

Oakland Landmarks Preservation Advisory Board

MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612-2031 Phone: 510-238-3941

1. GENERAL INFORMATION

Property Address: 325 24th Street

Assessor's Parcel Number(s): 8-669-2

Property Owner(s): Ryan Lawrence Chiu

Applicant's Name: Ryan Lawrence Chiu

Phone: 510-326-6826 email: lawrence.chiu@live.com

Year of Purchase: 2022 Assessed Value: \$808,000 (2023)

Existing Use of Property: Residential (primary residence)

Legal Description (from deed – if long, please attach)

Beginning at a point on the southern line of 24th street (formerly Elm Street) distant thereon easterly 70 feet from the point of intersection thereof with the eastern line of Valdez street, as said streets are shown on the map herein after referred to; running thence easterly along said line of 24th street, 40 feet; thence southerly and parallel with Valdez street, 109 feet, 6 inches; thence westerly and parallel with 24th street, 10 feet; thence northerly and parallel with Valdez street, 50 feet; thence westerly and parallel with 24th street, 30 feet; thence northerly and parallel with Valdez street, 59 feet, 6 inches to the southern line of 24th street, and the point of beginning.

Being the eastern 30 feet of lot 8 and the western 10 feet of lot 9, in block 2257, as said lots and block are shown, on the map of map of the subdivision of blocks 2256, 2257 and 2258, of the Valdez tract, Oakland, California, filed April 8, 1878 in the Office of the County Recorder of Alameda County in Book 5 of maps, at page 15.

2. HISTORIC PROPERTY INFORMATION

If not already designated by Landmarks Board, Heritage Property application is required concurrently.

HISTORIC/Common Name: Newsom (Sidney B.) Flats

CONSTRUCTION DATE: 1907

HISTORIC STATUS as of application date (contact Preservation staff at 510-238-6879 to confirm):

