



# *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: 384 Bellevue Avenue, Oakland, CA 94610**

**Assessor's Parcel Number(s):** 10-784-22

**Property Owner(s): Eliza Strauss (Eliza Louise Strauss Trust) & Lucas Bartsh**

**Applicant's Name: Eliza Strauss**

**Phone: (day) 415-310-1948 (evening) 415-310-1948 email: eliza.strauss@gmail.com**

**Year of Purchase: 2021 Assessed Value: \$1,931,000**

**Existing Use of Property: Primary Residence**

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

*Lot 21, Block 7 "Highlands Subdivision of Adams Point Property", filed October 10<sup>th</sup>, 1906 in Book 21 of Maps, Page 66, Alameda Co. Records.*

### **2. HISTORIC PROPERTY INFORMATION**

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

**HISTORIC/COMMON NAME: Young-Fearn House**

**CONSTRUCTION DATE: 1908-1909**

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

**Designated Historic Property**                      **Date of Designation** *Application Pending*

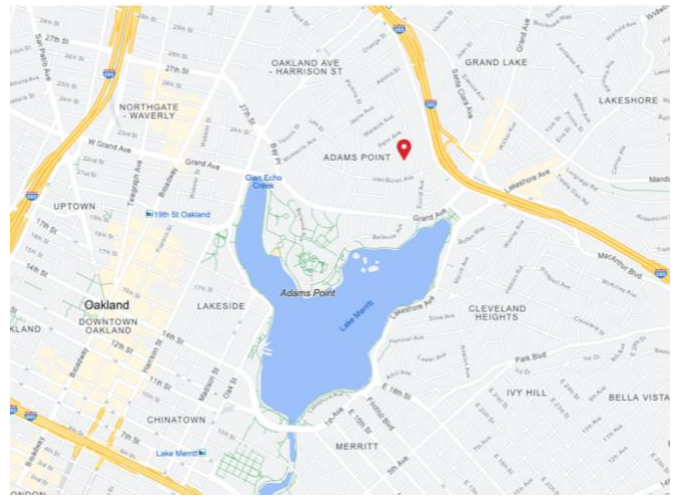
City Landmark     Heritage Property     Contributor to S-7 or S-20 District

**Local Register of Historical Resources**

Survey Rating A or B     Area of Primary Importance     National Register

**Oakland Cultural Heritage Survey:** Survey Rating: B+1+ Date: 8-26-85 Prelim/Intensive: Adams Point intensive survey, existing designation: "Landmarks Board Study List"

Photos from Redfin dated 2021



**3. PRESERVATION WORK PROGRAM AND TIME LINE**

**Property Address: 384 Bellevue Avenue, Oakland CA 94610**

**1. Year: 2025 Cost: \$32,000**

**Improvement: Exterior Trim, Siding, Beam Repairs**

*Replace warped shingles to match existing “ribbon coursing” pattern. Replace shingles that do not match original pattern. Repair, seal, patch original wood siding. Repair fascia throughout as needed. Includes cost of scaffolding.*

**2. Year: 2026**

**Improvement: Exterior Trim, Siding, Beam Repairs Cont.**

**3. Year: 2027 Cost: \$35,000**

**Improvement: Flat roofs (2), Downspouts & Gutters**

*Reroof (2) covered sleeping porch flat roofs. Replace all gutters and downspouts. Street facing to be wood gutters to restore to original appearance. Rear to be bonderized metal in similar style (4” box).*

**4. Year: 2028 Cost: \$50,000**

**Improvement: Exterior Paint**

*Whole house paint to seal and preserve siding, bargeboards, new trim, beam ends, original wood windows, etc. Original siding located in basement is dark brown/black stain. Color TBD but consideration of classic Craftsman, darker and “natural” colors to be used. Paint price includes scaffold and re-glazing of wood (mostly) original windows. Consider using painting funds to re-shingle sections not yet failing to return to original natural wood appearance.*

**5. Year: 2029**

**Improvement: Exterior Paint Cont.**

**6. Year: 2030 Cost: \$65,000 (contingent on affordability, inflation and actual Mills Act savings)**

**Improvement: Install French Drain & Sump Pump**

*Protect and preserve foundation by installing proper drainage and waterproofing.*

