

Proposal:	Mills Act Contract Applications by owners.
Case File Number /Location/ City Council District/ Zoning:	<p>1) MA19001: 418 Jefferson St. (APN 001-0129-020-00); City Council District 3, Zoning C-40</p> <p>2) MA19002: 6028 Broadway Terrace (APN 048A-7124-010-02); City Council District 1, Zoning RD-1</p> <p>3) MA19003: 6475 Colby St. (APN 016-1414-007-00); City Council District 1, Zoning RM-1</p> <p>4) MA19004: 1263 Trestle Glen Rd. (APN 024-0565-057-00); City Council District 2, Zoning RM-1</p> <p>5) MA19005: 619 Mariposa Ave. (APN 010-0816-007-00); City Council District 6, Zoning RD-1</p> <p>6) MA19006: 2600 Best Ave. (APN 036-2463-024-01); City Council District 2, Zoning RD-1</p> <p>7) MA19007: 678 18th St. (APN 003-0043-030-00); City Council District 3, Zoning CBD-R</p> <p>8) MA19008: 360 Van Buren Ave. (APN 010-0782-016-00); City Council District 3, Zoning RU-2/S-12</p> <p>9) MA19009: 1000 Sunnyhills Rd. (APN 011-0895-014-00); City Council District 2, Zoning RD-1</p> <p>10) MA19010: 412 Monte Vista Ave. (APN 012-0927-001-03); City Council District 1, Zoning RU-3</p> <p>11) MA19011: 3007 Telegraph Ave. (APN 009-0708-004-00); City Council District 3, Zoning CC-2</p> <p>12) MA19012: 492 Staten Ave. (APN: 010-0765-008-00); City Council District 3, Zoning RU-3/S-7/S-12</p>
Applicant/Owner:	Multiple, see individual applications
Environmental Determination:	Exempt Section 15331 of the State CEQA Guidelines, 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 .

BACKGROUND

The Mills Act is a California state law passed in 1972 that allows property owners and local jurisdictions to contract for a potential property tax reduction for historic properties, using an alternate appraisal formula. The state law also establishes a ten-year perpetually renewing contract term and penalties for non-fulfillment of the contract. Local governments (city or county) that elect to participate design other aspects of their own programs, such as eligibility criteria and work program requirements. Oakland requires that the property have local historic designation (Landmark, Heritage Property, S-7, or S-20) and commits the owner to spending the amount of the tax savings on a pre-

approved, recorded program of eligible improvements that restore or maintain the historic exterior character of the building or its structural integrity. The relatively small tax benefit gives owners the means and motivation for high quality historically appropriate improvements, and can be especially beneficial for underutilized or undermaintained properties. Such projects further City goals including creation and preservation of housing, reduction of blight, and enhancement of neighborhoods. Oakland has approved 70 Mills Act contracts since the first contracts in 2008.

A two-year pilot Mills Act program was adopted by the Oakland City Council in 2006-07. In 2009 the City Council expanded the program and made it permanent. The 2009 ordinance authorized a City revenue loss of \$25,000 a year in new contracts, with additional larger quotas for Redevelopment areas (\$250,000 a year in the Central Business District and \$25,000 a year in each other single Redevelopment area). Since the abolition of Redevelopment in 2012, the City share of property tax revenue (or property tax reduction) is uniform across the city at 27.28%. The ordinance provides that tax losses may exceed any of these limits with approval of the City Council.

The Mills Act establishes an alternate method of calculating property taxes for participating properties based on the income method of appraisal. In this method, property value is extrapolated from estimated potential rental income, using a capitalization rate or multiplier. Under the Mills Act the capitalization rate, usually around 10%, is adjusted for “historic property risk” 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.

Any property entering into a Mills Act contract with the City must be on the Local Register of Historical Resources. The Local Register is an umbrella category for the most significant historic resources in Oakland, whether designated by the Landmarks Board or identified by the Survey. It includes buildings with Oakland Cultural Heritage Survey ratings of ‘A’ or ‘B’, buildings in Areas of Primary Importance (APIs), and Designated Historic Properties (DHPs: Landmarks, Heritage Properties, and properties in S-7 and S-20 districts). Properties not already formally designated by the Landmarks Board must concurrently obtain Heritage Property or other designation.

Important features of the Mills Act program, established by the state legislation and incorporated into Oakland’s Mills Act contracts, include:

- The Mills Act program is a voluntary program.
- The Mills Act contract is between the City and the owner of a designated historic structure.
- The initial contract is for 10 years. At the end of each year, the term is automatically extended one year, unless the owner or the City gives notice not to renew. If notice of non-renewal is given, the contract remains in effect for the balance of the current 10-year term.
- The penalty for breach of contract is 12.5 percent of the current property value.
- The basic state requirement is that the owner preserve, rehabilitate, and maintain the historical and architectural character of the property. Oakland’s program further requires that the tax savings be invested back into the property according to a work program that is recorded with the contract.

- The contract runs with the property, that is, its benefits and obligations automatically transfer to each new owner and the property is not reassessed to full market value upon sale.
- The agreement provides for periodic inspections to determine compliance with the contract.
- The amount of tax reduction depends on a number of variables. The largest tax reductions occur for properties purchased or reassessed in recent years and at high market values. For properties with existing low assessments, taxes will not increase due to a Mills Act contract, but they may not decrease.

CONTRACT CONDITIONS, ALL PROPERTIES

The Secretary of the Interior's Standards for Rehabilitation are incorporated as conditions in the Mills Act agreement (Attachment 13) and apply whenever work is submitted for permits to carry out work program items. Especially in regard to windows, a significant item in most of the proposed work programs, attention is called to Standards 5 and 6:

5. **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.**

The Model Mills Act Agreement (8 pages, Attachment 13) spells out obligations and procedures:
 "...Both Owner and City desire to enter into an Agreement to preserve the Property so as to retain its characteristics of cultural, historical and architectural significance and to qualify the Property for an assessment of valuation pursuant to Section 1161 of the Revenue and Taxation code of the State of California.

.....

