

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

**Vince Sugrue, Chair
Klara Komorous, Vice-Chair
Chris Andrews
Ben Fu
Marcus Johnson
Nenna Joiner
Tim Mollette-Parks**

**LANDMARKS PRESERVATION
ADVISORY BOARD MINUTES:**

**July 13, 2020
Special Meeting 5 PM
Via: Tele-Conference**

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ROLL CALL

**Board Members present: Andrews, Fu, Johnson, Joiner, Komorous,
Mollette- Parks, Sugrue**
Board Members absent:
Staff present: Pete Vollmann, Betty Marvin

WELCOME BY CHAIR – Board Chair Vince Sugrue welcomed everyone to the meeting and asked Pete Vollmann, Board Secretary, to give a helpful explanation on the meeting. He gave some pointers on how this works for everyone in attendance either by Zoom or by phone. **By Zoom:** he asked all attendees to lower any hands that are raised and only raise them if you’re interested in speaking on an item when it’s called. This will help us avoid confusion and calling speakers for the wrong item. The system will keep track of the order of hands that are raised and it’s important that once you raise your hand, keep it raised, unless you change your mind about speaking. Lowering and raising your hand will bump you to the end of the line. Each speaker will have a maximum of 2 minutes to speak and during this time, speakers cannot cede time. When it’s your time to speak, the City will unmute you and then you will also need to unmute yourself on your device to begin speaking. **By phone to comment:** you press *9 to engage the raise your hand feature. When it’s your time to speak, the City will refer to you by the last four digits of your phone number and then you press *6 to unmute yourself. If you do not wish to speak on any item, you can also view the hearing on KTOP live on television or the City website.

BOARD BUSINESS

Agenda Discussion - No
Secretary Reports – No
Board Matters – No
Sub-committee Reports - No

OPEN FORUM – No

INFORMATIONAL PRESENTATIONS – No informational presentations were scheduled

APPLICATIONS

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| 1. | Proposal: | Heritage Property Nominations by owner applicants, associated with Mills Act contract applications. |
| | Case File Number /Location/ City Council District/ Zoning: | 1) LM20-001: 676 Longridge Rd. (APN 11-883-45); City Council District 2, Zoning RD-1 2) LM20-002: 322 (318-334) Broadway (APN 1-139-14); City Council District 3, Zoning C-45/S-4 3) LM20-003: 1186 Trestle Glen Rd. (APN 23-437-3-1); City Council District 2, Zoning RD-1 4) LM20-004: 926 Rosemount Rd. (APN 11-891-15); City Council District 2, Zoning RD-1 5) LM20-005: 2804 Adeline St. (APN 5-456-23); City Council District 3, Zoning RM-2 6) LM20-006: 724 Campbell St. (APN 6-3-24); City Council District 3, Zoning RM-2 7) LM20-007: 326-28 Henry St. (APN 4-103-26); City Council District 3, Zoning RM-2 8) LM20-008: 5738 Picardy Dr. (APN 38-3171-22); City Council District 6, Zoning RD-1 9) LM20-009: 669-71 24th St./674 23rd St. (APNs 8-663-17, 8-663-6); City Council District 3, Zoning RU-1, RU-5 10) LM20-010: 369 MacArthur Bl. (APN10-785-21-2); City Council District 3, Zoning RU-2/S-12 |
| | Applicant/Owner: | Multiple, see individual applications attached |
| | Environmental Determination: | Categorically Exempt per CEQA Guidelines Sections: 15301 (Existing Facilities); 15305 (Minor Alterations in Land Use Limitations); 15306 (Information Collection); 15308 (Actions by Regulatory Agencies for Protection of the Environment); 15331 (Historical Resource Restoration/Rehabilitation); Section 15183 (Projects consistent with the General Plan or Zoning). |
| | Action to be Taken: | Determination that properties are eligible for Heritage Property status; designation of eligible properties as City of Oakland Heritage Properties |
| | For Further Information: | Contact case planner Betty Marvin at (510) 238-6879 or by email at bmarvin@oaklandca.gov |