**7. Year: 2031**

**Improvement: Install French Drain & Sump Pump Cont.**

**8. Year: 2032**

**Improvement: Install French Drain & Sump Pump Cont.**

**9. Year: 2033 Cost: \$80,000 (contingent on affordability, inflation and actual Mills Act savings)**

**Improvement: Replace Roof**

*Replace entire complex multi-gabled roof with composition shingles. Requires removal of multiple layers of roofing that are preventing proper ventilation, consideration of appropriate ventilation (possibly ridge vents). Original shakes still remain. Likely to be removed and replaced with plywood.*

**10. Year: 2034**

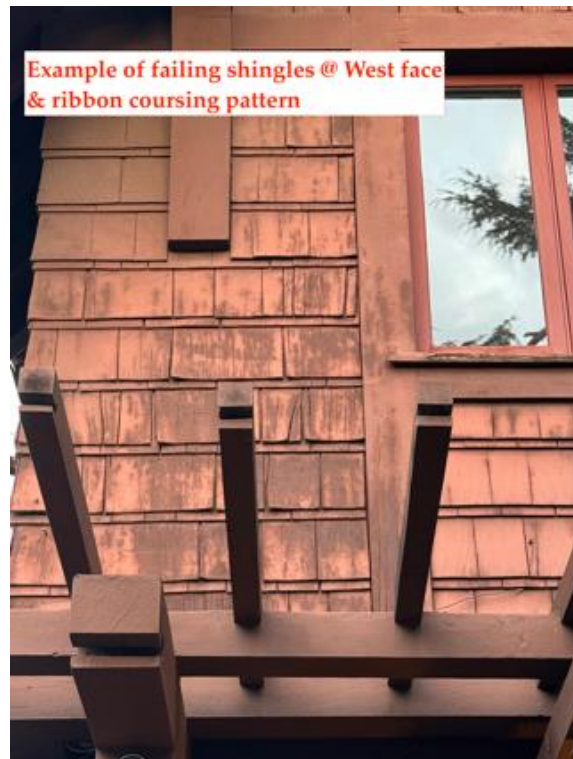
**Improvement: Replace Roof Cont.**

**WORK ITEM #1 Improvement: Exterior Trim, Siding, Beam Repairs**

Significant dry rot on many of the rafter tails and notched beams. Create joint with new notched beam end at areas beyond repair. Others can be repaired with penetrating epoxy and wood filler and repainted. Consider flashing each from the top to extend life.

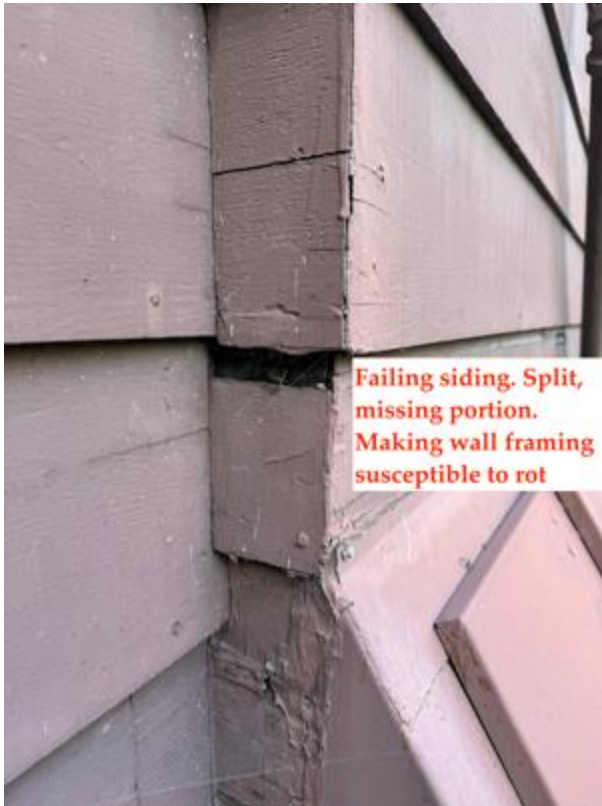


Shingles on West and East faces are warped and cupping. Replace with unique “ribbon coursing” shingle pattern. South face requires repairs and a section that was installed with standard shingle pattern not fitting with the rest of the house (I believe related to a porch enclosure and/possible repair as the pattern continues in the sun porch)





Misc. siding repairs where siding is splitting, loose or failing. Lap solid wood to match existing, rough sawn texture with 3/4" bevel siding to match original (likely custom milled as not available at standard lumber yards).



