly along the said line of Franklin Street 120 feet to the point of beginning.

BEING portion of Western Addition Block No.76.

PARCEL TWO: BEGINNING at the point of intersection of the Easterly line of Franklin Street and the Northerly line of Fulton Street (as said line of Fulton Street existed prior to the closing thereof by Resolution #29915 of the Board of Supervisors for the City and County of San Francisco, State of California) running thence Easterly along the said line of Fulton Street 275 feet to a point distant thereon 109 feet and 9 inches Westerly from the Westerly line of Van Ness Avenue; thence at a right angle Northerly 120 feet to the Southerly line of Ash Street (as said line of Ash Street existed prior to the closing thereof by Resolution #29031 of the said Board of Supervisors); thence at a right angle Westerly along the said line of Ash Street 275 feet to the Easterly line of Franklin Street; and thence at a right angle Southerly along the said line of Franklin Street 120 feet to the point of beginning.

BEING portion of Western Addition Block No.76.

PARCEL THREE: BEGINNING at a point formed by the intersection of the Southerly line of Fulton Street and the Westerly line of Van Ness Avenue; and running thence Southerly along said line of Van Ness Avenue 45 feet; thence at a right angle Westerly 109 feet and 9 inches; thence at a right angle Northerly 45 feet to the Southerly line of Fulton Street; and thence at a right angle Easterly along said line of Fulton Street 109 feet and 9 inches

the said line of Ash Street 275 feet to the Easterly line of Franklin Street; and thence at a right angle Southerly along the said line of Franklin Street 120 feet to the point of beginning.

BEING portion of Western Addition Block No.76.

PARCEL THREE: BEGINNING at a point formed by the intersection of the Southerly line of Fulton Street and the Westerly line of Van Ness Avenue; and running thence Southerly along said line of Van Ness Avenue 45 feet; thence at a right angle Westerly 109 feet and 9 inches; thence at a right angle Northerly 45 feet to the Southerly line of Fulton Street; and thence at a right angle Easterly along said line of Fulton Street 109 feet and 9 inches to the point of beginning.

BEING portion of Western Addition Block No.75.

PARCEL FOUR: BEGINNING at a point on the Westerly line of Van Ness Avenue, distant thereon 45 feet Southerly from the Southwesterly corner of Van Ness Avenue and Fulton Street; and running thence Southerly along the Westerly line of Van Ness Avenue 25 feet; thence at a right angle Westerly 109 feet and 9 inches; thence at a right angle Northerly 25 feet; and thence at a right angle Easterly 109 feet and 9 inches to the point of beginning.

BEING portion of Western Addition Block No.75.

PARCEL FIVE: BEGINNING at a point on the Westerly line of Van Ness Avenue, distant thereon 70 feet Southerly from the Southwesterly corner of Van Ness Avenue and Fulton Street; and running thence Southerly along the Westerly line of Van Ness Avenue 25 feet; thence at a right angle Westerly 109 feet and 9 inches; thence at a right angle Northerly

25 feet; and thence at a right angle Easterly 109 feet and 9 inches to the point of beginning.

BEING portion of Western Addition Block No.75.

PARCEL SIX: BEGINNING at the point of intersection of the Northerly line of Van Ness Avenue; and running thence Northerly along said line of Van Ness Avenue 25 feet; thence at a right angle Westerly 100 feet and 9 inches; thence at a right angle Southerly 25 feet to the Northerly line of Birch Street; and thence at a right angle Easterly along said line of Birch Street 109 feet and 9 inches to the point of beginning.

BEING part of Western Addition Block No.75.

PARCEL SEVEN: BEGINNING at the point formed by the intersection of the Southerly line of Birch Street (formerly Birch Avenue), and the Westerly line of Van Ness Avenue; and running thence Southerly along the Westerly line of Van Ness Avenue 50 feet and 1 inch;

25 feet to the Northerly line of Birch Street; and thence at a right angle Easterly along said line of Birch Street 109 feet and 9 inches to the point of beginning.

BEING part of Western Addition Block No.75.

PARCEL SEVEN: BEGINNING at the point formed by the intersection of the Southerly line of Birch Street (formerly Birch Avenue), and the Westerly line of Van Ness Avenue; and running thence Southerly along the Westerly line of Van Ness Avenue 30 feet and 1 inch; thence at a right angle Westerly 109 feet and 9 inches; thence at a right angle Northerly 50 feet and 1 inch to the Southerly line of Birch Street; and thence at a right angle Easterly along said line of Birch Street 109 feet and 9 inches to the point of beginning.

BEING portion of Western Addition Block No.75.

PARCEL EIGHT: BEGINNING at a point on the Westerly line of Van Ness Avenue, distant thereon 60 feet Northerly from the Northwesterly corner of Van Ness Avenue and Grove Street; and running thence Northerly along the Westerly line of Van Ness Avenue 30 feet; thence at a right angle Westerly 109 feet and 9 inches; thence at a right angle Southerly 30 feet; thence at a right angle Easterly 109 feet and 9 inches to the point of beginning.

BEING portion of Western Addition Block No.75.

PARCEL NINE: BEGINNING at the point of intersection of the Northerly line of Grove Street and the Westerly line of Van Ness Avenue; and running thence Northerly along said line of Van Ness Avenue 60 feet; thence at a right angle Westerly 109 feet and 9 inches; thence at a right angle Southerly 60 feet to the Northerly line of Grove Street; and thence at a right angle Easterly along said line of Grove Street 109 feet and 9 inches to the point of beginning.

BEING a portion of Western Addition Block No.75.

PARCEL TEN: BEGINNING at a point on the Northerly line of Grove Street, distant thereon 109 feet and 9 inches Westerly from the Northwesterly corner of Grove Street and Van Ness Avenue; and running thence Westerly along the Northerly line of Grove Street 55 feet; thence at a right angle Northerly 120 feet to the Southerly line of Birch Street (formerly Birch Avenue); thence at a right angle Easterly along the Southerly line of Birch Street 55 feet; thence at a right angle Southerly 120 feet to the point of beginning.

BEING portion of Western Addition Block No.75.

PARCEL ELEVEN: BEGINNING at a point on the Southerly line of Fulton Street, distant thereon 166 feet and 9 inches Easterly from the Southeasterly corner of Fulton and Franklin Streets; and running thence Easterly along the Southerly line of Fulton Street 25 feet and 9 inches; thence at a right angle Southerly 120 feet to the Northerly line of Birch Street (formerly Birch Avenue); thence at a right angle Westerly 25 feet and 9 inches along said line of Birch Street; and thence at a right angle Northerly 120 feet to the point of beginning.

BEING portion of Western Addition Block No.75.

PARCEL TWELVE: BEGINNING at a point on the Southerly line of Fulton Street, distant thereon 164 feet and 9 inches Westerly from the Southwesterly corner of Fulton Street and the Southerly line of Fulton Street

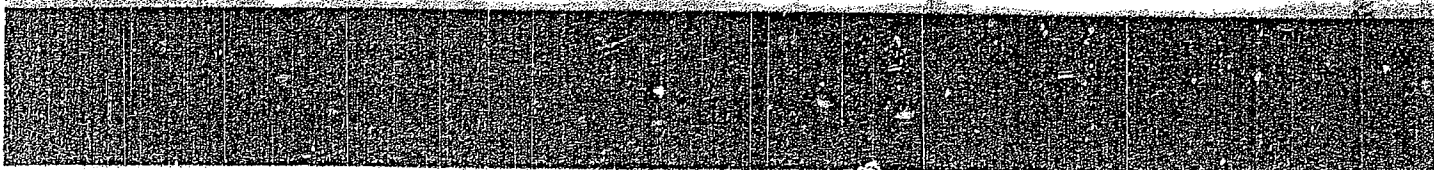


to the point of beginning.

BEING portion of Western Addition Block No.75.

PARCEL TWELVE: BEGINNING at a point on the Southerly line of Fulton Street, distant thereon 164 feet and 9 inches Westerly from the Southwesterly corner of Fulton Street and Van Ness Avenue; and running thence Westerly along the Southerly line of Fulton Street 27 feet and 6 inches; thence at a right angle Southerly 120 feet; thence at a right angle Easterly 27 feet and 6 inches; and thence at a right angle Northerly 120 feet to the point of beginning.

BEING portion of Western Addition Block No.75.



PARCEL THIRTEEN: BEGINNING at a point on the Southerly line of Fulton Street, distant thereon 137 feet and 3 inches Westerly from the Southwesterly corner of Fulton Street and Van Ness Avenue; and running thence Westerly along the Southerly line of Fulton Street 27 feet and 6 inches; thence at a right angle Southerly 120 feet to the Northerly line of Birch Street (formerly Birch Avenue); thence at a right angle Easterly along the Northerly line of Birch Street 27 feet and 6 inches; and thence at a right angle Northerly 120 feet to the point of beginning.

BEING portion of Western Addition Block No.75.

PARCEL FOURTEEN: BEGINNING at a point on the Southerly line of Fulton Street, distant thereon 109 feet and 9 inches Westerly from the Southwesterly corner of Fulton Street and Van Ness Avenue; and running thence Westerly along the Southerly line of Fulton Street 27 feet and 6 inches; thence at a right angle Southerly 120 feet to the Northerly line of Birch Street (formerly Birch Avenue); thence at a right angle Easterly along the Northerly line of Birch Street 27 feet and 6 inches; thence at a right angle Northerly 120 feet to the point of beginning.

BEING portion of Western Addition Block No.75.

PARCEL FIFTEEN: BEGINNING at a point on the Northerly line of Grove Street, distant thereon 164 feet and 9 inches Westerly from the Northwesterly corner of Grove Street and Van Ness Avenue; and running thence Westerly along the Northerly line of Grove Street 27 feet and 6 inches; thence at a right angle Northerly 120 feet to the Southerly line of Birch Street (formerly Birch Avenue); thence at a right angle Easterly along the Southerly line of Birch Street 27 feet and 6 inches; and thence at a right angle Southerly 120 feet to the point of beginning.

BEING a portion of Western Addition Block No.75.

PARCEL SIXTEEN: BEGINNING at a point on the Northerly line of Grove Street, dis-

line of Birch Street 27 feet and 6 inches; and thence at a right angle Southerly 120 feet to the point of beginning.

BEING a portion of Western Addition Block No.75.

PARCEL SIXTEEN: BEGINNING at a point on the Northerly line of Grove Street, distant thereon 165 feet Easterly from the Northeastly corner of Grove and Franklin Streets; and running thence Easterly along the Northerly line of Grove Street 27 feet and 6 inches; thence at a right angle Northerly 120 feet to the Southerly line of Birch Street (formerly Birch Avenue); thence at a right angle Westerly along the Southerly line of Birch Street 25 feet and 9 inches; thence at a right angle Southerly 51 feet and 3 inches; thence at a right angle Westerly 1 foot and 9 inches; thence at a right angle Southerly 68 feet and 9 inches to the point of beginning.

BEING portion of Western Addition Block No.75.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever, but upon and subject to all the uses, trusts and conditions declared and set forth in that certain agreement between The regents of the University of California and Walter S.Martin, Charles Templeton Crocker, John D.McKee, E.S.Heller, Charles H.Kendrick, Frank F.Kilsby, Milton H.Esberg, Herbert Fleishhacker; William H.Crocker and John S.Drum, dated August 19th, 1921, and recorded on December 27th, 1930 in the office of the Recorder of the City and County of San Francisco, in Volume 2143 of Official Records at Page 69, and in certain amendments to said agreement dated July 18th, 1922, and June 30th, 1928, respectively, and recorded on December 27th, 1930, in the office of the Recorder of the City and County of San Francisco, in Volume 2128 of Official Records at Page 380, and in volume 2128 of Official Records at Page 377 respectively.

IN WITNESS WHEREOF, the said party of the first part has caused this instrument



to be executed, the day and year first above written.

(Corp.Seal)

THE REGENTS OF THE UNIVERSITY OF CALIFORNIA,  
By WM.H.CROCKER, Chairman.  
By L.A.NICHOLS, Assistant Secretary.

State of California, )  
City and County of San Francisco. ) ss.

On this 28th day of January in the year one thousand nine hundred and thirty-one.