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| 2. | Proposal: Case File Number /Location/ City Council District /Zoning: | Mills Act Contract Applications by owners. 11) MA20-001: 676 Longridge Rd. (APN 11-883-45); City Council District 2, Zoning RD-1 12) MA20-002: 322 (318-334) Broadway (APN 1-139-14); City Council District 3, Zoning C-45/S-4 13) MA20-003: 1186 Trestle Glen Rd. (APN 23-437-3-1); City Council District 2, Zoning RD-1 14) MA20-004: 926 Rosemount Rd. (APN 11-891-15); City Council District 2, Zoning RD-1 15) MA20-005: 2804 Adeline St. (APN 5-456-23); City Council District 3, Zoning RM-2 16) MA20-006: 724 Campbell St. (APN 6-3-24); City Council District 3, Zoning RM-2 17) MA20-007: 326-28 Henry St. (APN 4-103-26); City Council District 3, Zoning RM-2 18) MA20-008: 5738 Picardy Dr. (APN 38-3171-22); City Council District 6, Zoning RD-1 19) MA20-009: 669-71 24th St./674 23rd St. (APNs 8-663-17, 8-663-6); City Council District 3, Zoning RU-1, RU-5 20) MA20-010: 369 MacArthur Bl. (APN10-785-21-2); City Council District 3, Zoning RU-2/S-12 |
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| Action to be Taken: | | Discuss and select applications to recommend for 2020 Mills Act contracts. Forward to Planning Commission as informational item. Forward recommendations to City Council. |
| For Further Information: | | Contact case planner Betty Marvin at (510) 238-6879 or by email at: bm Marvin@oaklandnet.com |

Betty Marvin, Historic Preservation Planner – gave a very informative verbal/PowerPoint presentation on the annual Heritage Property Nominations and the Mills Act Contract Applications. This marks 13 years of the program, in which 82 contracts have been approved by the City of Oakland since 2008 and with luck, we’ll have 92 after tonight. Every year the applications have a different character, this year they fell into 3 nice groups: Trestle Glen, a neighborhood that has been a steady customer over the years; West Oakland, which has been a target of the program from the very beginning, with a total of 19 contracts; Picardy Drive, finally after all these years; and three big adaptive re-use projects rescuing derelict buildings. The Mills Act is a California State law passed in 1972, to provide property tax abatement incentives for restoring historic buildings. Oakland started working on a program in 2006, and there are at least 100 cities and counties in California that participate in the program now. An alternate property tax assessment formula for participating properties is based on the income method of appraisal, using a capitalization rate of rental income which is discounted by 4% for owner-occupied residential properties or 2% for all others, giving potentially a 20 to 40 percent tax reduction to Mills Act (“historical restricted”) properties. The contract is for 10 years, perpetually renewing, with a requirement to re-invest the tax savings in a legally binding work program that’s included in the Mills Act application and the contract that’s recorded with the County of Alameda. Also included in the contract are the Secretary of the Interior Standards for Rehabilitation. Penalty for ‘breach of contract’ is 12.5% of market value (that’s

in the State law, we have no control over that). We've actually never done it - we would rather get specific performance of the work items. If the property changes hands, the tax formula and the contract obligations run with property, so it's somewhat like a preservation easement and would be an incentive to the right buyer whose intent is to restore and rehab the building.

Marvin - went over each property with intricate and informative details from the applicants' own submittals, including the year built, the architect, historic significance and the work program. The first group are three 1920s houses in Lakeshore-Trestle Glen district, a naturalistic 'garden city' subdivision and was marketed as 'Oakland's choicest residence tract: 676 Longridge Rd., 1186 Trestle Glen Rd and 926 Rosemount Road. This makes the 10th thru 12th applications in the Lakeshore area. In contrast to some spectacular architect-designed Lakeshore homes nominated in previous years, all three were designed by builders. The work programs include refurbishment of brick veneer, woodwork, windows, stucco, roof, paint, foundation and drainage upgrades.

The next group are three pre-1906 houses in West Oakland: 2804 Adeline Street, 734 Campbell St. and 326-28 Henry St. Each has its own different and distinctive 19th century style, with layers of ethnic, economic and building history. West Oakland was one of the initial targets for the Mills Act program with 15 prior projects, making these three the 16th thru 18th. The work programs include window repair/replacement, stairs, foundation, structural repairs, porches, repairing dry rot, roof, gutters, doors, wood trim, painting and landscaping.