Designated Historic Property **Date of Designation**_____

- City Landmark Heritage Property Contributor to S-7 or S-20 District

Local Register of Historical Resources

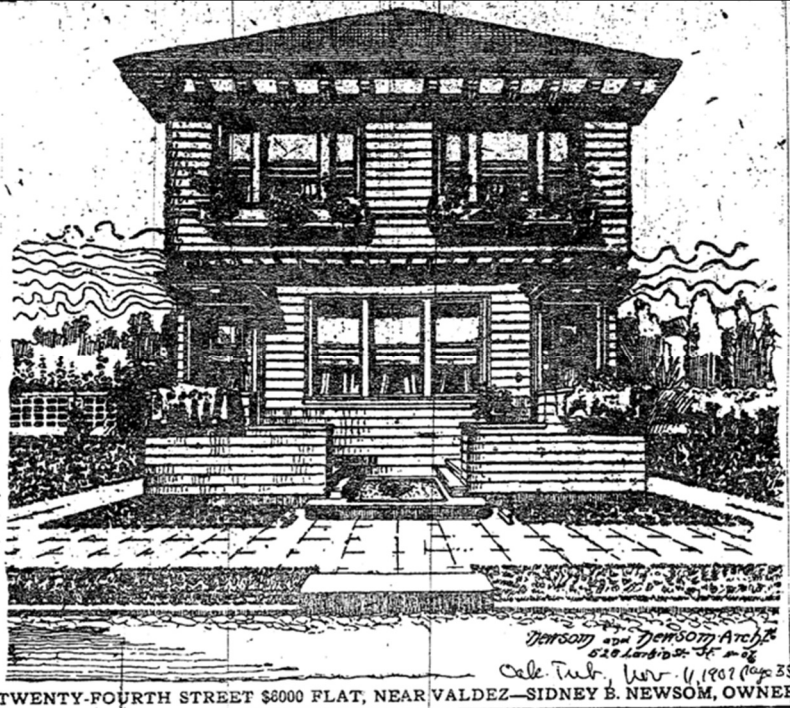
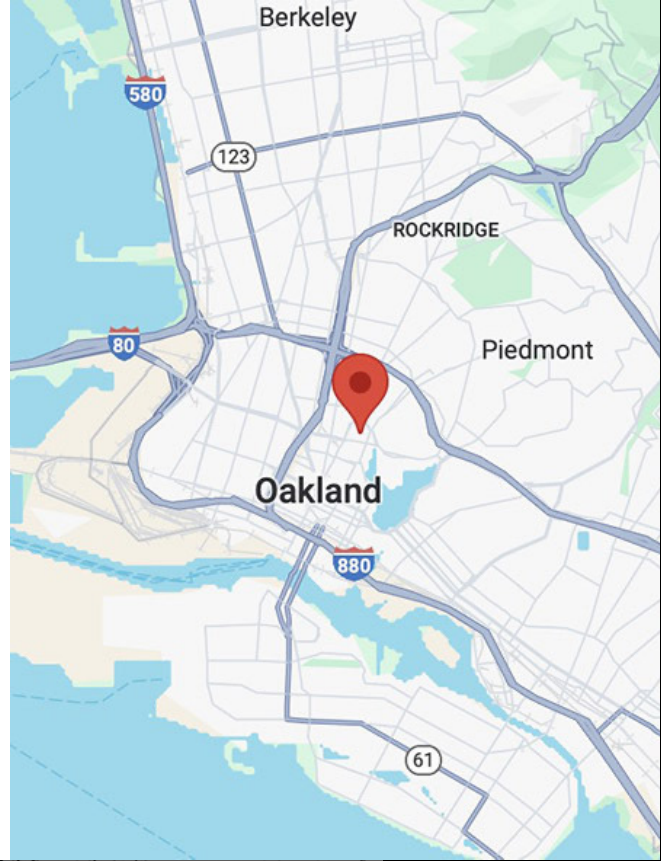
- Survey Rating A or B Area of Primary Importance National Register

Oakland Cultural Heritage Survey: Survey Rating: C2+ Date: 09/30/96 Prelim/Intensive: Prelim

Photo



Location Map



Drawing and article of 325 24th Street from the Oakland Tribune, Nov. 11, 1907, pp. 35

3. PRESERVATION WORK PROGRAM AND TIMELINE

Property Address: 325 24th Street, Oakland, CA 94612

Please list the improvements to take place over the next 10 years. Listed work should be limited to stabilization or maintenance of the historic structure and restoration or repair of exterior character defining features. State anticipated costs of improvements, including but not limited to materials, labor, permits and fees. Anticipated cost must equal or exceed tax savings: see Mills Act Calculator for a rough estimate of potential property tax reduction. Attach additional text and photos as necessary to fully describe work program. *This page will become part of the contract: please keep to one page.*

1. Year: 2025 Cost: \$50,000 Improvement: Replace flat window trims (13 windows) with original style trim. Replace (repair when possible) damaged original window trim (14 windows). Repair two cornices located on the west side of the house.

2. Year: 2026 Cost: (continued) Improvement: (continued)

3. Year: 2027 Cost: (continued) Improvement: (continued)

4. Year: 2028 Cost: \$20,000 Improvement: Facade Restoration - replace two flower boxes, repair/replace eave and flower box corbels, restore door overhangs and brackets

5. Year: 2029 Cost: (continued) Improvement: (continued)

6. Year: 2030 Cost: \$80,000 Improvement: Replace shingles for entire exterior with original type cedar shingles that will be kept unpainted. Cover the low porch walls and the rear of the house (currently shingleless) with shingles. Stain and seal shingles.

7. Year: 2031 Cost: (continued) Improvement: (continued)

8. Year: 2032 Cost: (continued) Improvement: (continued)

9. Year: 2033 Cost: (continued) Improvement: (continued)

10. Year: 2034 Cost: \$30,000 Improvement: As the new vinyl windows complete their service life in or after Year 10, the front-facing windows of the façade will be scheduled for restoration to wood or a visually compatible sash.

Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

YEAR 1-3: WINDOW TRIM REPLACEMENT AND CORNICE RESTORATION

The window trim was placed as the first item because I believe it will visually make the most impact on the house, as many of the trim pieces are very noticeably in poor condition.

Additionally, installing new trim will address critical waterproofing issues around several of the windows that have extensive dry rot in the trim. There are 27 windows in total. Half of them feature the original trim (photo #1, #2/2A), while the other half have flat trim replacements (photo #3A/3B). Most of the original window trims and some of the newer flat trims have dry rot and are falling apart. Wherever possible, the trim will be repaired through rot removal and wood filler. However, according to consultations with contractors, most if not all of the trim will need to be replaced due to the level of dry rot present, especially behind the trims where water has seeped in over the years. Additionally, there are two side windows which have cornices that are in disrepair and in need of restoration (photo #4). This would include sanding down, repairing wood rot, and repainting the cornices. The original double hung windows were all replaced two years prior with vinyl windows. Restoring the windows to the originals is not included at this point because of the high cost involved which would prevent the allocation of funds to the other historical items that are in disrepair (shingles and facade).



Photo #1 - Original Window Trim (with vinyl sash)



Photo #2A - Original Window Trim (with vinyl sash)



Photo #2B: Close-up of original trim from lower façade window



Photo #3A/3B - Flat Window Trim (with vinyl sash)



Photo #4 - Window Cornice

YEAR 4-5: FACADE RESTORATION (FLOWER BOXES, DOOR OVERHANGS, CORBELS, BRACKETS)

The two flower boxes, which are an important part of the original facade, are currently deteriorated and will require replacement due to the level of dry rot. There may also be structural concerns as they exhibit a downward slope (photo #5). The plaster corbels under the flower boxes will need to be replaced as well as they are in very poor condition, with one of them completely missing (photo #6).

The door overhangs are generally in good shape and will only need a paint job. The original drawing from the Tribune (page 2) does not show any side supports for the overhangs, as they both entirely rest on the two large elongated brackets attached to the wall. The top of the overhang is currently wrapped in sheet metal which we suggest replacing with wood trim to keep in line with the original style of the house (photo #7). The plaster corbels along the eaves are in different stages of disrepair. They will be repaired wherever feasible, and for those beyond repair, replica moldings will be created from plaster by a specialist to match the originals (photo #8). The brackets under the upper unit's facade are in good condition and only require a thorough paint job and some minor repair (photo #9).



Photo #5 - Flower Boxes



Photo #6 - Missing flower box corbel



Photo #7 - Overhang with sheet metal covering



Photo #8 – Flower Box and Eaves Corbels



Photo #9 - Brackets

YEAR 6-9: SHINGLE RESTORATION

The majority of the original cedar shingles remain, although many are either in poor condition or completely absent (photos #10 and #11). Roughly 60-70% of the shingles across the house require repairs, with the most severe deterioration observed on the northeast and south sides. Following a fire in 2017 at the adjacent Alta Waverly building, the southern end of the house suffered extensive damage, resulting in the loss of most of its shingles on that side. Instead of replacing them, the previous owner chose to remove the majority of the fire-damaged shingles. Recently, the rear staircase underwent a complete renovation to meet code requirements due to the absence of a landing. Unpainted cedar shingles were utilized to cover the section of the rear wall which supports the staircase.

Instead of simply replacing the damaged sections of the shingles, I believe it would be preferable to undergo a complete replacement of the entire exterior with new cedar shingles (except for the newly installed shingles as previously mentioned). This approach aligns with historical preservation goals, ensuring a consistent unpainted appearance that reflects the East Bay Arts and Crafts style, which heavily influenced builder Sidney Newsom and was likely the original design choice for the house's shingles. Given that a significant portion of the shingles are deteriorated and the south side of the house lacks them entirely, a comprehensive replacement would not only restore the house's original aesthetic but also address any structural concerns.