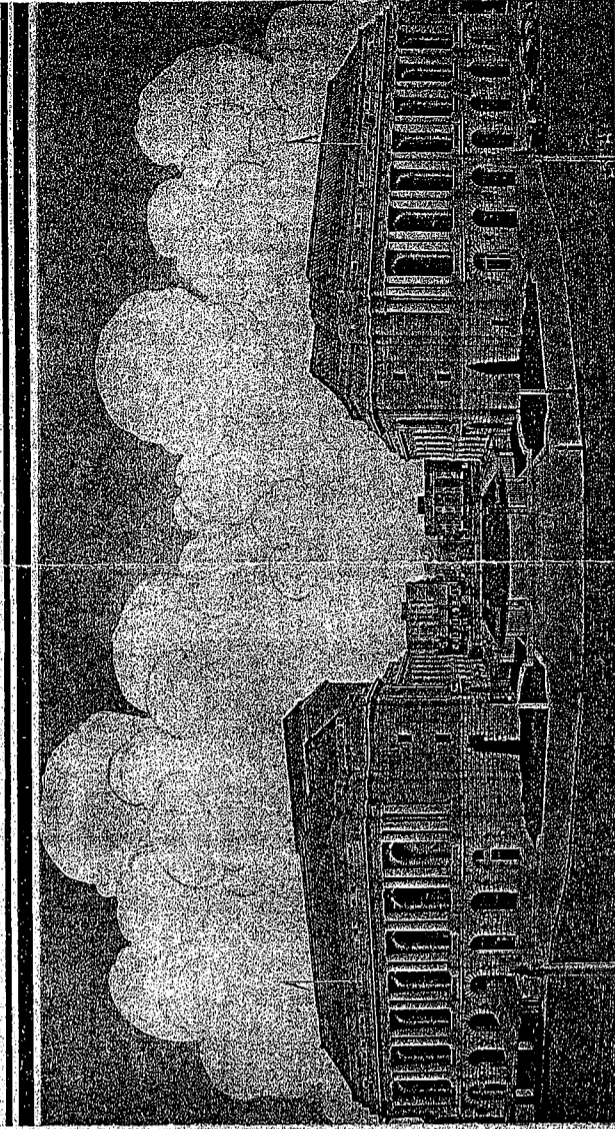
# **EXHIBIT 5**

# WAR MEMORIAL

of San Francisco

# MEMORIAL

of San Francisco



OPERA HOUSE

VETERANS BUILDING

floor of marble. Broad stairs of marble rise to the upper levels from each end, and on the sides opposite the entrances, four broad carpeted steps lead up to the doorways of the orchestra entrances. On both sides are wide promenades with doors giving entrance to patrons in automobiles.

The architectural treatment of the theatre is simple, direct and dignified, as is befitting an edifice of this character. With a width of 113 feet and length of 161 feet from proscenium to rear balcony way, it has a seating capacity of 3,285 persons and provides for comfortable standing room of 300. The mezzanine provides 25 boxes, each one having a private vestibule, approached from a broad promenade, served by stairs and elevators from the first floor. The dress circle and balcony are reached from various promenades, levels and have their own foyers, rest rooms and other conveniences.

On the level below the main foyer is a promenade from which open rest rooms, a hospital room and a large buffet serving light refreshments during intermissions.

The stage of the Opera House is of unusual size and is one of the most completely equipped in the world. It is 84 feet deep, 34 feet wide, and 140 feet high from stage level to roof. Every modern convenience is provided for the handling of sets and all types of productions. Four fly galleries, carpenter shops, and property rooms on all floors; 77 sets of counterweighted lines; paint bridge and paint frames, provide every facility for the mechanical operation of the stage.

Ample dressing rooms for principals, chorus, ballet and super rooms are sufficient to handle the largest production.

An automatically elevated orchestra pit will accommodate 125 musicians.

A completely equipped projection room is located in the rear of the Dress Circle with all facilities necessary for lighting and for the projection of motion pictures. Additional spot light facilities are concealed in the main ceiling and main lighting fixture.

The nerve center of the entire Opera House is an ultra-modern 30-foot switchboard from which the mechanical and lighting system of the stage and theatre are controlled. This board is so designed as to permit the pre-setting of all lighting combinations required for an entire performance. Thus, by the mere throwing of one switch, the predetermined lighting combination for the scene being shown is controlled.

A specially imported cloud-machine, wind machine, and equipment for thunder and lightning effects are available to present the illusion of any kind of outdoor atmosphere.

From this board is also controlled the main lighting fixture which is suspended over the center of the orchestra section. This fixture, 27 feet in diameter, is a series of metallic trays of decreasing size which conceal the indirect lighting and produce the effect of a huge illuminated star, the colors of which can be changed to harmonize with the colors of stage lighting effects for the mood of the music being played. On the fourth floor are located offices for the administration of the Symphony and the Opera, and the boardroom of the Trustees of the War Memorial.

This gives to San Francisco one of the world's outstanding structures for the presentation of opera and music.

Nobility of the composition of these masterpieces, the opulence, warmth, depth and brilliancy of color, the solids that seem to give out light, the liquid luminous arrangements of blue upon blue, are the delight of art students and connoisseurs who are ever viewing them.

The four elements are treated not allegorically, but entirely in relation to humanity, to their actual services to the welfare of human beings. They tingle with the warmth of the earth, the spur of light, the tang of the winds, the smell of growing things.

AIR: Two PANELS.

1. *The Hunters.* The hunters, shielded from sight by the trees at the edge of the forest, let fly their arrows. The whole scene glows in the ruddy sunlight of late afternoon. The flight of the arrows and the flying birds emphasize the thought of the sustaining air.

2. *The Windmill.* The sun-gilt windmill in the midst of the wind-blown golden grain, the mounting kites, the dark wind-clouds making way for the bright rainbow, the wind-tossed garments of the workers passing by—all make this dazzling picture seem to quiver with the life of the wind.

EARTH: Two PANELS.

1. *Dancing the Grapes.* Under the generous vine, purple and green against a lustrous blue, the workers gather the great clusters and pass them down to those below. These trample out the rich juice in the great stone vat. A beautiful treatment of light and shadow.

2. *The Fruit Pickers.* In this group, so wonderfully composed, is the very spirit of the earth's abundance. The fruit pickers on high ladders, those bending low above the fertile earth, or bearing the burdens of overflowing baskets, are all aglow with strength and health and the warm light of plenitude.

FIRE: Two PANELS.

1. *Primitive Fire.* In the bite of an early Autumn day the workers gather for warmth about their good servant, a fire. See how alive and true the thin flame of woody smoke mounts upward in the air.

2. *Industrial Fire.* About the kiln, the workers employ fire for industrial service. You can see the gases coming from the baking clay in the metallic colors of the rising cloud of smoke. Study its contrast with the sky clouds behind it, to appreciate this artist's mastery.

WATER: Two PANELS.

1. *The Net.* See the muscular force of these hardy fishermen, standing in lush reefs, hauling in the last catch of the afternoon. Observe the wetness of the soft sea-clouds that hang low above the water.

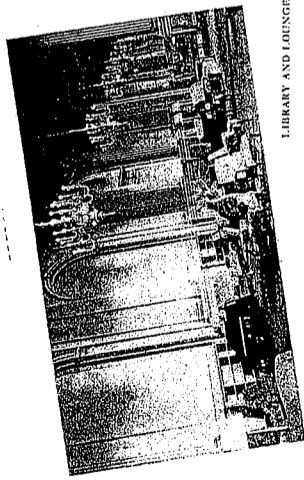
2. *The Fountain.* Where the thin line of water jets in a graceful bow from the spring, the people have come with their bright vessels for water. Here too, enjoy the liquid beauty of the sky and water in the background and the wonderful gradations of color.

## The Opera House

All the elements necessary for beauty, convenience and mechanical perfection have been combined to make the San Francisco War Memorial Opera House the outstanding structural feat of its kind in the world.

This magnificent Temple of Music incorporates a rhythmic blend of color and color, including a seating of 3,285 comfortable, level seats for music and opera.

The main facade gives entrance to the lobby and thence to the foyer, with its walls of cast stone, vaulted and coffered ceilings and



LIBRARY AND LOUNGE

*"Though triumph were to generals, only due—  
Crowns were preserved to grace the soldiers, too."*  
—POPE.

IN THIS SPIRIT the San Francisco War Memorial was created. Inspired by a group of citizens interested in the musical and art development of the community, a practical rather than the usual idealistic form of memorial was erected for the purposes of providing for the living and in loving memory of the dead who protected our country in times of stress.

Two stately buildings, the Veterans' Building and the Opera House, separated by a Memorial Court, and harmonizing architecturally with the monumental group of civic structures in the Civic Center, comprise the San Francisco War Memorial.

Although originally conceived in April, 1918, as a Symphony Hall, Opera House and Art Museum project, the suggestion of the American Legion in February, 1920, that the project be designated as San Francisco's War Memorial, was enthusiastically accepted and carried out.

Public subscriptions and a bond issue voted by the citizens of San Francisco provided the funds needed to complete this \$6,000,000 project dedicated to the everlasting memory of the splendid men and women, citizens of San Francisco, who have made the supreme sacrifice in the defense of their country.

Actual construction started January 2, 1931, and on November 11, 1931, the thirtieth anniversary of the signing of the Armistice, the cornerstones of both buildings were laid. Dedication of both structures took place September 9, 1932. The Opera House was opened for occupancy October 15, 1932, and the Veterans' Building, November 11, 1932.

Both buildings are identical in external appearance, except for the stage block of the Opera House which rises above the main roof. Each is 180 feet by 282 feet on the ground, with the main front facades increasing to 731 feet in width. They are constructed of California granite and terra cotta.

## The Veterans' Building

Entering the vestibule of the Veterans' Building, one faces the Trophy Gallery, a long dignified, columned promenade suitable for the exhibition of war trophies and statuary. The south end of the Gallery terminates at the Souvenir Gallery, and the north end at an entrance to the galleries of the San Francisco Art Association, on the fourth floor.

The Souvenir Gallery, a museum for war medals and other similar souvenirs, is beautiful in the simplicity of its architectural design. The spirit of memory lingers and a feeling of solemnity prevails.

Dominating the Souvenir Gallery, a Cenotaph, gift of the American Legion to the comrades who rest in the fields of Flanders. Surrounding this shaft of eternal marble is a bronze urn containing earth from the graves of Californians in France, while overhead, an ever-burning light, radiating its soft luminous glow, effects an awe-inspiring reverence for the memory of those who have departed. Each year on Armistice Day, the school children of San Francisco pay tribute to those who never returned from France by silently marching past this urn and dropping a flower.

The Auditorium of the building, used for veteran affairs and musical and theatrical productions, is one of the finest in San Francisco. Its conveniences, equipment, appointments, and acoustical properties are unexcelled.

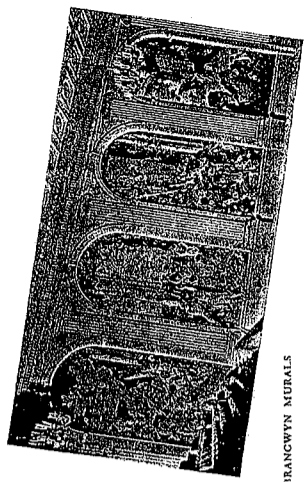
Eight colorful Brangwyn murals, set in arched panels, which attracted such widespread attention at the Panama Pacific Exposition, form the dominating decorative features. With a seating capacity of 1106, 710 on the main floor and 396 in dress circle and balcony, the main maple floor may be automatically elevated to permit use as a ballroom as well as a theatre.

The stage is 32 feet deep, 48 feet wide, and 71 feet high. Ample equipment and facilities of modern design are available for the presentation of all types of theatrical productions.

Thirty-two offices, a conference room and kitchen surround the Auditorium on the first floor. In these offices are located the California Departments, and Unit headquarters of various veteran organizations.

Two band practice rooms, a hall for small dance gatherings and social affairs, storage space, locker rooms, and fan and boiler rooms for both buildings occupy the basement.

On the second floor is the beautiful library and lounge combined into one big room 38 feet wide, 100 feet long, and 29 feet high. Exquisitely furnished in a color motif of green, which has resulted



BRANGWYN MURALS

in it being known as the "Green Room," it has a restful atmosphere and provides an ideal place for those who wish to read, write a letter, or to commune quietly with their own thoughts.