Next is, 5738 Picardy Dr., our first completed Mills Act application/contract in this well-known Storybook neighborhood. This 'Mother Goose' style house sits within 70 picturesque Normandy Garden homes – no 2 alike - with one castle in the middle loop of the neighborhood. Developed in 1926 for a mere \$750 to \$1500 down payment, this beautiful, scenic area off Seminary was part of an era of rapid residential and industrial growth in East Oakland. The work program for 5738 consists of; replacing the foundation, drainage, refurbishing woodwork and repairing/refinishing the picturesque front door.

Our last group includes three adaptive reuse projects with additions: 322 Broadway, 669-71 24th/674 23rd Streets and 369 MacArthur Blvd. 322 Broadway is the Buswell Block, between Old Oakland and Jack London Square. It was built in 1861-69 and is part of a cluster of the very oldest commercial buildings on lower Broadway, an early 20th century entertainment district. 669 24th St. was built as the National Guard Armory in 1922, later became ad hoc live-work spaces, and is the 19th Mills Act application for West Oakland. The Lemos house (1910) is a fine Craftsman at 369 MacArthur Blvd. in the Adams Point area. All three had been severely damaged by neglect, piecemeal alterations, fire, and/or partial demolition, and staff suggested using the Mills Act. Each applicant proposes to restore the historic exteriors, partly supporting the expense by reasonable-sized, subordinate upper or rear additions. The Mills work programs include seismic support for historic exterior walls, interior reconstruction, exterior restoration based on physical and documentary evidence, cleaning and restoring brick and tile, historically accurate window replacement, and restore shingles and eave details.

Because the Mills Act is specifically a program to encourage and enable restoration, we do not disqualify Heritage Properties for reversible alterations or deterioration. Staff is recommending that all ten of these buildings be designated Heritage Properties (see the point system evaluation sheets) and that they all be recommended for Mills Act contracts.

BOARD COMMENTS/QUESTIONS – **Komorous** – wanted to know what work is going to be done to 322 Broadway. **Marvin** – the applicant is completely re-building the interior, putting a partial story penthouse on the top floor and totally restoring the exterior. **Andrews** – thanked Marvin for the great presentation and history lesson. He asked if there was a plan for the landscaping at 369 MacArthur Blvd.

and will it stay a single-family home. **Marvin** – there is no plan for the landscaping yet and no, it will have 4 units. **Sugrue** – questioned if 369 MacArthur Blvd. is going to be monitored and making sure that it's compliant with the historical look and will that be taken into consideration 6 years from now.

Marvin – yes, absolutely, this one has a case planner who's been working diligently on this project, and all work program items require their own permits and design review one by one as they come up.

APPLICANTS – **Stephen Sanger, 676 Longridge Rd.**, - thanked both Pete Vollmann and Betty Marvin for their efforts on behalf of Historic Preservation in Oakland. He asked Marvin if interior work could be done under the Mills Act procedures. **Marvin** – Mills Act is not for interior work, unless it's structural.

Chris Porto, Smart Growth, 322 Broadway – gave a PowerPoint presentation on the historic adaptive re-use project, the E.G. Buswell & Co. building, (era 1861-1869) that supplied/sold paints, oils and window glass to local merchants. The building sits on the corner of Broadway & Fourth St., across the freeway from Old Oakland. It will undergo a major seismic upgrade; preserving the original brick walls, wood windows will be fabricated, the cornice trim/brackets replaced, acrylic stucco will be applied to the exterior. The proposal also includes a build-out of six new apartment units each on the second and third floors (a penthouse set-back on the third) and commercial space on the ground floor. There were Board questions about the cast iron columns, stucco score lines and signage. Mr. Porto stated they will address these issues and keep the historic presence to the building as much as possible.

Scott & Rhonda Sibley, 1186 Trestle Glen Rd. – said they are delighted to be here and thanked Marvin for helping them along with the process. It was fun doing the research on this historic property, the neighborhood and the families that lived here before them.