4) Preservation/rehabilitation and Maintenance of Property (California Government Code Section 50281(b)1) During the term of this Agreement, the Property shall be subject to the following conditions, requirements and restrictions:

- a. Owner(s) agree to preserve/rehabilitate and maintain cultural, historical and architectural characteristics of the Property during the term of this Agreement as set forth in the attached schedule of improvements, which has been reviewed by the Landmarks Preservation Advisory Board and approved by the City Council.... No demolition or other work may occur which would adversely impact the cultural, historical and architectural characteristics of the Property during the term of this Agreement.
- b. All work on the Property shall meet, at a minimum, the Secretary of Interior's Standards for Rehabilitation of Historic Properties, the Office of Historic Preservation of the Department of Parks and Recreation ..., the Minimum Property Maintenance conditions ... the State Historical Building Code as determined as applicable by the City of Oakland and all required review and conditions of the Landmarks Preservation Advisory Board, the Planning Commission, the City Council, and/or the Community and Economic Development Agency of the City of Oakland.

2019 MILLS ACT APPLICATIONS

Mills Act applications are accepted from January through May of each year, to allow time for processing by the City and recording with the County by December 31. Twelve completed Mills Act applications – the largest number since 2008 - were submitted this year and are before the Landmarks Board for review. Eleven are applying for Heritage Property designation at this meeting and one is already a contributor to a designated S-7 historic district. As in past years, most applications are for small residential buildings (houses and one duplex). Three applications – MA019-10, 11, and 12 – are for larger multi-unit and commercial properties with, of course, larger tax bills and larger revenue reductions, which will require City Council approval.

Geographic Distribution

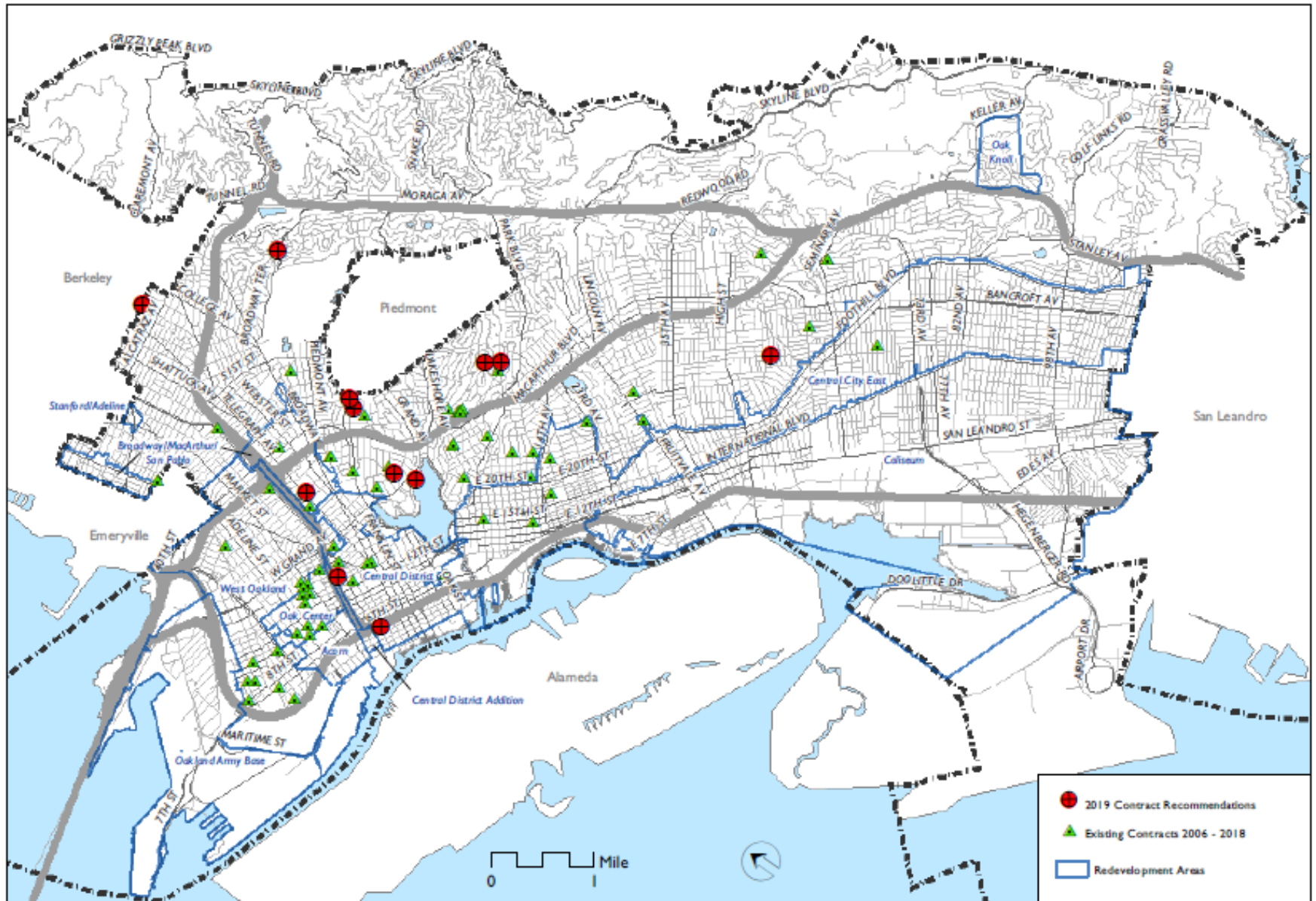
The map on the previous page illustrates geographic distribution of all current and proposed Mills Act properties. Two 2019 applications are in the Central District (in early residential neighborhood pockets), two are in Adams Point, two in the Oakland Avenue-Rose Garden neighborhood, two in Lakeshore-Trestle Glen, two in North Oakland neighborhoods not previously represented, and one in Maxwell Park. All but one are residential (single or multiple); the one commercial property is in the KoNo (Koreatown-Northgate, aka Pill Hill) area of Telegraph Avenue. This year no completed applications came from West Oakland, though there were many inquiries and there are likely prospects for next year. As usual, at least 100 inquiries about the program were received from all parts of Oakland during the year, and a larger number than usual followed up with complete applications, some from neighborhoods new to the program. Staff mentions the program whenever contacted by property owners, permit applicants, or real estate agents about eligible properties.

Historic Preservation Staff Review

Selection criteria for Mills Act applications were developed by a Landmarks Board committee and adopted by the Board during the first year of the Mills pilot program, to screen and rank applications, especially where there were more applicants than could be accommodated. Evaluation focuses on:

- *significance* of the property;
- immediate *necessity* of the work to prevent further deterioration;
- *scope* of the work in relation to the estimated tax reduction;
- *visibility* of the work proposed, to act as a catalyst for neighborhood revitalization;
- *neighborhood* diversity, to spread the program to as many neighborhoods as possible;
- *building type* diversity, to illustrate use of the Mills Act for different types of properties;
- *thoroughness* of the application above and beyond being minimally complete.