Heavily draped high arched windows open on a Loggia extending across the front of the building. A spot to view a parade, a view of the City Hall or of the swift-moving flood of traffic on Van Ness Avenue.

Just a few steps away are the War Memorial Club rooms. The men and women have separate rooms where they can lounge, partake of refreshments or enjoy themselves at cards. Pool and billiard tables are available and the spirit of comradeship prevails.

The second floor also has six meeting rooms; heavily carpeted, equipped with necessary desks and chairs for meetings, and accommodating from 50 to 250 persons. Each hall has adjoining anterooms, candidates' rooms and kitchens.

Ten meeting halls of similar design to those on the second floor, and the Genealogical Library of the Sons of the American Revolution occupy the entire third floor.

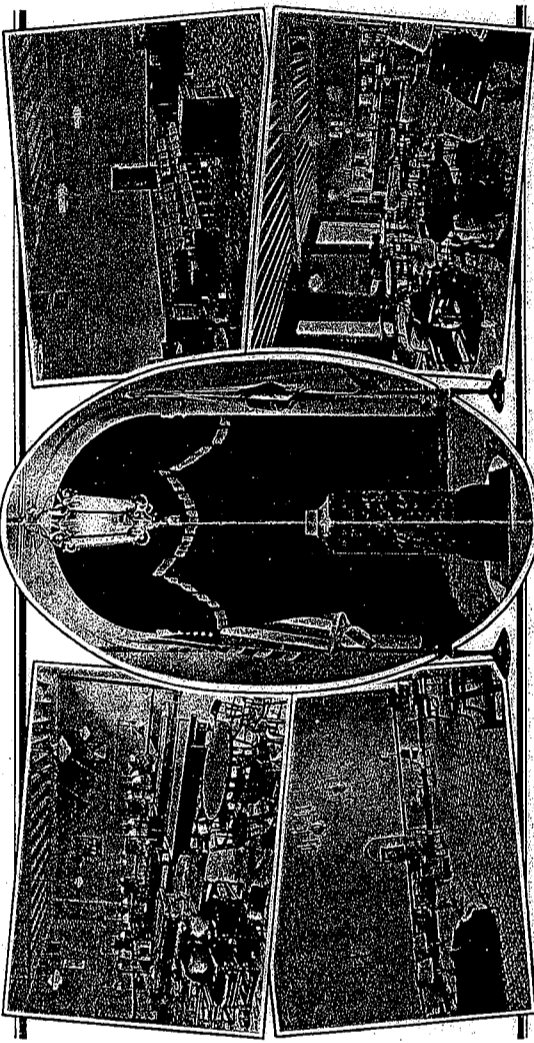
The fourth floor is the home of the San Francisco Art Association. Here are 15 galleries, a stately court, library, offices and rest room.

Approximately 135 different veterans' organizations are holding an average of 4500 meetings annually in the Veterans' Building. It is estimated that the yearly traffic in the building totals more than a half million persons.

The Veterans' Building, administered by the American Legion War Memorial Commission, is devoted exclusively to activities of San Francisco War Veteran organizations and affiliated bodies, with the exception of quarters for the San Francisco Art Association.

## The Brangwyn Murals

Frank Brangwyn is generally conceded to be one of the foremost muralists of the world. His four two-paneled murals—Air, Earth, Fire, and Water—original in the Court of Abundance at the Panama Pacific Exposition in 1915, form the dominating decorative feature of the Auditorium of the Veterans' Building.



BEHIND ROOM AND BAR

TYPE OF MEETING HALL

THE CENOTAPH IN SOUVENIR GALLERY

LADIES' LOUNGE

BILLIARD ROOM

# **EXHIBIT 6**



**FROM THE OUTSIDE**

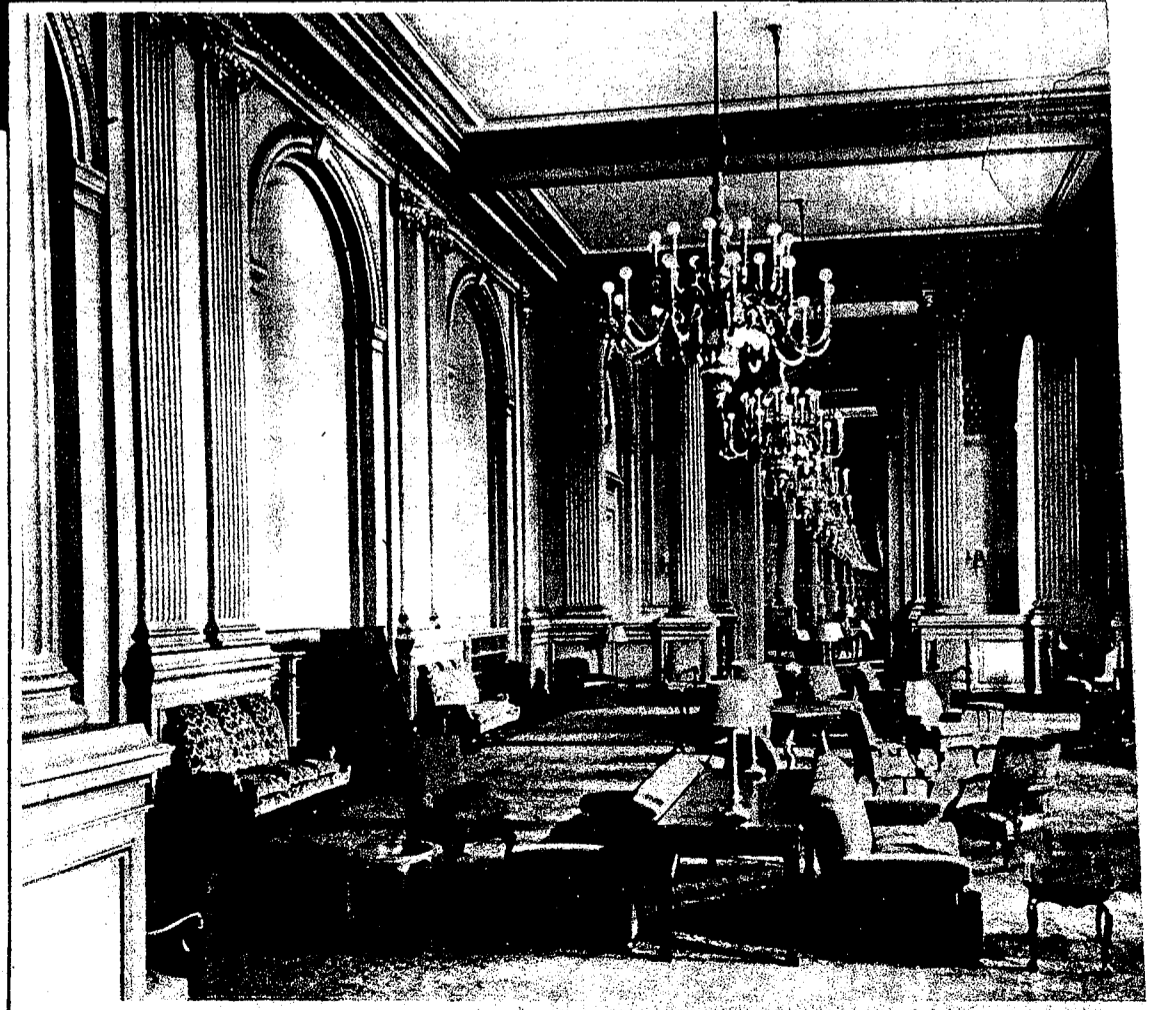
Veterans' Building of War Memorial presents handsome exterior while the interior provides suitable quarters for various organizations of ex-service men.



**A STATELY  
HALL**

This foyer is one of the handsomest of the interiors of the Veterans' Building of the War Memorial.

**IN  
THE LIBRARY**  
Handsome room in Veterans' Building invites to reading and relaxation.

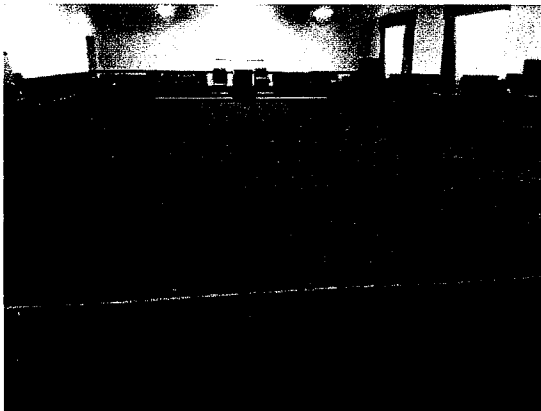


# **EXHIBIT 7**

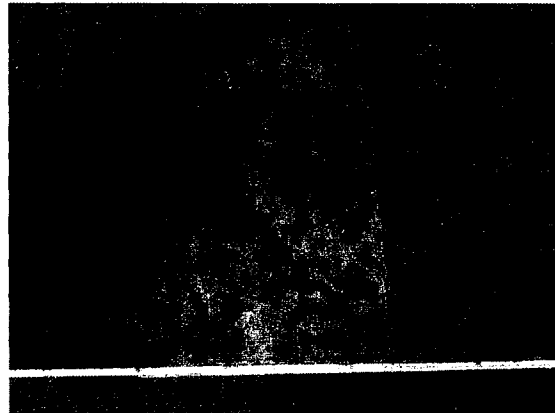


**Veterans War Memorial Building**  
**401 Van Ness Avenue**  
**San Francisco, CA 94102**  
**May 29, 2012**

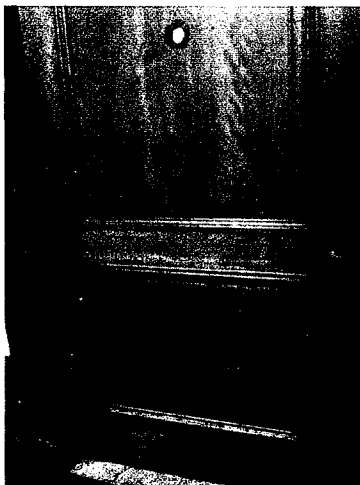
**Status and Condition of Meeting Rooms 223, 219, 215, 213 and 212**