Replace bargeboard at tall West street facing gable that is rotting and warped. Most bargeboards have lost their end trim, repair and/or replace throughout (5 gables).



Misc. exterior trim, fascia, window sill repair.

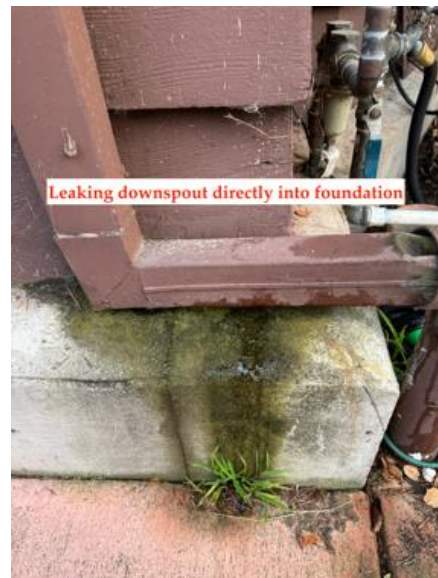
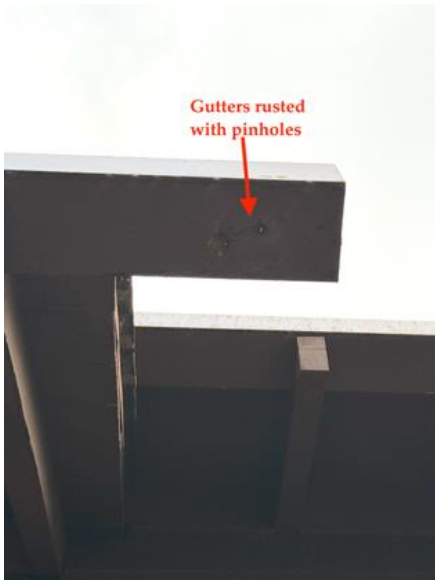


**WORK ITEM #2 Improvement: Flat roofs (2), Downspouts & Gutters**

(2) closed in sun porches have leaking flat roofs.



Cheap painted square gutters replaced the original wood gutters. They have seams and are rusted and not fully functioning with some sloped in the wrong direction. Current conditions are damaging wood siding and leaking into foundation cap.



Gutters and downspouts to be fabricated out of bonderized, seamless metal and painted to match house at rear. Gutters on West face front 2 gables (street facing) to be remade out of redwood to match original detail (assumed original detail per '86 Survey photos, reference to match original wood gutters in garage rebuild plans). Fabricator of traditional wood gutters out of Sonoma \$45/LF.





### **WORK ITEM #3 FULL EXTERIOR PAINT**

Paint peeling, chipping or bare wood exposed. Required to maintain original siding, notched beams, bargeboards, etc. integrity and appearance. Strategically timed to follow siding, shingles, fascia and downspouts. Clean up of unsightly abandoned wires. Includes cost to scaffold where necessary.



### **WORK ITEM #4 DRAINAGE**

During rainy season, water comes into basement and crawlspace through foundation walls and cracks in basement slab. Evidence of efflorescence on footings and stem walls as well as slab “floor”.

Install French drain around (3) sides of residence where foundation walls are significantly below grade and no previous foundation capping has occurred. Excavate roughly 12’ at proper slope, install perforated pipe, filter fabric, drain rock. New waterproofing membrane to protect foundation walls. Drainage to flow to sump pump basin and exit to storm drain per EBMUD requirements.

### **WORK ITEM #5 Improvement: Replace Roof**

- Complex roof system with 1 lower front gable, 2 side gables, 1 main gable that runs the length of the residence. 3 sun rooms that have been closed in, 2 with flat roofs, 1 with “California framing” with a roof build up to tie into one side gable. All need complete roof removal to the sheathing. Original wood shakes visible from attic, so price assumes new plywood is needed.
- Carpentry/framing repair allowance excluded from estimate.
- Replace with composition shingles, color TBD.
- Current roof has no ventilation, so important to add vents which will help extend life of shingles and paint. Consider attic fans for further ventilation to avoid gable vents which would detract from appearance and visible from street.





#### 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](http://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.**

Owners’ Signatures

**Eliza Strauss**

Date: May 27, 2024

**Lucas Bartsh**

Date: May 27, 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