Staff is recommending selection of all twelve 2019 Mills Act contract applications, as satisfying the applicable criteria. The Class of 2019 is an unusually well qualified group under the first criterion, significance, in that seven of the twelve are already on the Local Register by virtue of Survey ratings or Landmarks Board actions. Mills and Heritage applications were all extremely well researched, documented, and explained. Further details are provided in the individual property summaries on the following pages and in the full applications, Attachments 1 through 12.



Mills Act Contracts and Contract Recommendations

Financial Impacts - 2019 Mills Act Applications

Tax impacts of the Mills Act formula have been affected by changes in the California real estate market since the program was created by the legislature in the 1970s, and since Oakland's program was adopted in 2009. Recent rapid inflation of real estate prices and the Proposition 13 system under which properties are reassessed to market value only at change of ownership mean that new owners are likely to benefit much more than long-term owners. In addition, because the Mills Act assessment formula is based on the income method of appraisal (using a hypothetical market rent), the current spike in rental prices means that Mills Act savings may be less than in past years. According to staff at the Assessor's office in 2016, "higher rents will have an impact on Mills Act restricted assessments. The restricted [Mills Act] assessment will be calculated using market rent as of January 1. An increase in market rents would yield a higher restricted assessment." It is not possible to forecast exact values because assessment is done property by property in the new tax year. Applicants were advised to put a higher rent per square foot (at least \$2.50 to \$3 in 2019) into the calculator on the City website. Lower Mills Act savings for owners would, of course, also mean less revenue loss for the City.

A Mills Act calculator on the City website's Mills Act page allows applicants to make a *rough estimate* of tax outcomes (table on p. 7). Based on Alameda County records and information from applicants, column 2 lists the current annual ad valorem property taxes on the property (special assessments – about \$1000 to \$1500 a year for most properties - are not affected by the Mills Act). Column 3 lists the *estimated* Mills Act taxes, using the state formula based on square footage and hypothetical or actual rent. (When the calculator was designed by EPS consultants for the City over a decade ago, the hypothetical average rent was \$1.25/sf.) Column 4 lists the difference between current ad valorem property taxes and the *estimated* Mills Act property taxes. The City receives approximately 27.28% of property taxes. Column 5 lists the estimated reduction of property taxes to the City, 27.28% of the change in taxes due to the Mills Act calculation.

In addition to the one-size-fits-all estimates from the calculator, some applicants have provided their own calculations – some higher, some lower - based on conversations with the Assessor or on personal research into likely market rents for single-family homes. Though there were no major discrepancies, the range of estimates confirms the rough nature of these figures, especially as 2019-20 assessments have not been published at the time of this report and the 2020-21 Mills Act ("historical restricted") assessments based on market rents will not be calculated by the county until 2020.

Disclaimer (accompanies calculator on the City website):

The online calculator that produces these estimates is an interactive spreadsheet based on the Mills Act formula for tax assessments, which uses a modified version of the income approach to appraisal. It gives a rough estimate of potential tax savings. The City makes no warranties or representations about the accuracy of the calculator – it is an information tool that applicants may use at their sole risk, and does not replace legal counsel or a financial advisor. Actual tax reductions, if any, will be calculated by the County Assessor's Office after the Assessor has received the executed Mills Act contracts at the end of the calendar year.

ESTIMATED TAX RESULTS, 2019 MILLS ACT APPLICATIONS

1	2	3	4	5	6
Mills Act Application	Assessed Value 2019 (county record)	Current Ad Valorem Property Tax (county rec.)	Mills Act Taxes from calculator (estimate based on ~\$2-3/sf rent)	Change in Taxes (current less Mills estimate)	City Revenue Loss, Year 1 (27.28% of tax change)
Small residential properties, citywide:					
MA19-001, Jefferson	\$642,600	\$8,383	\$4,814	(\$3,569)	
MA19-002, Bwy Terr.	\$100,985	\$13,070	\$6,077	(\$6,993)	
MA19-003, Colby	\$993,985	\$12,978	\$6,077	(\$6,901)	
MA19-004, Trestle Glen	\$637,107	\$8,319	\$6,815	(\$1,504)	
MA19-005, Mariposa	\$1,514,014	\$19,768	\$8,002	(\$11,766)	
MA19-006, Best Av	\$1,133,360	\$14,798	\$9,137	(\$5,661)	
MA19-007, 18th St.	\$1,125,000	\$14,689	\$11,012	(\$3,677)	
MA19-008, Van Buren	\$1,377,000	\$17,979	\$10,965	(\$7,014)	
MA19-009, Sunnyhills	\$908,231	\$11,859	\$7,764	(\$4,095)	
TOTAL small residential	\$8,432,282	\$121,843	\$70,663	(\$51,180)	(\$13,962)
<i>Approximate total small residential tax reductions:</i>				total tax reduction (\$51,180)	City revenue (\$13,962)
Large adaptive reuse projects and multi-unit properties:					
MA19-010 Monte Vista	\$4,751,057	\$62,035	\$42,524	(\$19,511)	(\$5,323)
MA19-011 Telegraph now	4,740,200	\$63,926	\$47,447	(\$16,479)	(\$4,495)
MA19-012 Staten	21,045,000	\$283,813	\$215,618	(\$68,195)	(\$18,604)
<i>Approximate total large project reductions:</i>				total tax reduction (\$104,185)	City revenue (\$28,422)
TOTAL Estimated City tax revenue loss, year 1 (tax year 2019-20)					(\$42,384)

An estimated reduction of \$13,962 for the 9 small residential properties is well below the annual City revenue loss limit of \$25,000 for new Mills Act contracts (though higher than past years, due to both inflation and the large number of applications). The two large adaptive reuse projects (Monte Vista, Telegraph) appear to produce a combined revenue reduction of approximately \$9,818, and the 36-unit Bellevue Staten approximately \$18,604, for a roughly estimated revenue loss of \$28,422 on the three large projects, and an overall total of \$42,384. This exceeds the \$25,000 limit established in 2007 for properties outside Redevelopment areas by approximately \$17,000, again a very rough estimate.