**Facing front of room 223**



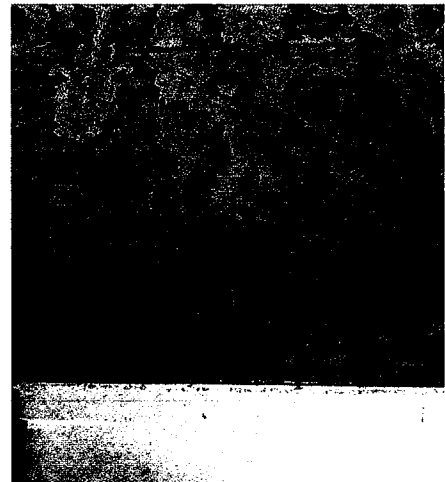
**Well worn carpet in this room**



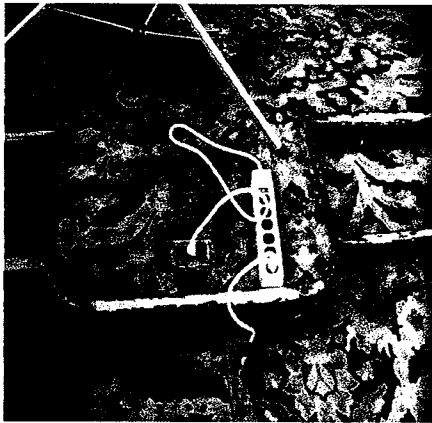
**Side door in room 223**



**Entrance to room 219**



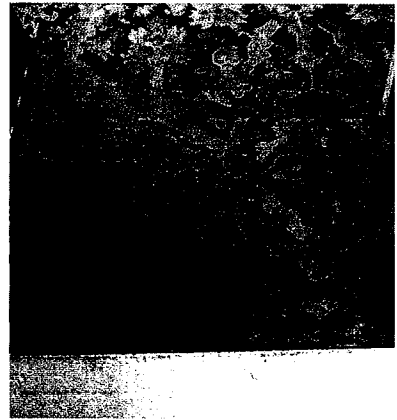
**Well worn carpet in room 219**



One of three electric plugs in 219



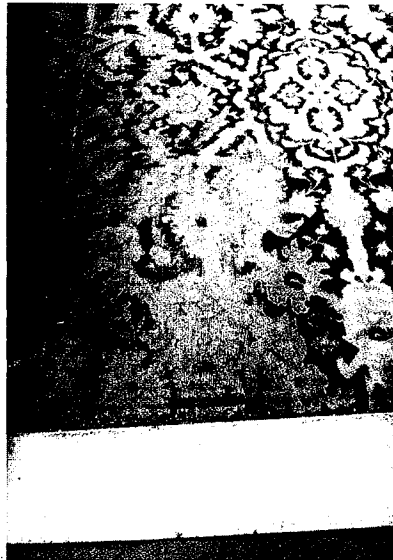
Entry to room 215



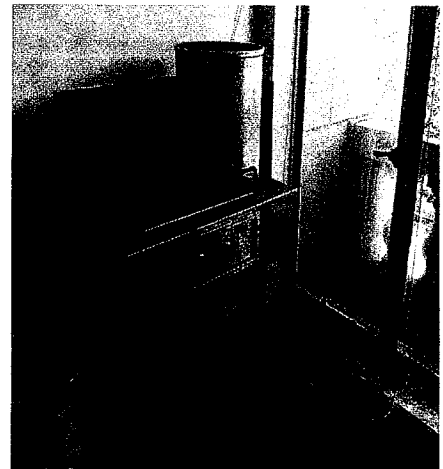
Worn carpet in room 215



Entry to room 213



Worn carpet in 213



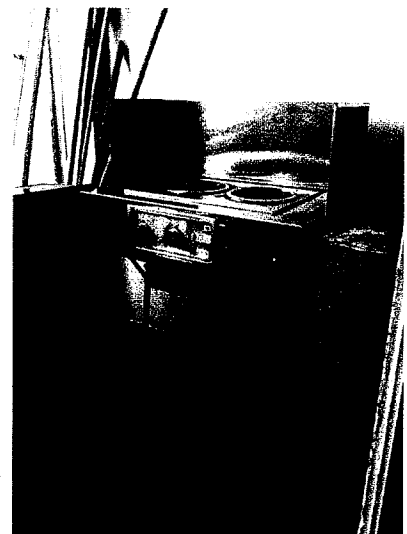
Total kitchen facilities in 213



One of two electric plugs in 212



2<sup>nd</sup> electric plug in 212

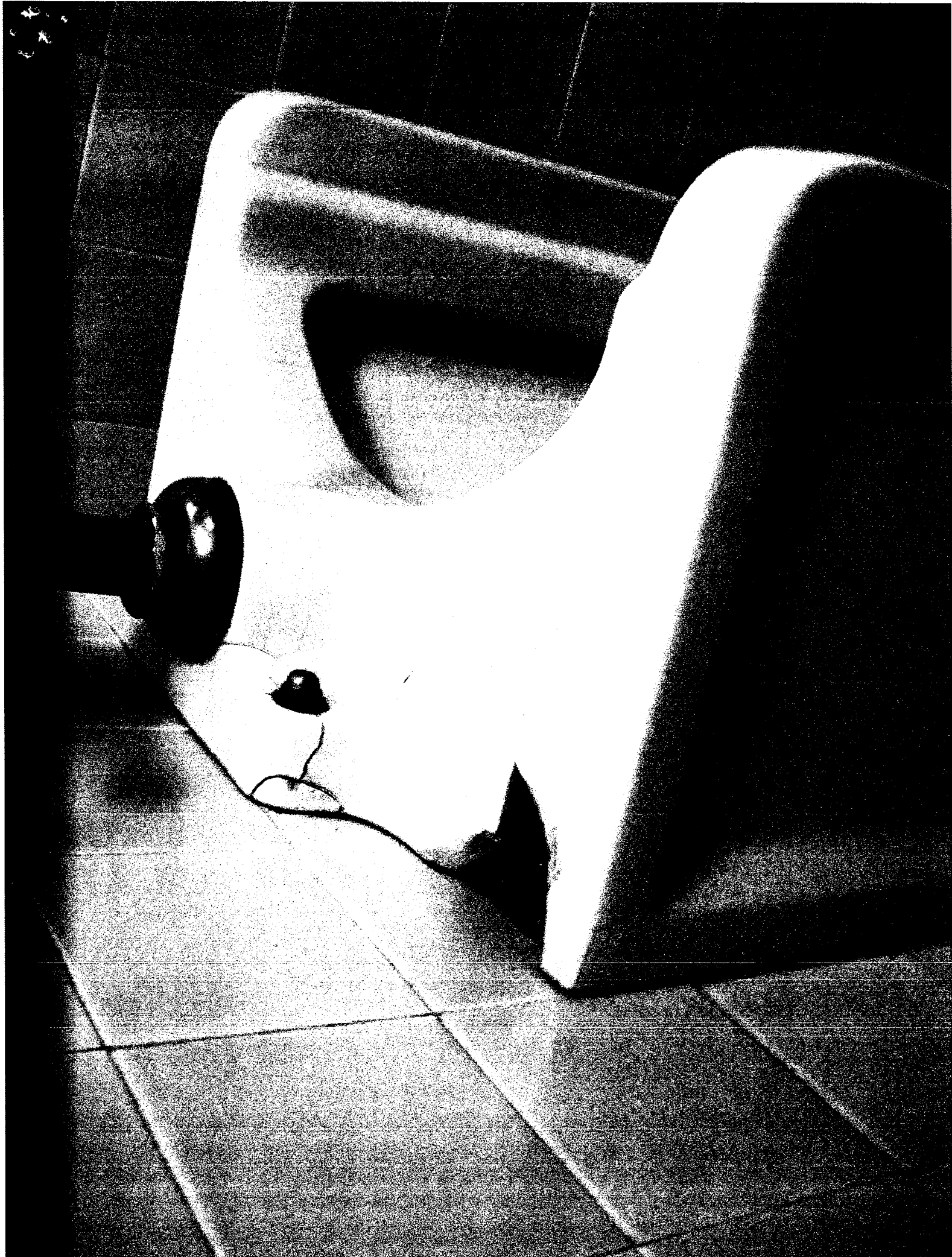


Entire kitchen in room 212

# **EXHIBIT 8**



# **EXHIBIT 9**

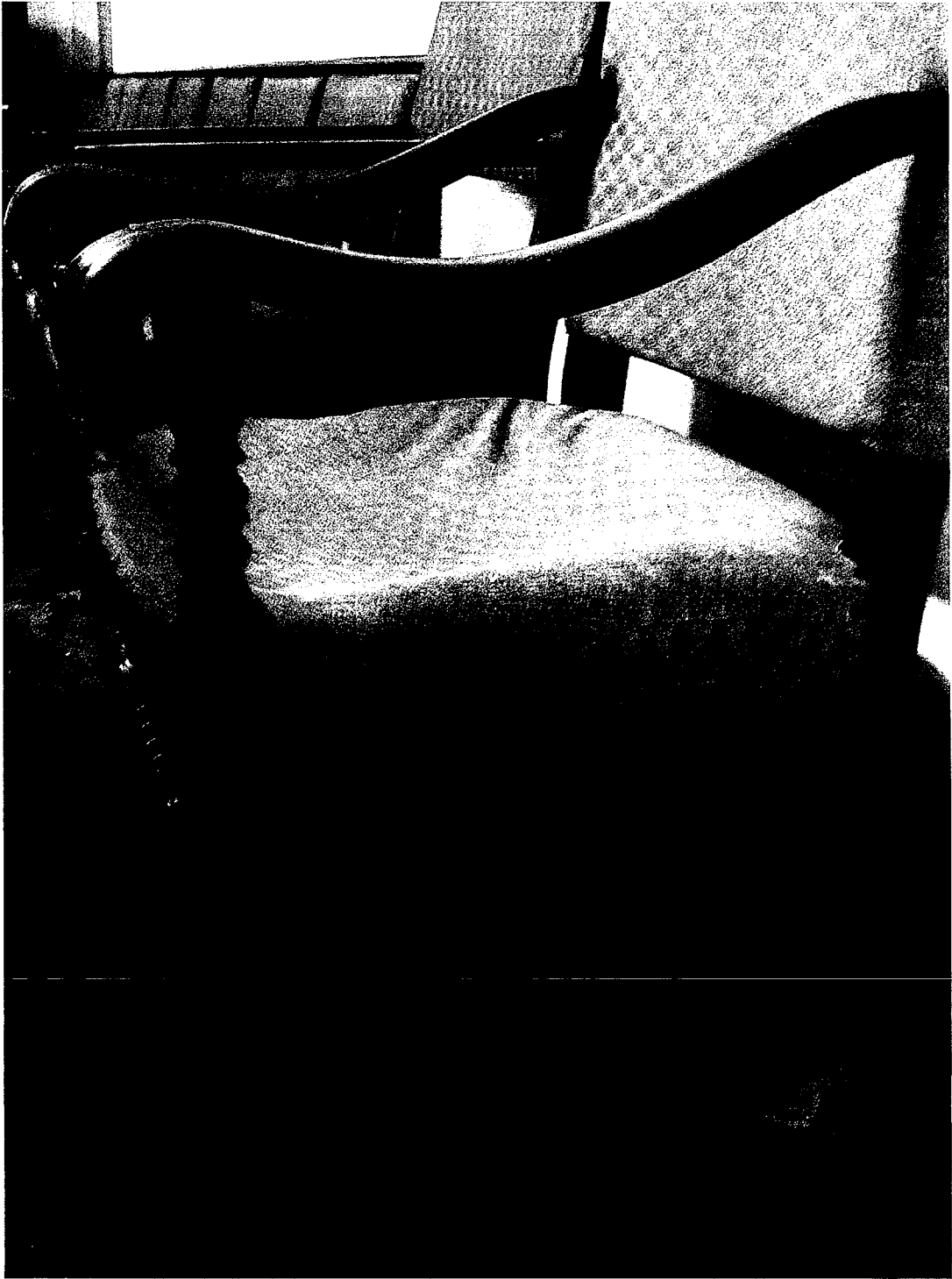


# **EXHIBIT 10**

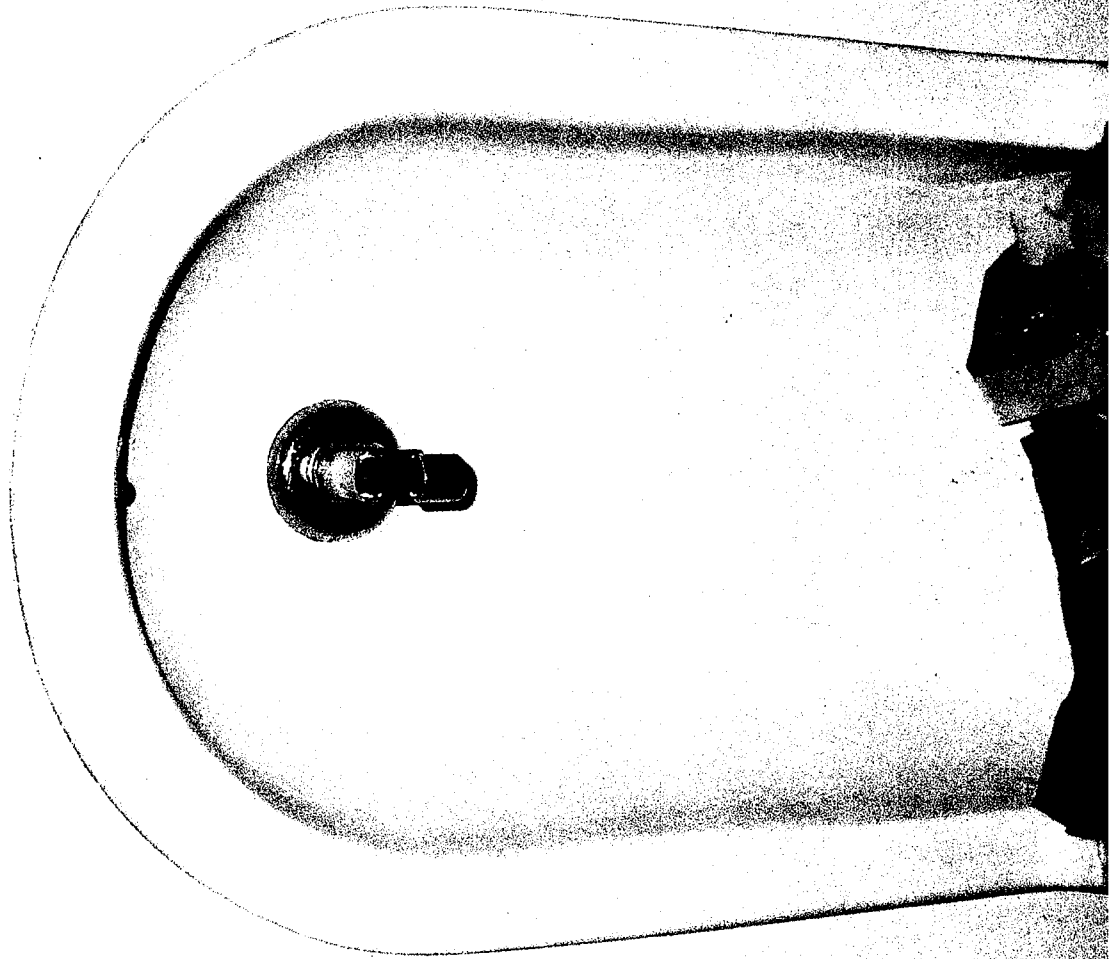




# **EXHIBIT II**



# **EXHIBIT 12**



**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 02:00 PM



**Romeo Abiva**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 01:53 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

Greetings,

I just signed the following petition addressed to: San Francisco Planning Department Historic Preservation Commission and UN Secretary General Ban Ki-moon

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Vote against the proposed interior construction of the War Memorial

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If the trustees are permitted to change the interior spaces of the Veterans' Building, it will destroy the history of the building and end the historical presence of Filipino WWII veterans in the War Memorial building.

Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

-----

Sincerely,

Romeo Abiva  
Foothill Ranch, California

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)

**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/28/2012 09:41 AM



Jacqueline Yu  
<mail@change.org>

06/28/2012 07:55 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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-----

Sincerely,

Jacqueline Yu  
San Francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/26/2012 11:21 AM



**Feliciano Yapit**  
<[mail@change.org](mailto:mail@change.org)>

06/26/2012 10:04 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

-----

Sincerely,

My father 1/Lt Felix Yapit, Philippine Scout, Bataan Death March Survivor. The Filipino Veterans WWII Memorial is a historical place to be preserved. They fought for our Freedom that we now enjoy. Their sacrifices should not be forgotten and they deserved this recognition by maintaining the WWII Veterans War Memorial.

Feliciano Yapit  
Colorado Springs, Colorado

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:48 PM



**Errol Yamat**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 11:21 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Errol Yamat  
San Jose, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 06:32 PM



**CHARITY WRIGHT**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 06:24 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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CHARITY WRIGHT  
MOUNTAIN VIEW, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/28/2012 01:08 PM



ariel williams  
<mail@change.org>

06/28/2012 12:53 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

ariel williams  
san leandro, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:35 AM



**Mark Weir** <mail@change.org>

07/01/2012 09:55 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Mark Weir  
Colorado Springs, Colorado

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:37 AM



**Emilio Virata**  
<mail@change.org>

07/04/2012 05:42 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

Greetings,

I just signed the following petition addressed to: San Francisco Planning Department Historic Preservation Commission and UN Secretary General Ban Ki-moon

-----

Vote against the proposed interior construction of the War Memorial

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

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Sincerely,

Emilio Virata  
Riverside, California

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)

**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:55 AM



**Carina Villena**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 08:28 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Carina Villena  
Saugus, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/27/2012 12:34 PM



**melanie villanueva**  
<[mail@change.org](mailto:mail@change.org)>

06/27/2012 10:56 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

melanie villanueva  
san francisco, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:48 PM



**Nilda van Tilburg**  
<[mail@change.org](mailto:mail@change.org)>

06/15/2012 04:15 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Nilda van Tilburg  
Irving, Texas

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/21/2012 09:54 AM



**PELAGIO VALDEZ**  
<[mail@change.org](mailto:mail@change.org)>

06/21/2012 09:06 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

PELAGIO VALDEZ  
SAN BRUNO, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:55 AM



**Crisanto Underwood**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 08:25 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

-----

Sincerely,

My Filipino father died fighting as a guerrilla in the Philippines. I vote for those who fought in uniforms.

Crisanto Underwood  
Albuquerque, New Mexico

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 05:46 PM



**YOLANDA TUBALINAL**

**<mail@change.org>**

06/14/2012 06:08 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

YOLANDA TUBALINAL  
BUFFALO GROVE, Illinois

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**Fwd: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 03:54 PM

From: "BART TUBALINAL" <[mail@change.org](mailto:mail@change.org)>  
Date: June 13, 2012 3:17:38 PM PDT  
To: [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)  
Subject: Vote against the proposed interior construction of the War Memorial  
Reply-To: [no-reply@change.org](mailto:no-reply@change.org)

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BUFFALO GROVE, Illinois

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 10:00 AM



**"Rafael C. Trinidad"**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 11:51 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Rafael C. Trinidad  
Teaneck, New Jersey

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 08:15 PM



**Rudy Torres**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 08:13 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Sincerely,

I am a U.S. Air Force veteran and my father, Frank B. Torres, served and was wounded in WWII with the 1st Filipino Regiment, U.S. Army, 1942-46. He was also wounded in Korea during that war in early 1950's while serving with the U.S. Army. This is for him!

Rudy Torres  
Quezon City, Philippines

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 10:00 AM



**Alfonso Tojino**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 07:35 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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-----

Sincerely,

I am a Fil Am Veteran (USN) Leave our building alone!

Alfonso Tojino  
Spring Valley, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:53 AM



**Ramon Tinana**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 05:55 AM

Please respond to  
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To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

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Sincerely,

Ramon Tinana  
Linden, New Jersey

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:54 AM



**Nimfa Tinana**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 05:48 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/11/2012 09:36 AM



**Crystal Tiletile**  
<[mail@change.org](mailto:mail@change.org)>

07/11/2012 02:34 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Crystal Tiletile  
San Francisco, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:48 PM



**Alvin Teodoro**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 10:00 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Alvin Teodoro  
New York, New York

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:58 AM



**Ryan Tejero**  
<mail@change.org>

06/11/2012 10:18 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Ryan Tejero  
Geneva, Illinois

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 10:43 AM



**Viet-Thi Ta**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 09:41 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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San Francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/28/2012 01:08 PM



**juan taraya**  
<[mail@change.org](mailto:mail@change.org)>

06/28/2012 12:49 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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san francisco, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:57 AM



marie tan <mail@change.org>

06/12/2012 11:26 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

marie tan  
redwood city, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/27/2012 10:12 AM



**Pamela Tabique**  
<[mail@change.org](mailto:mail@change.org)>

06/27/2012 10:10 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Las Vegas, Nevada

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:48 PM



**Ryan Sumayo**  
<[mail@change.org](mailto:mail@change.org)>

06/15/2012 12:04 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Sincerely,

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Glendale, Alaska

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**Tim Frye** to: Richard Sucre

06/15/2012 12:48 PM



**Ray Sumayo**  
<[mail@change.org](mailto:mail@change.org)>

06/15/2012 12:33 AM

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:56 AM



**Arthur Suguitan**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 01:51 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

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cc

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

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Sincerely,

Arthur Suguitan  
Palm Desert, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:56 AM



**Micale Stearns**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 02:01 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

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I just signed the following petition addressed to: San Francisco Planning Department Historic Preservation Commission.

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Sincerely,

Micale Stearns  
Greenwood Village, Colorado

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/10/2012 05:25 PM



**Maria Luisa Soderquist**  
<mail@change.org>

07/10/2012 03:08 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

Maria Luisa Soderquist  
San Francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:36 AM



**James Soderborg**  
<[mail@change.org](mailto:mail@change.org)>

07/02/2012 08:12 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 07:10 PM



**Bebis Sipin**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 07:10 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Bebs Sipin  
Natick, Massachusetts

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:48 PM



**Darlyn San Jose**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 09:46 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

-----

Sincerely,

Having this memorial is the least America can do to honor the many Filipinos who fought in WWII to defend this country, so taking this memorial away is unfair!

Darlyn San Jose  
Milpitas, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 11:25 AM



**Copao San Diego**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 11:20 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Copao San Diego  
National City, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:59 AM



**jennifer samuel**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 03:01 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

jennifer samuel  
denver, Colorado

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:53 AM



**Beng Salcedo**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 06:51 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Beng Salcedo  
San Francisco, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:55 AM



**Evelio Sabay**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 07:39 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Evelio Sabay  
Albuquerque, New Mexico

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**Fwd: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 10:02 PM

From: "William R. Rushford" <[mail@change.org](mailto:mail@change.org)>  
Date: June 13, 2012 9:01:01 PM PDT  
To: [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)  
Subject: Vote against the proposed interior construction of the War Memorial  
Reply-To: [no-reply@change.org](mailto:no-reply@change.org)

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Sincerely,

William R. Rushford  
wichita falls, Texas

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 02:00 PM



**Camille Roque**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 01:27 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Camille Roque  
Los Gatos, California

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)

**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 10:43 AM



**RICARDO ROGAYAN**

**<mail@change.org>**

06/14/2012 10:43 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

Greetings,

I just signed the following petition addressed to: San Francisco Planning Department Historic Preservation Commission and UN Secretary General Ban Ki-moon

-----

Vote against the proposed interior construction of the War Memorial

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The trustees want to change that internal arrangement of the historical space so they can take away Room 126 from our veterans.

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

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Sincerely,

RICARDO ROGAYAN  
HAMDEN, Connecticut

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 12:14 PM



**Christian Rodriguez**  
<mail@change.org>

06/13/2012 12:14 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Christian Rodriguez  
San Diego, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:47 PM



**Jose Rivera**  
<[mail@change.org](mailto:mail@change.org)>

06/15/2012 08:00 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Jose Rivera  
Sacramento, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/20/2012 09:13 AM



**steven richmond**  
<[mail@change.org](mailto:mail@change.org)>

06/20/2012 09:05 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

steven richmond  
san francisco, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:48 PM



**Maria Catherine Reyes-Talbot**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 11:38 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Maria Catherine Reyes-Talbot  
El Mirage , Arizona

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:59 AM



jose restrivera  
<mail@change.org>

06/11/2012 03:25 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

jose restrivera  
carmona, cavite 4116, Philippines

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:59 AM



**Joel Reagan**  
<mail@change.org>

06/11/2012 03:48 PM

Please respond to  
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To tim.frye@sfgov.org

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Sincerely,

Joel Reagan  
Denver, Colorado

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:49 PM



"Abraham \"Jun\" Rasul"  
<mail@change.org>

06/14/2012 07:43 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Abraham "Jun" Rasul  
Washington, District Of Columbia

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 05:45 PM



**jose Ramos**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 06:10 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

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cc

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Sincerely,

jose Ramos  
New York, New York

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 10:14 AM



**Edgardo Ragaza**  
<mail@change.org>

06/14/2012 10:02 AM

Please respond to  
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Edgardo Ragaza  
Branford, Connecticut

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:59 AM



**Norman Ragasa**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 02:12 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Sincerely,

Norman Ragasa  
San Francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/27/2012 04:40 PM



**ALAN QUISMORIO**  
<mail@change.org>

06/27/2012 04:15 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

ALAN QUISMORIO  
San Francisco, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 05:18 PM



**Mitzi Pickard**  
<mail@change.org>

06/14/2012 04:26 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Fairfax, Virginia

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:49 PM



**Dominador Petilo**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 08:06 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Dominador Petilo  
SILVERDALE, Washington

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 07:15 PM



**Mary Lou Petersen**  
<mail@change.org>

06/13/2012 07:12 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

-----

Sincerely,

The Filipinos fought alongside the Americans in WWII and these vets should be honored and respected, by keeping their memories alive under the Trust Agreement.

Mary Lou Petersen  
Elizabeth, Colorado

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/10/2012 09:36 AM



**Maria Emmanuelle Pavia**  
<[mail@change.org](mailto:mail@change.org)>

07/10/2012 05:15 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Maria Emmanuelle Pavia  
Quezon City, Metro Manila, Philippines

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 10:43 AM



**Patrice M** <mail@change.org>

06/14/2012 09:51 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Patrice M  
South San Francisco, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 12:04 PM



**ANDY PARAS**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 12:03 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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RODEO, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:38 AM



**Veronica Papa**  
<mail@change.org>

07/06/2012 10:56 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 06:52 PM



**Christopher Panelo**  
<mail@change.org>

06/14/2012 06:43 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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St Louis, Missouri

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:48 PM



**Alexander Panelo**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 11:09 PM

Please respond to  
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Sincerely,

My Father served 1st infantry. Me VN Veteran. Ashamed we have to petition for what should be a given. Damn them!.