Edward & Alexis Bayley, 926 Rosemount Rd. - wanted to introduce themselves and thank Marvin specifically, for all her help, hard work and guiding them through this process. It's been very exciting to learn not only about their home, but also about Trestle Glen. This is a great opportunity and we're looking forward to restoring our home that we've fallen in love with.

Omar Morales, 2804 Adeline St. – very grateful to Marvin for the same reasons others have shared. The process for me was super informative because it was a research project, digging in and learning more about the history of the neighborhood, the architect and some of the past tenants. It has increased my appreciation of the architecture which has led to a very thoughtful plan that we have in place, to preserve the integrity of the historical quality to the home. 'Hats off' to Betty and thank you for guiding us through that process.

Megan Sveiven & Gustavo De Leon, 328 Henry St. – when we purchased the property, we had no idea about the story behind what we were buying. We didn't hear about the historic context until we applied for a building permit. That is when we were introduced to Betty, who's been incredibly helpful, such a great resource throughout the process of our ongoing renovation. The house we bought isn't the prettiest or have the most exciting architectural history - what we found special in this opportunity is the context and the neighborhood vibe where it's located. It's been special for us and we're excited to be part of this conversation and to be home owners in Oakland.

Laura Redmond and Jenna Hackman, 5738 Picardy Dr. – wanted to introduce themselves and thank everyone, especially Betty for all her support during this process. When they first moved on the street, (which has been a dream of ours for a long time) one of the 'street historians', Julius Gaines, shared more history on the 'street of lights'. It's been very exciting to learn more through this process and with Betty's help. We're involved with the neighborhood, the community association and keeping the traditions of the street alive. We're just grateful to you all for considering our application.

(724 Campbell St., 669-71 24th St. and 369 MacArthur Blvd. did not have presentations)

PUBLIC COMMENTS/QUESTIONS – **Naomi Schiff, Oakland Heritage Alliance (OHA)** – wanted to express what an uplifting and wonderful experience, watching this meeting. She thanked the staff and the owners of these various properties, in putting this all together and pursuing the Mills Act benefit. What a great ‘crop’ of projects, I’m bowled over and very excited to see them. We will try to feature at least some of them in our Oakland Heritage Alliance Newsletter. This is something inspiring and positive, which is rare to get any good news these days.

BOARD COMMENTS – **Komorou** – wanted to say how exciting this is and what wonderful projects these are. And as Naomi says, this is very uplifting and thank you again, yet one more time to Betty. **Fu** – wanted to echo all the comments that we heard today and for this being my first experience in Oakland with this Mills Act process. He also wanted to thank Betty for her hard work, very well researched and prepared presentation and a great education for him as well. This really, showcases the architecture, the history and culture that we have in the City of Oakland and what we can do to make sure that gets passed on to generations to come. I appreciate the homeowners filing these applications and going through the process. **Sugrue** – I’d also like to echo everyone and thank you so much, for putting in the detailed work programs and the work to fill these out. They were a ‘blast’ to read and I can find myself becoming a little confused by the big numbers but the detailed work programs flesh that out, and makes it seem there’s a lot of restoration that needs to take place. Thank you again for being so detailed.

BOARD MOTION – **Komorou** – ‘That all of the properties shown, are eligible for Heritage Property status and that they be designated now as City of Oakland Heritage Properties. And, that they be forwarded as an informational item to the Planning Commission and that the LPAB forwards a recommendation to the City Council for Mills Act contracts for all of the buildings as shown’.

Andrews – seconded. **All in favor – 7 ayes.**

The motion for the Heritage Property Designations and Mills Act Contract Recommendations, passes unanimously.

ANNOUNCEMENTS - None

UPCOMING – No

APPROVAL OF MINUTES – **Andrews** - moved to approve minutes. **Fu** – seconded. **All in favor – 7 ayes. Minutes for June 22, 2020 - approved. Minutes for June 22, 2020 - approved.**

ADJOURNMENT – 7:14p

NEXT REGULAR MEETING: August 10, 2020

Minutes prepared by La Tisha Russell