2019 Contracts, 2007 Loss Limit

Staff believes it is reasonable to recommend all 12 applications for Mills Act contracts, and to recommend that Council approve 2019 contracts in excess of the 2007 limit, for these reasons:

- Inflation: property prices and taxes have risen sharply in the last decade. In 2006 the staff report for the Mills pilot program stated that the “\$25,000 tax loss amounts to 0.03% of the annual [property] tax revenues which total \$85 million.” The City’s published 2019-2024 five-year forecast projects \$222 million in annual property tax revenue, almost three times what it was when Oakland’s Mills Act program was designed. (.03% would be approximately \$67,000)
- Until abolition of Redevelopment in 2012, there were substantial additional tax reductions allowed in Redevelopment areas (see page 2), which covered most of Central, West, and East Oakland. In the future, the Mills program limits could be revised to adjust for the end of redevelopment, for instance by allocating the Redevelopment allowances to geographic areas or project types, or the overall dollar amounts could simply continue to be subject to Council approval.
- Past years’ (2008-2017) first-year revenue loss estimates for new contracts have consistently been far below the \$25,000 limit, ranging from from \$1,885 in 2011 to \$10,740 in 2015.
- Improvements made under the work programs are expected to raise property values and make up for the initial losses, even at the lower Mills Act tax rate. The owner of the one commercial building this year, MA19-011, provided an estimated “after” calculation, illustrating this principle.
- Mills Act projects for two large Central Business District properties (Cathedral Building, 1605-15 Broadway/1606-14 Telegraph, 2010; Girls Inc., 512 16th Street, 2011) provided almost immediate revenue gains to the City as these long-underutilized buildings were purchased, improved, and reassessed. This is the effect anticipated from 2018’s two large reuse projects, 5701 International Boulevard and 4690 Tompkins Avenue, though it is too early to see the results.
- The City’s share of ad valorem property tax revenue, and therefore of any tax reduction to the owners, is 27.28%. Property owners must reinvest the *entire* tax saving in the restoration program, so the City tax reduction leverages almost four times its value in reinvestment in Oakland’s historic buildings.

Next Steps

Following Landmarks Board recommendation at this meeting, the selected Mills Act applications will be presented to the Planning Commission as an information item, to City Attorney and Budget for review, to City Council for a resolution authorizing the contracts, and to the City Administrator’s office for review and signatures. After contract execution by the City and the applicants, contracts must be recorded with the County by the end of the calendar year. Heritage Property applications for the properties that are not already designated are being reviewed by the Landmarks Board at this meeting. Staff has reviewed the applications and preliminarily determined that the nominated properties are all eligible for Heritage Property designation and Mills Act participation.

MILLS ACT CONTRACT APPLICATIONS

MA19-001: **418 Jefferson St., William Read house** (APN 1-129-2) (see Attachment 1)

Applicant: Steven Brummond, owner/resident



OCHS Rating: C1+ (State Historic Resources Inventory, 1985); appears eligible for National Register (1+); on Preservation Study List as contributor to Bret Harte Boardwalk District.

Landmark/Heritage Property Eligibility Rating: B (29 points)

Work Program (see Attachment 1):

- replace T1-11 siding with horizontal board; repair existing historic siding
- replace non-historic windows (vinyl, aluminum) with wood or compatible double-hung
- repair deteriorated fascia and trim
- repair stairs, replace railings to match original

Application Strengths:

- Heritage application builds on documentation and Study List status from first phase of Survey
- represents history of earliest Oakland neighborhood along waterfront
- new research with aerial photos from early 20th century through BART construction
- part of iconic district, pioneer preservation project
- work program addresses a century of deferred and low-cost maintenance



1982: 418 Jefferson at far right

MA19-002: **6028 Broadway Terrace** (APN 48A-7124-10-2), Leroy Goodrich house (Att. 2)

Applicant: Bryan Cheng and April Chen, owners



OCHS Rating: C3 (preliminary/field, 1986) “secondary importance or superior example”

Landmark/Heritage Property Eligibility Rating: B (37 points)

Work Program (see Attachment 2):

- foundation retrofit for seismic and drainage
- replace entire electrical system
- replace or repair windows and doors

Application Strengths:

- thoroughly researched Heritage application
- unusual rustic house in 1991 fire-survivor group on Broadway Terrace
- correcting deferred maintenance with work that respects rustic character
- geographic diversity – first Mills Act contract in North Hills area



MA19-003: **6475 Colby St.** (APN 16-1414-7), Hummer (Charles and Mary) house (see Att. 3)

Applicant: Gina Blus and Mark O’Leary, owner/residents



OCHS Rating: B1+ (Preliminary survey, 1986): major importance, API contributor
Landmark/Heritage Property Eligibility Rating: B (28 points)

Work Program (see Attachment 3):

- seismic work
- repair or replace worn windows and doors
- repair/replace front steps and path
- maintain clinker brick veneer
- repair/replace roof as necessary

Application Strengths:

- Heritage application establishes district history and character and illustrates research process
- detailed work program descriptions by experienced rehabbers
- potential as catalyst for improvement in architecturally distinguished neighborhood
- geographic diversity – first Mills contract in Fairview Park API



MA19-004: 1263 Trestle Glen Rd. (APN 24-565-57), Sloane House model home

Applicant: Annemarie Meike, owner/resident

See Attachment 4



OCHS Rating: C2+ (preliminary/field, 1986): secondary importance, ASI contributor

Landmark/Heritage Property Eligibility Rating: A (40 points)

Work Program (see Attachment 4):

- repair and/or custom build new divided light casement windows

Application Strengths:

- illustrates a focused project using smaller tax reduction for longtime owner (1997)
- potential catalyst for neighborhood and block improvement
- seventh Mills Act project on Trestle Glen Road, nucleus of possible district designation
- story of “Complete Homes Exposition” construction and marketing adds to knowledge of the district



MA19-005: 619 Mariposa Av. (APN 10-816-7), Chapin and Morris spec house, 1908 (Att. 5)

Applicant: Mei Jardstrom for David Salazar and Monika Gromek, owners



OCHS Rating: D/C2+ (preliminary/field, 1986): secondary importance, ASI contributor
Landmark/Heritage Property Eligibility Rating: B (24 points)

Work Program (see Attachment 5):

- roof replacement including repair of original gutters
- window and door repairs
- exterior millwork restoration
- brick repointing on base and chimneys