Alexander Panelo  
Cupertino, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:38 AM



**LAUREL PALILEO**  
<mail@change.org>

07/06/2012 04:09 AM

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To tim.frye@sfgov.org

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/21/2012 02:50 PM



**Teresa Opaon-Ali**  
<[mail@change.org](mailto:mail@change.org)>

06/21/2012 02:48 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Teresa Opaon-Ali  
Union City, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:55 AM



**Flor Liza Obana**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 03:43 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

Greetings,

I just signed the following petition addressed to: San Francisco Planning Department Historic Preservation Commission.

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Sincerely,

Flor Liza Obana  
Denver, Colorado

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 05:46 PM



rocio nuyda  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 05:53 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

rocio nuyda  
Reseda, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/27/2012 10:07 AM



**Tina Novero**  
<[mail@change.org](mailto:mail@change.org)>

06/27/2012 01:38 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Tina Novero  
San Francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/27/2012 04:37 PM



**"Roman D. Nicanor"**  
<mail@change.org>

06/21/2012 06:29 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Roman D. Nicanor  
Salinas, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 11:28 AM



**Eduardo Navarra**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 11:27 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Eduardo Navarra  
Bloomfield Hills, Michigan

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:55 AM



**"Antonio P. Muyco"**  
<mail@change.org>

06/12/2012 03:08 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Preserve the dignity of the past veterans

Antonio P. Muyco  
Colma, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:36 AM



**Romeo Monteyro**  
<[mail@change.org](mailto:mail@change.org)>

07/01/2012 10:33 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Romeo Monteyro  
Scottsdale, Arizona

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:59 AM



**Larry Miller**  
<mail@change.org>

06/11/2012 02:00 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

I also have a petition for all to sign regarding the inappropriate use of the SF Veterans Memorial Bldg. Please sign this one as well.

Larry Miller  
Santa Rosa, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:57 AM



**jerry miller**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 10:49 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Sincerely,

Historical Preservation Commission: I'm voting against the proposal to move distroy or paint over.

jerry miller  
Pompzno Beach, Florida

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 11:25 AM



**Anacleto Millendez**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 11:21 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Anacleto Millendez  
Sunnyvale, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 05:35 PM



**teresita Mijares**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 05:20 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

teresita Mijares  
SAN JOSE, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:59 AM



**pamela micks**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 03:51 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

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Sincerely,

pamela micks  
Tucson, Arizona

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)



**Fwd: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 10:01 PM

From: "Joaquin Meris" <[mail@change.org](mailto:mail@change.org)>  
Date: June 13, 2012 9:29:03 PM PDT  
To: [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)  
Subject: Vote against the proposed interior construction of the War Memorial  
Reply-To: [no-reply@change.org](mailto:no-reply@change.org)

Greetings,

I just signed the following petition addressed to: San Francisco Planning Department  
Historic Preservation Commission and UN Secretary General Ban Ki-moon

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

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Sincerely,

Yet another case of disrespecting veterans!  
I served in the Army for 24 years

Joaquin Meris  
San Antonio, Texas

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 07:34 PM



jose meris; jr.  
<mail@change.org>

06/13/2012 07:30 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

jose meris, jr.  
Keauu, Hawaii

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/10/2012 02:59 PM



johann mercado  
<mail@change.org>

07/10/2012 11:49 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

johann mercado  
San Francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/11/2012 09:36 AM



**Andie Mercado**  
<[mail@change.org](mailto:mail@change.org)>

07/11/2012 08:31 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Andie Mercado  
San Francisco, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:59 AM



**adelia medel**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 02:43 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

adelia medel  
san francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:35 AM



**Melen McBride**  
<[mail@change.org](mailto:mail@change.org)>

07/01/2012 11:23 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

I support preservation of the Trust Agreement. The Living Legacy Project is an important resource for those of us who develop geriatric teaching resources on Filipino WWII veterans, other older Fil-Ams and the Fil-Am community. When Fil-Am students learn about our WWII veterans they are proud to embrace a legacy of honor and commitment and become involved in community service projects. To disregard the Trust is to say that the Fil-Am community and our culture are insignificant. On the contrary, our leaders should be doing more!

On a personal note, I had a cousin who died in WWII, a cousin who served during the VN war, and a nephew who fought in Iraq and is a disabled veteran. I was a pre-schooler during the Japanese Occupation, and my father served the US Armed Forces in a civilian capacity when the Philippines was liberated.

To celebrate 4th of July the Trustees should watch the PBS' "Bataan: An American Experience" about the rescue of 500+ Americans kept in a Cabanatuan camp who survived the death march. The Filipino resistance and the local community helped made the mission a success. The Trustees have the capacity to preserve SF's Promise to the Fil-Am community and the world. They can be a role model.

Melen McBride  
Manhattan Beach, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:47 PM



**Dolores Marmol**  
<[mail@change.org](mailto:mail@change.org)>

06/15/2012 07:37 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

Dolores Marmol  
Westwood, Massachusetts

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 10:43 AM



**Amy Cea Marley**  
<mail@change.org>

06/14/2012 10:37 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Amy Cea Marley  
San Bruno, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:49 PM



**Margarette Mariano**  
<mail@change.org>

06/14/2012 08:00 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Margarette Mariano  
Daly City, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:37 AM



**Imelda Marcos**  
<[mail@change.org](mailto:mail@change.org)>

07/04/2012 02:16 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 10:00 AM



**Rochelle Marapao**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 09:24 AM

Please respond to  
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To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Sincerely,

Rochelle Marapao  
Modesto, California

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)

**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/28/2012 01:07 PM



jubbylyn marangco  
<mail@change.org>

06/28/2012 12:53 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

jubbylyn marangco  
daly city, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:38 AM



**Fely Maramba-Ferrell**  
<[mail@change.org](mailto:mail@change.org)>

07/07/2012 09:28 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Fely Maramba-Ferrell  
Oakland, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:54 AM



**Sean Manzano**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 10:51 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Sean Manzano  
Alameda, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:55 AM



**Dabs Mama-o**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 03:20 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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National City, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/26/2012 09:53 AM



**Jose Mallonga**  
<[mail@change.org](mailto:mail@change.org)>

06/25/2012 12:17 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Jose Mallonga  
Bloomfield, New Jersey

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/28/2012 12:46 PM



**Archie Malapit**  
<mail@change.org>

06/28/2012 12:41 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Archie Malapit  
San Francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/10/2012 09:36 AM



**JM Malapira**  
<[mail@change.org](mailto:mail@change.org)>

07/10/2012 04:47 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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JM Malapira  
Quezon City, Philippines

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:35 AM



**Luis Luces**  
<[mail@change.org](mailto:mail@change.org)>

07/01/2012 09:27 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

War memorial is exactly what it says - to remember the lost lives and the lessons learned from the ugly business of war. Hell broke loose in the Pacific and the Filipino valor was instrumental to stop that. How can the Trustee not see that as important to preserve? Why is the Trustee the obstacle to the Filipino-American efforts in showcasing the Veterans History Project? Have they forgotten their charter?

Luis Luces

,

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:37 AM



**Estela Logarta**  
<mail@change.org>

07/02/2012 07:30 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Estela Logarta  
daly city, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/11/2012 09:36 AM



Viv Liu <mail@change.org>

07/11/2012 12:32 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 10:00 AM



**Cynthia Limjoco**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 09:04 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

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Sincerely,

Cynthia Limjoco  
Newark, California

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)



**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 05:46 PM



**Loida Nicolas Lewis**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 04:21 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

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I just signed the following petition addressed to: San Francisco Planning Department Historic Preservation Commission and UN Secretary General Ban Ki-moon

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Loida Nicolas Lewis  
New York, New York

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:54 AM



**Pilar Leto**  
<[mail@change.org](mailto:mail@change.org)> (Foz)

06/12/2012 08:46 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Pilar (Foz) Leto  
Albuquerque, New Mexico

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:37 AM



**Joan Leone**  
<[mail@change.org](mailto:mail@change.org)>

07/04/2012 08:48 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Joan Leone

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:37 AM



**Jeanette Gandionco Lazam**

**<mail@change.org>**

07/03/2012 06:13 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

Jeanette Gandionco Lazam  
Berkeley , California

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**Fwd: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 03:54 PM

From: "Donna LaVigne" <[mail@change.org](mailto:mail@change.org)>  
Date: June 13, 2012 3:24:05 PM PDT  
To: [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)  
Subject: Vote against the proposed interior construction of the War Memorial  
Reply-To: [no-reply@change.org](mailto:no-reply@change.org)

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Sincerely,

Donna LaVigne  
Broomfield, Colorado

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:47 PM



**Celia Lamkin**  
<[mail@change.org](mailto:mail@change.org)>

06/15/2012 07:32 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Celia Lamkin  
Saipan, Northern Mariana Islands

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/28/2012 01:08 PM



robert kerr <[mail@change.org](mailto:mail@change.org)>

06/28/2012 12:49 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

robert kerr  
san francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/21/2012 09:52 AM



**CECILIA JUANILLO**  
<[mail@change.org](mailto:mail@change.org)>

06/20/2012 07:13 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

CECILIA JUANILLO  
FAIRFIELD CA., California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/27/2012 01:10 PM



**Persis Johnson**  
<[mail@change.org](mailto:mail@change.org)>

06/27/2012 12:55 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Sincerely,

Persis Johnson  
American Canyon, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:38 AM



**Stephanie Jeong**  
<mail@change.org>

07/06/2012 06:38 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Stephanie Jeong  
San Francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:36 AM



**Tony Inson**  
<mail@change.org>

07/01/2012 06:53 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

I don't want to see Room 126 removed. It is an important memorial to the Filipino community and Filipino veterans.

Tony Inson  
San Francisco, California

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)

**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:48 PM



**Joan Ignacio**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 10:25 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

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San Bruno, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/27/2012 12:35 PM



**Matthew Hutters**  
<[mail@change.org](mailto:mail@change.org)>

06/27/2012 10:54 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Matthew Hutters  
Washington, District Of Columbia

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:54 AM



**Corazon holbrook**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 01:13 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Sincerely,

Preserve the original layout of Rm 126 and respect for Filipino WWII War Veterans

Corazon holbrook  
West Roxbury, Massachusetts

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 05:46 PM



**Filomenita Mongaya  
Hoegsholm  
<mail@change.org>**

06/14/2012 06:00 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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-----

Sincerely,

I am a postwar baby from 1947 but I aver that we cannot honour our veterans enough. Without them, we will almost not have a history to be proud of. Hands off!!! from our Philippine American veterans Room 126. It is in fact time to give them not just a Room but a center for preserving and afterwards exhibiting artifacts from this segment of our history which is entirely in keeping with the Trust Agreement from 1921. Get this project going ASAP and Dear Trustees, find some other place you can play with..not Room 126. Please!

Filomenita Mongaya Hoegsholm  
Humblebaek, Denmark

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/10/2012 09:36 AM



**lou q hee** <mail@change.org>

07/10/2012 04:23 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

lou q hee  
ayala alabang, Philippines

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:59 AM



**Jennifer Hatley**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 04:39 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:58 AM



**estella habal**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 09:17 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

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estella habal  
palo alto, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:47 PM



**Sarah Guzman**  
<[mail@change.org](mailto:mail@change.org)>

06/15/2012 09:30 AM

Please respond to  
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Sarah Guzman  
san francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 05:49 PM



**Mertyn guerrero**  
<mail@change.org>

06/15/2012 05:48 PM

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Sincerely,

Merlyn guerrero  
Virginia Beach, United States Minor Outlying Islands

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:35 AM



**Dionesio Grava**  
<[mail@change.org](mailto:mail@change.org)>

06/30/2012 02:24 AM

Please respond to  
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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:38 AM



**Daniel Pbil Gonzales**  
<mail@change.org>

07/06/2012 03:11 AM

Please respond to  
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cc

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**Tim Frye** to: Richard Sucre

06/14/2012 05:46 PM



**alvin dangilan gonzales**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 03:06 AM

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Subject Vote against the proposed interior construction of the War Memorial

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I just signed the following petition addressed to: San Francisco Planning Department Historic Preservation Commission and UN Secretary General Ban Ki-moon

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

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Sincerely,

alvin dangilan gonzales  
borongan, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 11:54 AM



**Peterson Gonzaga**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 11:51 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Peterson Gonzaga  
Long Beach, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 04:27 PM



**Gina Gomez**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 03:31 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Sincerely,

My father died before he can enjoy the efforts of receiving the benefits that was owed to him and all his fellow Filipino-Americans who fought along side the U.S. military. In his remaining years, he was a Commissioner for the Filipino Veterans Affairs in San Francisco. He, along with other veterans need to be remembered for all their sacrifices! Can't we at least give them a place to be remembered?!