Photo #10 - Shingles from Northeast section of house



Photo #11 - Shingles on west side of house

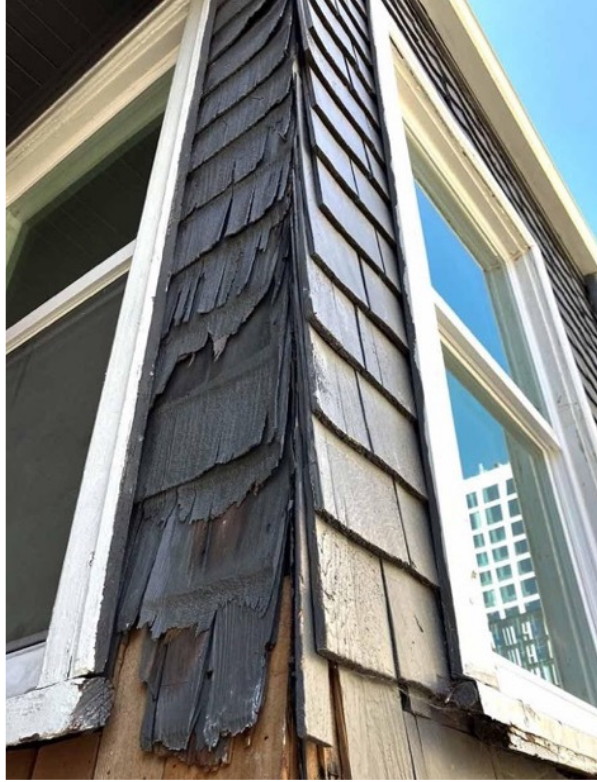


Photo #12 - Fire-Damaged Shingles on southeast corner of house

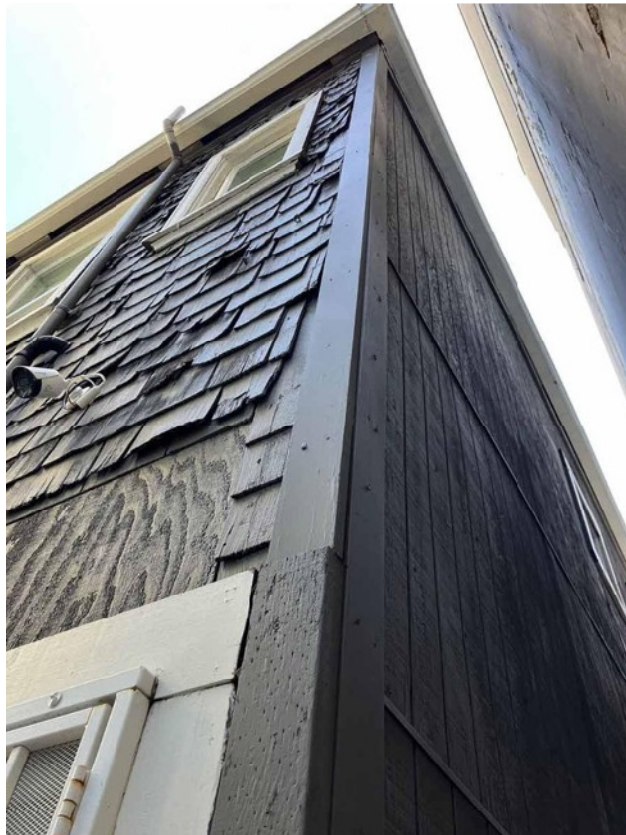


Photo #13 - Southwest corner of house showing missing wall of shingles

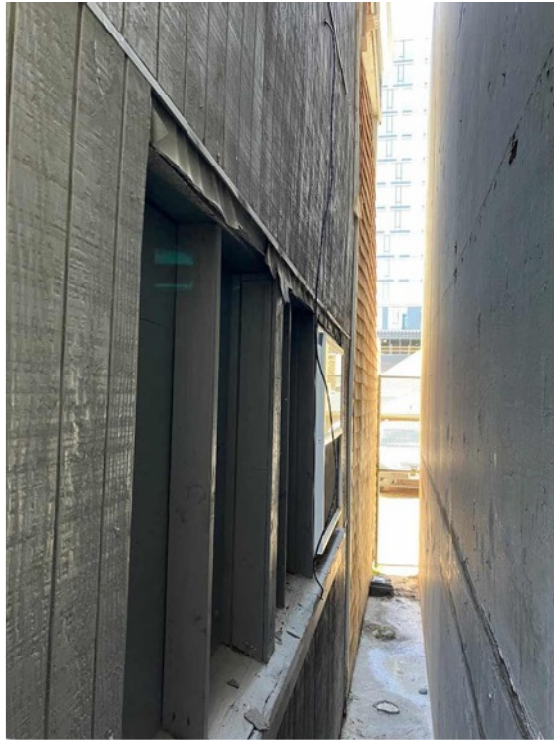


Photo #14 - South side wall showing missing shingles and newly installed shingles on staircase wall



Photo #15 - Front Stair Wall with ahistorical horizontal planks

YEAR 10+: WINDOW RESTORATION

Because of their lack of functionality and inability to be repaired, all of the original double-hung wood windows were replaced with vinyl ones in 2022/23. The decision to opt for vinyl was prompted by the cost-prohibitive nature of historically accurate wood windows. Once the Mills program is finalized, funds would be allocated towards replacing vinyl windows with wood ones that faithfully replicate the original historic design. The number of windows replaced will depend on funds available, condition, and visibility of the vinyl sash. At a minimum, the windows on the street front would be replaced around Year 10.

Below are two photos showing the original windows (photo #16) and the new vinyl windows (photo #17). The vinyl sash is thinner and has less 3D contrast of the upper and lower sash. Additionally, there are missing horns on the upper sashes and the lower center