Application strengths

- well thought out and illustrated work program by experienced architect/builder
- potential catalyst for neighborhood and block improvement
- Heritage application makes extensive use of original sources and maps
- geographic diversity – second Mills Act project in Linda Vista/Rose Garden neighborhood



LM18-006: **2600 Best Av.** (APN 36-2463-24-1) Charles and Coral Quayle house, 1922
Applicant: Kalla and Robert Rokoff, owners/residents See Attachment 6



OCHS Rating: C/B3 (preliminary/field, 1986): secondary to major importance
Heritage Property Eligibility Rating: B (3 points)

Work Program (see Attachment 5):

- earthquake and foundation work on extremely steep lot
- window repair and/or replacement
- repair porch and steps
- sitework to stabilize retaining wall, tree, chimney, walkway
- exterior paint

Application Strengths:

- addresses structural stability in hilly area
- well thought out proposal describes additional work outside Mills contract
- potential neighborhood catalyst
- geographic diversity – East Oakland targeted in original Mills ordinance
- first Mills contract in Maxwell Park; well researched Heritage application establishes neighborhood significance



MA19-007: **678 18th St.** (APN 3-43-30), Cornelius Beach Bradley house, 1877-78 (Att. 7)

Applicant: Harsh Shah and James Liu, owners



OCHS Rating: B1+ (intensive survey, 1985): major importance, contributor to API, on Study List
Heritage Property Eligibility Rating: A (36 points)

Work Program:

- exterior wood repair and paint, repair/replace wood trim and gutters
- replace inappropriate 20th century front and side steps and railings
- replace vinyl windows with authentic wood sash
- replace foundation
- replace roof

Application Strengths:

- longstanding Local Register property, highlighted in *Rehab Right*
- catalyst for improvement in old neighborhood fragments in Central Business District
- reverses most common and impactful alterations to 19th century houses
- example for hundreds of Italianate houses throughout West and East Oakland



MA19-008: **360 Van Buren Av.** (APN 10-782-16), Sherman W. Hall house, 1913 (Att. 8)

Applicant: Elan Emanuel and Sarah London, owners/residents



OCHS Rating: C3 (Adams Point intensive survey, 1986): secondary importance

Heritage Property Eligibility Rating: B (27 points)

Work Program:

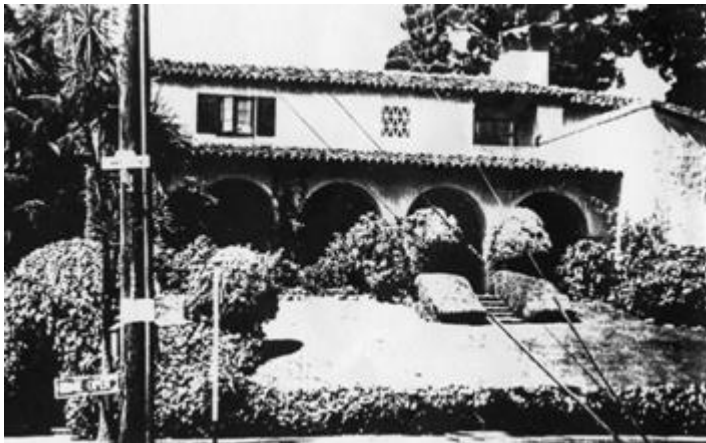
- foundation repair
- window repair: reglaze with double-pane glass, retain and adjust sash cords and weights
- repair porch structure and stucco
- repair stucco and paint house

Application Strengths:

- well researched biography of house and its residents and roles in Oakland history
- third Mills contract in Adams Point, early Survey area with distinguished but somewhat neglected architecture
- catalyst for neighborhood improvement



MA19-009: **1000 Sunnyhills Rd.** (APN 11-895-14), David and Rose Goldman house, 1931 (Att. 9)
Applicants: Riley Doty, resident; Alison Finlay, owner;



OCHS Rating: B2+ (preliminary survey, 1986): major importance, contributor to ASI
Heritage Property Eligibility Rating: B (34 points)

Work Program:

- roof repair – remove and reinstall tiles
- repair stucco, tile, and structure of arcade
- seismic work and repair of undermined footings
- prep and paint exterior woodwork and trim

Application Strengths:

- complex, intensely crafted house with remarkable detail and ornament
- prominent location, potential neighborhood catalyst
- applicant's expertise in tile and water issues informs well-described work program
- ninth application in Lakeshore Homes tract, seeds of possible district designation



MA19-010: **412 Monte Vista Av.** (APN12-927-1-3), Towne House/Florence Johnson house
Applicant: Josephine Lefebvre for Martin Family Holdings, owners (Att. 10)



OCHS Rating: B3 (preliminary survey, 1986): major importance, not in a district
Heritage Property Eligibility Rating: B (31 points)

Work Program:

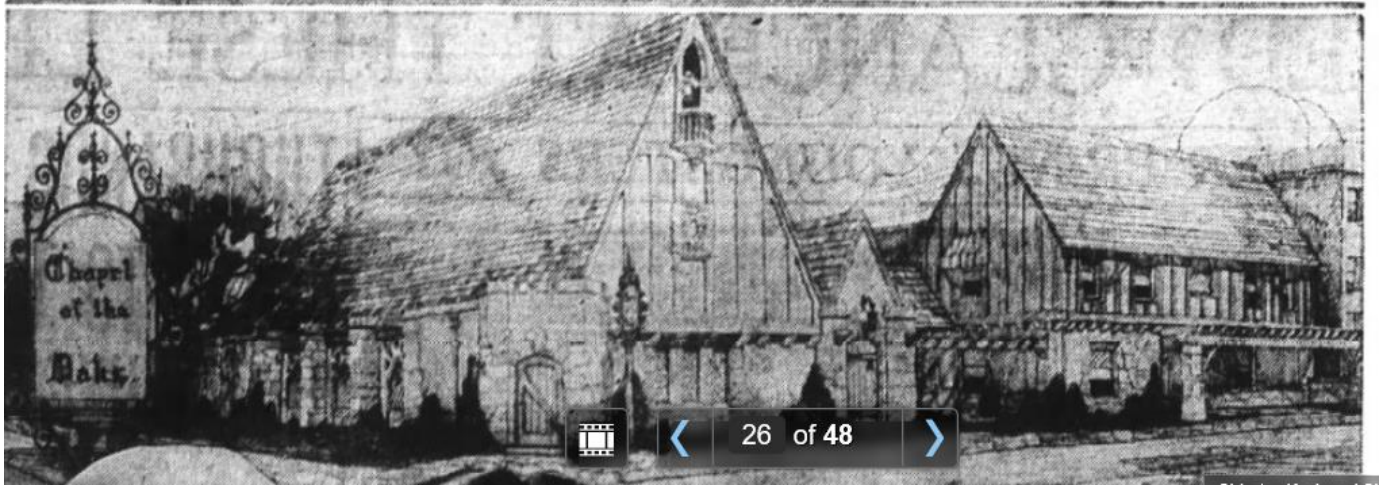
- repair deterioration of wood siding and trim
- replace deteriorated windows with wood-sash replicas
- repair eaves and gutters on house and garage
- reverse alteration of two side windows into doors
- reverse shingling of north chimney