Gina Gomez  
South San Francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:36 AM



**Mike Gleim**  
<mail@change.org>

07/01/2012 01:50 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Mike Gleim

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:47 PM



**Uzziel Gesmundo**  
<[mail@change.org](mailto:mail@change.org)>

06/15/2012 05:49 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Sincerely,

Uzziel Gesmundo  
Goodyear, Arizona

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:58 AM



**Monique Garcia**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 05:44 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Monique Garcia  
Denver, Colorado

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:37 AM



**Arturo Garcia**  
<mail@change.org>

07/04/2012 04:49 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Arturo Garcia  
Los Angeles, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:57 AM



**Ernesto Gange**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 10:26 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

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Bensalem, Pennsylvania

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**Tim Frye** to: Richard Sucre

06/15/2012 12:48 PM



**Jamie Gamilla**  
<[mail@change.org](mailto:mail@change.org)>

06/15/2012 12:29 AM

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**Tim Frye** to: Richard Sucre

06/13/2012 11:25 AM



**Fred Gallardo**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 11:10 AM

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06/13/2012 11:15 AM

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07/09/2012 09:36 AM



**Erlinda Galeon**  
<[mail@change.org](mailto:mail@change.org)>

07/01/2012 03:32 PM

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Sincerely,

Erlinda Galeon  
San Francisco, California

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)

**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:36 AM



**Lillian Galeo**  
<[mail@change.org](mailto:mail@change.org)>

07/01/2012 06:34 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

Lillian Galeo  
Berkeley, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:57 AM



**Linda Lanuza French**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 01:25 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Linda Lanuza French  
Arlington, Texas

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 10:43 AM



**Gloria Freemonde**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 09:54 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Gloria Freemonde  
San Francisco, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 01:10 PM



**Jane Fields**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 12:58 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Jane Fields  
Alexandria, Virginia

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**Fwd: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 03:53 PM

From: "Cynthia Ferrer" <[mail@change.org](mailto:mail@change.org)>  
Date: June 13, 2012 3:43:22 PM PDT  
To: [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)  
Subject: Vote against the proposed interior construction of the War Memorial  
Reply-To: [no-reply@change.org](mailto:no-reply@change.org)

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Sincerely,

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San Francisco, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 10:43 AM



**Alan Evangelista**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 09:47 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 12:29 PM



**Danny Estantino**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 12:29 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 02:00 PM



**Phil Esguerra**  
<mail@change.org>

06/14/2012 01:57 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Phil Esguerra  
San Jose, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 11:25 AM



edna esguerra  
<mail@change.org>

06/13/2012 10:51 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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edna esguerra  
san jose , California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 04:57 PM



"Wilfredo \"JINGA\" Espiritu"  
<mail@change.org>

06/13/2012 04:41 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

I believe BG/SG Carlos P Romulo deserves this recognition and honor who served during WW2 and became the First Sec Gen of the UN. This will also serve as a reminder to everyone that we know how to respect our Veteran Heroes and give credit where credit is due, specially to those who deserve such privilege and honor.

Wilfredo "JING" Espiritu

,

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:54 AM



**Lsni Escueta**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 01:24 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Lsni Escueta  
Hayward, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:35 AM



**Howard Epstein**  
<mail@change.org>

07/01/2012 09:24 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 05:54 PM



**Vivian Endriga**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 05:29 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Vivian Endriga  
North Grafton, Massachusetts

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/19/2012 05:15 PM



**Milko Encinas**  
<[mail@change.org](mailto:mail@change.org)>

06/19/2012 04:54 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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-----

Sincerely,

This is a place for the remaining living Veterans to be proud of what they did and to have a place of their own as a recognition and Thank You for their service. You are going to take away part of history.

Milko Encinas  
San Francisco, California

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)



**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:58 AM



**Cesar Elpidio**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 08:21 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

Please do not disrespect the purpose of the Veterans' Building. We still have 24,000 denied WWII Filipino and Filipino-American veterans who are fighting for their recognition and dignity. This action will be another slap to the face of our WWII veterans who sacrificed so we can enjoy the freedom we have today. Just remember that FREEDOM IS NOT FREE. Our WWII Filipino veterans fought and died for it.

Cesar Elpidio  
Las Vegas, Nevada

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**Fwd: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 03:53 PM

From: "Frances Elgo" <[mail@change.org](mailto:mail@change.org)>  
Date: June 13, 2012 3:39:43 PM PDT  
To: [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)  
Subject: Vote against the proposed interior construction of the War Memorial  
Reply-To: [no-reply@change.org](mailto:no-reply@change.org)

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Sincerely,

Frances Elgo  
Dallas, Texas

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:37 AM



"t.angel doniego"  
<mail@change.org>

07/04/2012 12:46 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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t.angel doniego

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:35 AM



**Marguerite Donaldson**  
<[mail@change.org](mailto:mail@change.org)>

07/01/2012 09:00 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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-----

Sincerely,

I am signing this petition because the money could be spend on Veterans health and not wasting money on construction that is not necessary.

This is too important a space to let the Arts or Opera Commission make decisions on. Yet another power grab in San Francisco. This space must be preserved for our Veterans.

Marguerite Donaldson  
San Francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/21/2012 02:38 PM



**Elmer Dolera**  
<[mail@change.org](mailto:mail@change.org)>

06/21/2012 02:32 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

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Sincerely,

Elmer Dolera  
Salinas, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 10:45 AM



**Ricardo Dira**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 10:44 AM

Please respond to  
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Sincerely,

Ricardo Dira  
Daly City, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/10/2012 09:36 AM



Aina Dilao <mail@change.org>

07/10/2012 05:37 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Aina Dilao  
makati city, Philippines

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:36 AM



Owen diaz  
<[mail@change.org](mailto:mail@change.org)>

07/01/2012 08:25 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

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Owen diaz  
Milan, Michigan

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)



**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 10:00 AM



Noel DePerio  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 08:55 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

Greetings,

I just signed the following petition addressed to: San Francisco Planning Department Historic Preservation Commission.

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

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Sincerely,

Noel DePerio  
San Diego, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/28/2012 09:40 AM



**Patrick De Ocampo**  
<[mail@change.org](mailto:mail@change.org)>

06/28/2012 08:32 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Patrick De Ocampo

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/28/2012 01:08 PM



**marc de ocampo**  
<[mail@change.org](mailto:mail@change.org)>

06/28/2012 12:51 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

marc de ocampo  
san francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:38 AM



**Michael DeNunzio**  
<mail@change.org>

07/06/2012 02:10 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Michael DeNunzio

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 10:00 AM



**GLORIA DEL MUNDO**

**<mail@change.org>**

06/11/2012 11:56 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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-----

Sincerely,

GLORIA DEL MUNDO  
Aliso Viejo, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:47 PM



**Remedios delaCruz**  
<[mail@change.org](mailto:mail@change.org)>

06/15/2012 08:33 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

Remedios delaCruz  
Quincy, Massachusetts

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:53 AM



**Inocencio Delacruz**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 08:20 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Inocencio Delacruz  
Kennedale, Texas

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/27/2012 04:38 PM



**Brudenil Dela Cruz**  
<[mail@change.org](mailto:mail@change.org)>

06/21/2012 10:26 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Brudenil Dela Cruz  
buena park, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/10/2012 09:36 AM



**Therese Dehesa**  
<[mail@change.org](mailto:mail@change.org)>

07/10/2012 05:11 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Therese Dehesa  
Manila, Philippines

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/19/2012 05:15 PM



magdalena de guzman  
<mail@change.org>

06/15/2012 04:10 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

magdalena de guzman  
san francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 05:17 PM



magdalena de guzman  
<mail@change.org>

06/15/2012 04:10 PM

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cc

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Tim Frye to: Richard Sucre

06/18/2012 10:36 AM



Emil De Guzman  
<mail@change.org>

06/15/2012 07:34 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

-----

Sincerely,

This is totally unjust. They deserve their proper place in the War Memorial.

Emil De Guzman  
San Francisco, California

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)

----- Forwarded by Tim Frye/CTYPLN/SFGOV on 06/18/2012 10:36 AM -----



**Bernardo Bernardo**  
<[mail@change.org](mailto:mail@change.org)>

06/15/2012 07:35 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

-----

Sincerely,

We must honor veterans' history and give importance to the memory of people who fought and gave up their lives for this country.

Bernardo Bernardo  
Hacienda Heights, California

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)

----- Forwarded by Tim Frye/CTYPLN/SFGOV on 06/18/2012 10:36 AM -----



Hana Ali <mail@change.org>

06/15/2012 11:27 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

Hana Ali  
Altadena, California

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----- Forwarded by Tim Frye/CTYPLN/SFGOV on 06/18/2012 10:36 AM -----



**Ruth Carlos Martinez**  
<[mail@change.org](mailto:mail@change.org)>

06/16/2012 01:10 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Ruth Carlos Martinez  
Brighton Victoria, Australia

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----- Forwarded by Tim Frye/CTYPLN/SFGOV on 06/18/2012 10:36 AM -----



**Charm Consolacion**  
<[mail@change.org](mailto:mail@change.org)>

06/16/2012 11:45 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Charm Consolacion

San Francisco, California

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----- Forwarded by Tim Frye/CTYPLN/SFGOV on 06/18/2012 10:36 AM -----



**Rosemarie Dominia**  
<[mail@change.org](mailto:mail@change.org)>

06/16/2012 01:32 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Rosemarie Dominia  
San Francisco, California

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----- Forwarded by Tim Frye/CTYPLN/SFGOV on 06/18/2012 10:36 AM -----



**Kim Dela Cruz**  
<[mail@change.org](mailto:mail@change.org)>

06/16/2012 05:13 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

-----

Sincerely,

Please preserve this memorial space. As much as I support the Arts, surely there must be places other than the Veteran's Building for them to utilize.

Kim Dela Cruz  
Quincy, Massachusetts

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-i>



[nterior-construction-of-the-war-memorial](#). To respond, [click here](#)

**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:58 AM



**Ben de Guzman**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 06:58 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Ben de Guzman  
Springfield, Virginia

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:57 AM



**Willie Dechavez**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 10:21 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Willie Dechavez  
Rochester Hills, Michigan

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:37 AM



**Al Kealoha De Arco**  
<[mail@change.org](mailto:mail@change.org)>

07/03/2012 09:33 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Al Kealoha De Arco  
KAILUA KONA, Hawaii

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 10:43 AM



**Alberto Dayao**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 10:34 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Alberto Dayao  
Virginia Beach, Virginia

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/26/2012 09:53 AM



"RUDY CORPUZ JR."

<mail@change.org>

06/25/2012 06:09 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

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Sincerely,

RUDY CORPUZ JR.

,

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)

**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/27/2012 10:07 AM



**steven cordoba**  
<[mail@change.org](mailto:mail@change.org)>

06/26/2012 10:21 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

Greetings,

I just signed the following petition addressed to: San Francisco Planning Department Historic Preservation Commission and UN Secretary General Ban Ki-moon

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steven cordoba

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/27/2012 04:26 PM



**Linda Cordoba**  
<[mail@change.org](mailto:mail@change.org)>

06/27/2012 04:24 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Linda Cordoba

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/27/2012 01:12 PM



Andy Co <[mail@change.org](mailto:mail@change.org)>

06/27/2012 10:48 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Andy Co

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:54 AM



**Jennifer Clark**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 09:00 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Jennifer Clark

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:56 AM



**Evangeline Clark**  
<mail@change.org>

06/12/2012 01:53 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

-----

Sincerely,

I am signing because My Father Januario P Omandan was a WWII Veterans, he served proudly with his blood and sweat for our freedom.