window was originally not fixed. Despite these differences, I believe the vinyl windows do not seriously affect the building's historic character and can serve as an interim option over ten years' time while the other restoration items are addressed.



Photo #16 - Original Double Hung Wood Windows



Photo #17 – New Vinyl Windows

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 008-0669-002-00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF 24TH STREET (FORMERLY ELM STREET) DISTANT THEREON EASTERLY 70 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE EASTERN LINE OF VALDEZ STREET, AS SAID STREETS ARE SHOWN ON THE MAP HEREIN AFTER REFERRED TO; RUNNING THENCE EASTERLY ALONG SAID LINE OF 24TH STREET, 40 FEET; THENCE SOUTHERLY AND PARALLEL WITH VALDEZ STREET, 109 FEET, 6 INCHES; THENCE WESTERLY AND PARALLEL WITH 24TH STREET, 10 FEET; THENCE NORTHERLY AND PARALLEL WITH VALDEZ STREET, 50 FEET; THENCE WESTERLY AND PARALLEL WITH 24TH STREET, 30 FEET; THENCE NORTHERLY AND PARALLEL WITH VALDEZ STREET, 59 FEET, 6 INCHES TO THE SOUTHERN LINE OF 24TH STREET, AND THE POINT OF BEGINNING.

BEING THE EASTERN 30 FEET OF LOT 8 AND THE WESTERN 10 FEET OF LOT 9, IN BLOCK 2257, AS SAID LOTS AND BLOCK ARE SHOWN, ON THE MAP OF MAP OF THE SUBDIVISION OF BLOCKS 2256, 2257 AND 2258, OF THE VALDEZ TRACT, OAKLAND, CALIFORNIA, FILED APRIL 8, 1878 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY IN BOOK 5 OF MAPS, AT PAGE 15.