Application Strengths:

- LPAB recommended Mills Act during concern about future of this building c.2007
- continues restoration/maintenance work done in 2014 apartment conversion
- well illustrated and explained work program
- geographic diversity – third Mills Act project in Rose Garden/Linda Vista neighborhood



MA19-011: **3007 Telegraph Av.** (APN 9-708-4), Chapel of the Oaks, 1931/1925 (Att. 11)
 Applicant: Laura Blair and Carlos Plazola, Buildzig, for 3007 Telegraph LLC



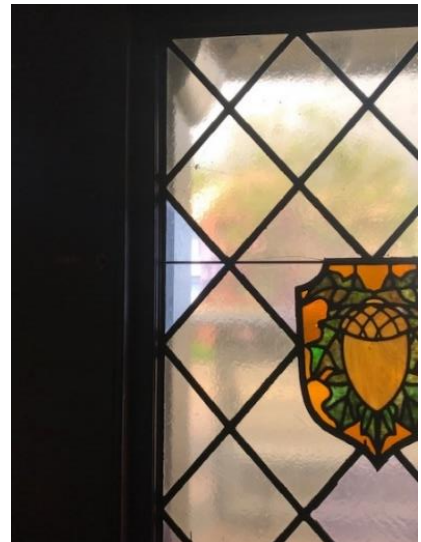
OCHS Rating: B3 (preliminary survey, 1986, 1996): major importance, not in a district (potential discontinuous Pill Hill Funerary District documented in 2009)
 Heritage Property Eligibility Rating: B (34 points)

Work Program:

- repair stained and leaded glass throughout building
- strip paint from stone veneer and retaining walls, regROUT and reattach stones as needed
- repair other decorative features including clock and fountain
- restore doors and entry porch

Application Strengths:

- prominent visual landmark along Telegraph Avenue, correcting years of blight
- reuse of special-purpose building after loss of original function
- building type diversity – mortuary converted to retail and offices, only commercial building among 2019 Mills applicants
- LPAB recommended designation and Mills Act during concern about future of this building c.2011



MA19-012: **492 Staten Av.** (APNs 10-765-08 through 10-765-44), The Bellevue-Staten (Att. 12)
 Applicant: The Bellevue-Staten Condominium Association, by James Alvers, President



OCHS Rating: A1+ (Adams Point intensive survey, 1986): highest importance, contributor to designated S-7 Bellevue-Staten Apartment District; on National Register of Historic Places.

Original permit: A34918, 8/14/1928, owner Lakeview Building Corp., builder Thebo Starr & Anderton, architect H.C. Baumann, 14 story 210 room, 36 apts., \$500,000.

Work Program:

- Repair steel columns at corners of building including masonry removal & replacement
- Window repairs, replacing exterior sealant, and repair of damaged interior plaster
- Repair, clean, and paint cast cement and other non-brick surfaces

Application Strengths:

- Designated Historic Property, familiar and beloved icon on Lake Merritt
- Major structural repair and maintenance of 90-year-old high-rise
- Repair/maintenance of 244 original steel sash windows – common challenge in ‘20s buildings



RECOMMENDATIONS

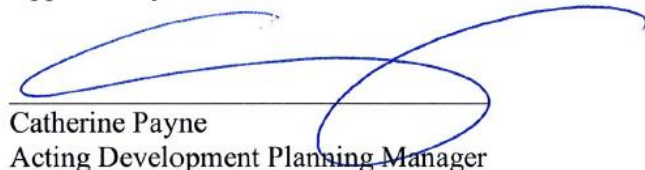
1. Receive any testimony from applicants and interested citizens;
2. Discuss and provide recommendations on Mills Act applications for 2019; and
3. Based on the above discussion:
 - a. Recommend all or selected applications to City Council for 2019 Mills Act contracts;
 - b. Forward the recommendations to the Planning Commission as an information item.

Prepared by:



Betty Marvin
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Approved by:



Catherine Payne
Acting Development Planning Manager

Attachments:

1. Application, work program, and photos: MA19-001: **418 Jefferson St.**
2. Application, work program, and photos: MA19-002: **6028 Broadway Terrace**
3. Application, work program, and photos: MA19-003: **6475 Colby St**
4. Application, work program, and photos: MA19-004: **1263 Trestle Glen Road**
5. Application, work program, and photos: MA19-005: **619 Mariposa Av.**
6. Application, work program, and photos: MA19-006: **2600 Best Av.**
7. Application, work program, and photos: MA19-007: **678 18th St.**
8. Application, work program, and photos: MA19-008: **360 Van Buren Av.**
9. Application, work program, and photos: MA19-009: **1000 Sunnyhills Rd.**
10. Application, work program, and photos: MA19-010: **412 Monte Vista Av.**
11. Application, work program, and photos: MA19-011: **3007 Telegraph Av.**
12. Application, work program, and photos: MA19-012: **492 Staten Av.**
13. Model Mills Act Agreement, including Secretary of the Interior's Standards for Rehabilitation

MILLS ACT APPLICATION*

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: Steven Brummond

PROPERTY ADDRESS: 418 Jefferson Street, Oakland, CA 94607

PROPERTY OWNER(S): Steven Brummond and Robert Brummond

PHONE: (Day) 314-852-5435 (Evening) _____

ASSESSOR'S PARCEL NUMBER(S): 1-129-20

YEAR OF PURCHASE: 2017 ASSESSED VALUE: \$642,000

EXISTING USE OF PROPERTY: Single Family Residence

2. HISTORIC PROPERTY INFORMATION

HISTORIC/Common Name (if any): William Read House

CONSTRUCTION DATE: 1869 LEGAL DESCRIPTION (From Deed, Please attach)

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6344 or (510)238-6879 to confirm.