Evangeline Clark  
Tucson, Arizona

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:55 AM



**Jerry Clarito**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 05:37 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Jerry Clarito  
Skokie, Illinois

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**Fwd: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 04:21 PM

From: "Carmencitq Choy" <[mail@change.org](mailto:mail@change.org)>  
Date: June 13, 2012 4:15:40 PM PDT  
To: [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)  
Subject: Vote against the proposed interior construction of the War Memorial  
Reply-To: [no-reply@change.org](mailto:no-reply@change.org)

Greetings,

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Sincerely,

Carmencitq Choy  
San Francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/28/2012 09:41 AM



**marcie chin**  
<[mail@change.org](mailto:mail@change.org)>

06/28/2012 08:30 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

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marcie chin  
daly city, California

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**Fwd: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 04:09 PM

From: "Lidy Chan" <[mail@change.org](mailto:mail@change.org)>  
Date: June 13, 2012 3:59:32 PM PDT  
To: [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)  
Subject: Vote against the proposed interior construction of the War Memorial  
Reply-To: [no-reply@change.org](mailto:no-reply@change.org)

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Sincerely,

Lidy Chan  
Boston, Massachusetts

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 05:46 PM



**Jeff Chan** <mail@change.org>

06/14/2012 05:42 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:56 AM



**Robert Ceralvo**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 01:33 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Sincerely,

Robert Ceralvo  
Milpitas, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:54 AM



**Frank Celozza**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 10:50 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

Greetings,

I just signed the following petition addressed to: San Francisco Planning Department Historic Preservation Commission.

-----

Vote against the proposed interior construction of the War Memorial

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If the trustees are permitted to change the interior spaces of the Veterans' Building, it will destroy the history of the building and end the historical presence of Filipino WWII veterans in the War Memorial building.

Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

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Sincerely,

Frank Celozza  
Sharon, Massachusetts

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)

**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:35 AM



**Lumen Castaneda**  
<[mail@change.org](mailto:mail@change.org)>

06/29/2012 04:09 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

-----

Sincerely,

I believe that our veterans gave their lives for us to be free so let us give them some respect by giving them the space.

Lumen Castaneda  
Jersey City, New Jersey

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/28/2012 09:41 AM



**Jesus Casipit**  
<mail@change.org>

06/28/2012 06:54 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Jesus Casipit  
Danville, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/11/2012 09:36 AM



**Kathryn Cardenas**  
<mail@change.org>

07/11/2012 05:38 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

Kathryn Cardenas  
Quezon City, Philippines

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)



**Fwd: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 04:14 PM

From: "Karina Capulong" <[mail@change.org](mailto:mail@change.org)>  
Date: June 13, 2012 4:13:28 PM PDT  
To: [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)  
Subject: Vote against the proposed interior construction of the War Memorial  
Reply-To: [no-reply@change.org](mailto:no-reply@change.org)

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-----

Sincerely,

Karina Capulong  
South San Francisco, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:55 AM



**Lourdes Camungol**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 05:57 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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-----

Sincerely,

My father, Ricaredo B. Alegria, is a WWII Veterans. He is among the Filipinos who defended the Philippines against the Japanese.

Lourdes Camungol  
Colleyville, Texas

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:56 AM



**Bien Camungol**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 02:38 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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-----

Sincerely,

I am a Texas State Guard and a Filipino. I fully believe that we need to honor the sacrifices of US veterans and the allies who fought against the tyranny and oppression of Imperial Japan and Nazi Germany. My grandfathers fought along Americans in the Philippines enduring the hardships and capture. The city need to honor the Trust Agreement to preserve the sacrifices of honored heroes.

Bien Camungol  
Hurst, Texas

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 05:11 PM



**Guy Camacho**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 05:05 PM

Please respond to  
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To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Sincerely,

Guy Camacho  
Mississauga, Ontario, Canada

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/22/2012 05:18 PM



**Narce Caliva**  
<[mail@change.org](mailto:mail@change.org)>

06/22/2012 04:23 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

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cc

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Sincerely,

I EARNESTLY HOPE AND PRAY THAT WE CAN TRUST THE TRUSTEES TO PROTECT THE LEGACY OF FILIPINOS WHO SERVED. IT ISN'T AN ISSUE OF ARTS OR CULTURE BUT OF RESPECT AND HONOR,

Narce Caliva  
Winchester, Virginia

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)

**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:56 AM



**Pantaleon Calisa**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 02:00 PM

Please respond to  
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Sincerely,

Pantaleon Calisa  
Fairfield, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 12:29 PM



"Panataleon S. Calisa"

<mail@change.org>

06/13/2012 12:28 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Panataleon S. Calisa  
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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:49 PM



**Reginaldo Cabanos**  
<mail@change.org>

06/14/2012 08:28 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

Reginaldo Cabanos  
Virginia Beach, Virginia

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 10:00 AM



**Glenda Bule**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 12:47 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Glenda Bule  
American Canyon, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/22/2012 04:08 PM



**Pam Bulahan**  
<[mail@change.org](mailto:mail@change.org)>

06/22/2012 03:44 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

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I just signed the following petition addressed to: San Francisco Planning Department Historic Preservation Commission and UN Secretary General Ban Ki-moon

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Sincerely,

LEAVE IT BE, changing this is disrespectful.

Pam Bulahan  
Isleton, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:53 AM



**Nenita Buison**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 09:50 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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The Colony, Texas

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/18/2012 10:38 AM



neil buchholz  
<mail@change.org>

06/18/2012 09:43 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

neil buchholz  
Shasta, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/19/2012 05:15 PM



**Annette Buchholz**  
<[mail@change.org](mailto:mail@change.org)>

06/18/2012 10:37 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Shasta, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/19/2012 01:12 PM



**Annette Buchholz**  
<[mail@change.org](mailto:mail@change.org)>

06/18/2012 10:37 PM

Please respond to  
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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:38 AM



**Christopher Bowman**  
<[mail@change.org](mailto:mail@change.org)>

07/05/2012 09:10 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

The amount of space allocated to the American Legion and other veterans services over the years has been reduced by the Board of Trustees to currently 38,000 sq. feet of the Veterans Building. Under current plans, after the building is retrofitted, that space will be reduced even further to 24,000 sq. feet. This is a travesty, and the Board of Trustees need to sit down with the leadership of the War Memorial Commission before the retrofit begins and negotiate in good faith to preserve the existing space allocated to Veterans or even expand that space to address the needs of our younger Veterans returning from Iraq and Afghanistan.

As a retired Major of the USAR and a Vietnam Veteran, I salute all of our Veterans who served honorably and fought in every war since the battle of Lexington to bring life to this Nation and preserve our way of life, and believe that the Veterans Building should remain a living memorial to respect that honored past and to address the current and future needs of San Francisco's thousands of Veterans.

Christopher Bowman  
San Francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:35 AM



**Erlinda Borrromeo**  
<[mail@change.org](mailto:mail@change.org)>

07/01/2012 10:13 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Erlinda Borrromeo  
San francisco, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:58 AM



**T D Bonzon**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 10:25 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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-----

Sincerely,

The only right thing to do to honor the Filipino vets - like my father-in-law who was a Death March survivor, a POW and underground fighter.

T D Bonzon  
North Chesterfield, Virginia

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:35 AM



**Jose Ricardo Bondoc**  
<[mail@change.org](mailto:mail@change.org)>

07/01/2012 11:43 AM

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 08:05 PM



**Gloria Blando**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 08:00 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Please join me in requesting the Historic Preservation Commission to disapprove the trustees' proposals.

-----

Sincerely,

Both my parents were WWII veterans.

Gloria Blando  
Baguio City, Philippines

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:58 AM



**Audra Bishop**  
<[mail@change.org](mailto:mail@change.org)>

06/11/2012 06:56 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Audra Bishop  
Denver, Colorado

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/27/2012 04:44 PM



**Carlo Beza**  
<mail@change.org>

06/27/2012 04:43 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

Carlo Beza  
San Francisco, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:57 AM



**Charito Benipayo**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 10:21 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Charito Benipayo  
Alameda, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 06:19 PM



**Queenie Benmour**  
<[mail@change.org](mailto:mail@change.org)>

06/13/2012 06:14 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Queenie Benmour  
So. San Francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:38 AM



**Gabriella Bartonico**  
<[mail@change.org](mailto:mail@change.org)>

07/05/2012 12:39 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:36 AM



**Victor S Barrios**  
<[mail@change.org](mailto:mail@change.org)>

07/02/2012 03:05 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

There should be respect for historical significance and the memory of those who made the supreme sacrifice.

Victor S Barrios  
San Francisco, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:58 AM



**John Azarias**  
<mail@change.org>

06/12/2012 04:37 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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John Azarias  
Wheeling, Illinois

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/27/2012 04:40 PM



**Chris Archulets**  
<[mail@change.org](mailto:mail@change.org)>

06/27/2012 02:22 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sacramento, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/11/2012 09:36 AM



**rodriguez arcely**  
<[mail@change.org](mailto:mail@change.org)>

07/11/2012 01:42 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

rodriguez arcely  
malabon, Philippines

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/27/2012 12:35 PM



**Adrienne Aquino**  
<[mail@change.org](mailto:mail@change.org)>

06/27/2012 10:25 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

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Adrienne Aquino  
San Francisco, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:37 AM



**WILLIAM APPLGATE**

**<mail@change.org>**

07/04/2012 08:56 AM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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Sincerely,

WILLIAM APPLGATE

,

Note: this email was sent as part of a petition started on Change.org, viewable at <http://www.change.org/petitions/historical-preservation-commission-vote-against-the-proposed-interior-construction-of-the-war-memorial>. To respond, [click here](#)

**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:49 PM



**Marietta Andrade**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 08:31 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

Marietta Andrade  
San Diego, California

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/10/2012 05:25 PM



**Andrej Jawein Alviola**  
<[mail@change.org](mailto:mail@change.org)>

07/10/2012 04:15 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Andrej Jawein Alviola  
Makati City, Philippines

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:56 AM



**Zenaida Racasa Aliyas**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 01:38 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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-----

Sincerely,

My father was a Filipino Veteran under McArthur, and like everyone who serve under the American flag were never recognized for thier valour and service. To keep our Filipino legacy

Zenaida Racasa Aliyas  
Benbrook, Texas

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 09:57 AM



**Adelamar Alcantara**  
<[mail@change.org](mailto:mail@change.org)>

06/12/2012 11:06 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

The Filipino Veterans have given so much for the United States of America. It is unfathomable that their memorial will be removed from the SF Veterans Building. This is an outrage and a great disrespect to those who have given up their lives so people in this country can enjoy their freedom.

Adelamar Alcantara  
Albuquerque, New Mexico

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/15/2012 12:48 PM



**Jerry Aguinaldo**  
<mail@change.org>

06/14/2012 11:21 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

Subject Vote against the proposed interior construction of the War Memorial

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Sincerely,

Jerry Aguinaldo  
Sunnyvale, California

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 04:27 PM



**Aurora Aguinaldo**  
<[mail@change.org](mailto:mail@change.org)>

06/14/2012 03:33 PM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Aurora Aguinaldo  
Union, New Jersey

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**Fw: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

07/09/2012 09:36 AM



**Ernesto Aguada**  
<[mail@change.org](mailto:mail@change.org)>

07/01/2012 11:58 AM

Please respond to  
[no-reply@change.org](mailto:no-reply@change.org)

To [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

cc

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Sincerely,

Ernesto Aguada  
Vallejo, California

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**Fwd: Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/13/2012 10:01 PM

From: "Maria Cristina Acay" <[mail@change.org](mailto:mail@change.org)>  
Date: June 13, 2012 9:32:07 PM PDT  
To: [tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)  
Subject: Vote against the proposed interior construction of the War Memorial  
Reply-To: [no-reply@change.org](mailto:no-reply@change.org)

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Sincerely,

Maria Cristina Acay  
Baguio City, Philippines

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**Vote against the proposed interior construction of the War Memorial**

**Tim Frye** to: Richard Sucre

06/14/2012 06:10 PM



art zapico <mail@change.org>

06/14/2012 06:09 PM

Please respond to  
no-reply@change.org

To tim.frye@sfgov.org

cc

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san jose, California

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