4. SELECTION CRITERIA

The City of Oakland has adopted a Mills Act Property Tax Abatement Program for qualified historic properties. The 2006-08 ordinances creating the program limit impact on City revenues to \$25,000/year, plus \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000 a year for all redevelopment areas outside the Central Business District. In the Central Business District, impact on Redevelopment revenues is limited to \$100,000/building/year with a cumulative limit of \$250,000/year. Any property tax loss that exceeds the above limits requires special consideration by the City Council.

If applications exceed the above limits, selection will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

Necessity, quality, and impact of proposed work program:

- The property needs exterior or structural work (e.g., stabilization, maintenance, reversal of inappropriate modifications, etc. - not interior work or additions) and the cost of the proposed work is equal to or greater than the potential reduction of property taxes.
- The proposed work program has strong potential to act as a catalyst for neighborhood revitalization by increasing architectural integrity, preserving neighborhood character, and conserving materials and energy embodied in the existing building.
- The application exhibits timely completion, quality of documentation, well thought out and realistic work program, clear understanding of work program and contract, ability to follow through.

Diversity of property types and locations:

- Geographic distribution: The property's location contributes to the goal of Mills Act contracts in neighborhoods throughout the City.

Contracts will be especially encouraged for properties in the (former) West Oakland and Central City East Redevelopment Areas because implementation of the Mills Act was a mitigation measure in the West Oakland and Central City East Redevelopment Plans.

- Building type and nature of significance: The property contributes to the goal of a variety of Mills Act building types (e.g., residential, commercial, industrial; rarity, age, style, use, etc.).

Historic and architectural significance of building:

- Either currently a Designated Historic Property, *or* a Heritage Property, Landmark, or S-7/S-20 District application is submitted concurrently and building is eligible for designation.
- Oakland Cultural Heritage Survey rating and Landmarks Board eligibility determination.
- Timely completion, quality, depth, and active involvement in Heritage Property application.

5. SUBMITTAL REQUIREMENTS

- Mills Act Application Form: This application form completed and signed.
- Copy of Grant Deed, including assessor's parcel map, legal description, and form of title.
- For corporate owners (LLC, condo, etc.): document exact entity name and signatory/ies.
- Photographs
 - Photographs must be in color, labeled, and printed on 8-1/2" x 11" paper.
 - Illustrate the overall exterior condition and character of the property.
 - Show the structure from across the street and from front, side and rear.
 - Include detailed close up views of each feature listed in the work program.
 - Label each photo (e.g., Work Program Item #1, #2, etc.).
- Oakland Landmark, Heritage Property or S-7/S-20 Preservation District Application
 - Required for properties that are not already designated by Landmarks Board.
- Additional pages to describe and illustrate the work program, as necessary.
- Copy of last property tax bill.
- Printout of Mills Act Calculator estimate, showing anticipated tax saving.
- Filing Fee - \$601.29, due at the time of application submittal.


Please read and review (online at www.oaklandnet.com/historicpreservation):

- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- (Model) Mills Act Agreement for Preservation of Historic Property (contract you will sign);
- Secretary of the Interior's Standards for Rehabilitation (included in Mills contract);
- Minimum Property Maintenance Standards (included in Mills contract);
and
- Mills Act Property Tax Calculator (for rough estimate of potential change in taxes).

NOTICE: Each property owner is advised to consult legal counsel and/or a financial advisor concerning the advisability of entering into a Mills Act agreement, prior to completing and submitting this application. The City makes no warranties or representations about the accuracy or validity of the Mills Act Property Tax Calculator – it is merely an information tool that applicants may use at their sole risk, which does not substitute for or replace legal counsel or a financial advisor.

I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, and agree to execute the (Model) MILLS ACT AGREEMENT FOR

PRESERVATION OF HISTORIC PROPERTY if selected for the program. The information submitted is true and correct as of the date of application.

Owner's Signature  _____ Date: May 1, 2024

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
Monday, Tuesday, Thursday & Friday: 8am-3pm; Wednesday: 9:30 – 3pm

Rev.1/9/2020