DESIGNATED HISTORIC RESOURCE:	DATE OF DESIGNATION
<input type="checkbox"/> City of Oakland Landmark	_____
<input type="checkbox"/> City of Oakland Heritage Property	_____
<input type="checkbox"/> Contributes to a City of Oakland S-7 or S-20 Historic District	_____
LOCAL REGISTER OF HISTORIC RESOURCES**	
<input type="checkbox"/> Listed on the National Register of Historic Places	_____
<input type="checkbox"/> Building with an Oakland Cultural Heritage Survey rating of 'A' or 'B'	
<input checked="" type="checkbox"/> Potential Designated Historic Property located in an Area of Primary Importance	

Note: on Oakland Landmarks Board's Preservation Study List

*A Mills Act Property Tax Abatement Program for qualified historic properties, with the program impact on City revenues limited to \$25,000/year, and \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000/year for all redevelopment areas with the exception of the Central Business District. In the Central Business District, there shall be a limit of the program impact on Redevelopment revenues to \$100,000/building/year with a cumulative limit of \$250,000/year. Any Mills Act Program property applicant, who's estimated Property Tax loss exceeds the above limits, may request special consideration by the City Council.

** Local Register Properties must concurrently submit an Oakland Landmark, Heritage Property or S-7 Preservation Combining Zone Application Form

3. PRESERVATION WORK PROGRAM AND TIME LINE

Address: 418 Jefferson Street, Oakland CA

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration and/or repair of exterior character defining features of the historic property. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees. Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator on line at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction. (Please attach additional pages to complete the below information.)

- 1. **Year:** 2020 **Cost:** \$4805 **Improvement:** Replace T-111 Siding with wood lap siding and repair horizontal siding as needed.
- 2. **Year:** 2021 **Cost:** \$4805 **Improvement:** Replace T-111 Siding with wood lap siding and repair horizontal siding as needed.
- 3. **Year:** 2022 **Cost:** \$4805 **Improvement:** Replace T-111 Siding with wood lap siding and repair horizontal siding as needed.
- 4. **Year:** 2023 **Cost:** \$4805 **Improvement:** Replace T-111 Siding with wood lap siding and repair horizontal siding as needed.
- 5. **Year:** 2024 **Cost:** \$4805 **Improvement:** Replace rotted fascia and trim; replace stair railings with period-appropriate or photo-documented vertical pickets
- 6. **Year:** 2025 **Cost:** \$4805 **Improvement:** Replace existing Vinyl and other non-historic Windows with period-appropriate sash (wood or comparable appearance)
- 7. **Year:** 2026 **Cost:** \$4805 **Improvement:** Replace existing Vinyl and other non-historic Windows with period-appropriate sash (wood or comparable appearance)
- 8. **Year:** 2027 **Cost:** \$4805 **Improvement:** Replace existing Vinyl and other non-historic Windows with period-appropriate sash (wood or comparable appearance)
- 9. **Year:** 2028 **Cost:** \$4805 **Improvement:** Replace existing Vinyl and other non-historic Windows with period-appropriate sash (wood or comparable appearance)
- 10. **Year:** 2029 **Cost:** \$4805 **Improvement:** Replace existing Vinyl and other non-historic Windows with period-appropriate sash (wood or comparable appearance)

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.

4.SUBMITTAL REQUIREMENTS

- Mills Act Application Form
 - This application form signed and completed. Original signatures or clear & legible copies are required.
- Assessor's Parcel Map
 - Available at the City of Oakland Engineering Services or zoning counters, or County Assessor's Office, 1221 Oak Street.
- Photographs
 - Photographs must be labeled, and printed or mounted on 8-1/2" x 11" paper.
 - Photographs must sufficiently illustrate the exterior, overall condition and historic character of the property, including historic features.
 - Photographs must be in color and include the existing structure as seen from across the street and from the front, side and rear property lines. Label each (e.g., front, side, rear, across the street).
 - Photographs must be in color and include detailed (i.e. close up) views of each of the listed areas in the proposed work program. Label each (e.g., Work Program Item #1, Work Program Item #2, etc.)
- Oakland Landmark, Heritage Property and S-7 Preservation Combining Zone Application Form
 - Required for properties that are not already designated as:
 - City of Oakland Landmark
 - City of Oakland Heritage Property
 - Contributes to a City of Oakland S-7 or S-20 Historic District
- Legal Description of the Property
 - Grant Deed
 - Legal Description
 - Assessor's Parcel Map
- Additional pages to describe the Work Program
 - As necessary
- Copy of Last Property Tax Bill
- Filing Fee -\$400.00
 - Fees are due at the time of application submittal.

5.SELECTION CRITERIA

The City has adopted a Mills Act Property Tax Abatement Program for qualified historic properties, with the program impact on City revenues limited to \$25,000/year, and \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000/year for all redevelopment areas with the exception of the Central Business District. In the Central Business District, there shall be a limit of the program impact on Redevelopment revenues to \$100,000/building/year with a cumulative limit of \$250,000/year. Any Mills Act Program property applicant, who's estimated Property Tax loss exceeds the above limits, may request special consideration by the City Council. If applications exceed the limited dollar amounts, applications will be evaluated on the following criteria.

- The date the application is complete.
- The property is either currently a Designated Historic Property *or* the property is currently listed on the Local Register of Historic Resources *and* an Oakland Landmark, Heritage Property and/or S-7 Combining Zone Application has been submitted for Heritage Property Designation.
- The property needs exterior work (e.g., stabilization, maintenance, reversal of inappropriate building modifications, etc.. The work program does **not** include interior work or additions) and whether the cost of the proposed exterior work is equal or greater than the potential reduction of property taxes.

- The proposed work program for maintenance, repair, rehabilitation and/or restoration has the strong potential to act as a catalyst for neighborhood revitalization by:
 - Increasing architectural integrity;
 - Preserving neighborhood character; and
 - Conserving materials and energy embodied in existing building.
- Geographic Distribution:
 - A minimum total of six Mills Act Contracts will be awarded to properties in the West Oakland Redevelopment Area because Implementation of the Mills Act is a Mitigation Measure of the West Oakland Redevelopment Plan.
 - A minimum of six Mills Act Contracts will be awarded to properties in the Central City East Area because Implementation of the Mills Act is a Mitigation Measure of the Central City East Redevelopment Plan.
 - The property’s location contributes to the goal of Mills Act Contract representation in neighborhoods throughout the City.
- The property’s building type contributes to the goal of a variety of Mills Act Contract building types (e.g., residential, commercial and industrial buildings).

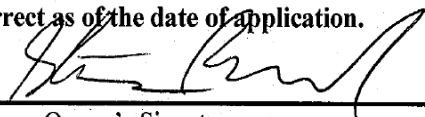
Please read and review (available on line at www.oaklandnet.com/historicpreservation):

- the Mills Act brochure;
- 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)
- the (MODEL) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY;
- Secretary of the Interior’s Standards for Rehabilitation;
- Minimum Property Maintenance Standards; and
- the Mills Act Property Tax Calculator (to calculate a rough estimate of the potential change in taxes).

Also available on line:

- Mills Act Application Form;
- Oakland Landmark, Heritage Property and S-7 Preservation Combining Zone Application Form; and
- How to complete Oakland Landmark, Heritage Property and S-7 Preservation Combining Zone Application Form.

I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program, and the information submitted is true and correct as of the date of application.


3/15/19

Owner’s Signature Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm



STEEP PITCH ON ROOF IS INDICATIVE OF THE EARLY CONSTRUCTION, AROUND 1869

ORIGINAL REDWOOD SIDING STILL IN PLACE ON FRONT ELEVATION

HOUSE WAS RAISED AND SECOND LEVEL ADDED AROUND 1930

FRONT ELEVATION



ROT ON T-111 SIDING ALLOWING WATER INTRUSION

REAR ELEVATION



T-111 SIDING
REPLACED RED-
WOOD SIDING
SOME TIME IN THE
LATE 70'S ON SIDE
AND BACK OF
HOUSE

SIDE ELEVATION



VIEW FROM STREET

426 JEFFERSON

422 JEFFERSON

418 JEFFERSON



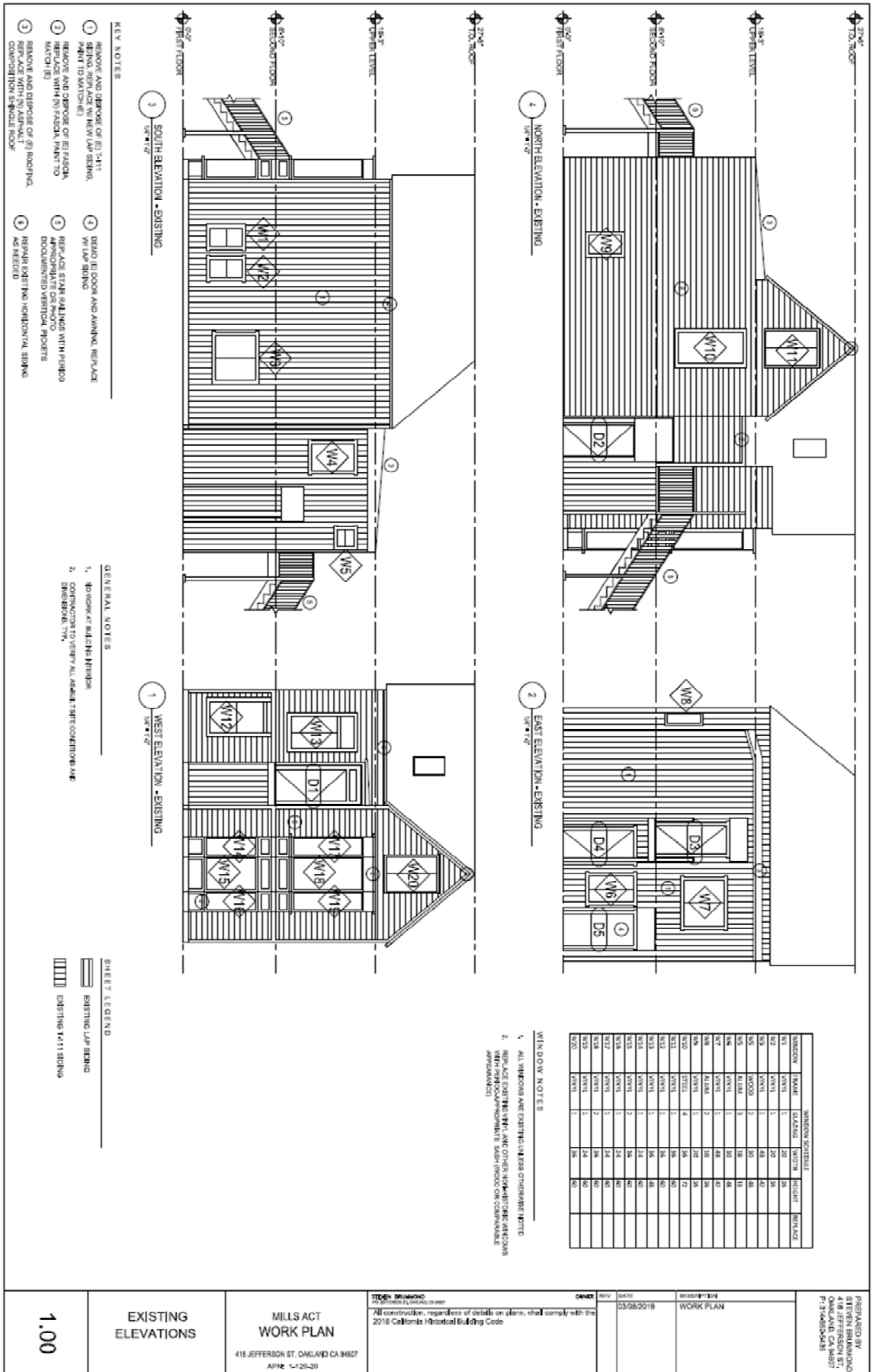
AGING ROOF



ROT ON T-111 SIDING



FASCIA DETERIORATION



MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: Bryan Cheng

PROPERTY ADDRESS: 6028 Broadway Terrace Oakland, CA 94618

PROPERTY OWNER(S): Bryan Cheng and April Chen

PHONE: (Day) 917-647-3507 (Evening) 917-647-3507 email bryan.n.cheng@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 48A-7124-10-2

YEAR OF PURCHASE: 2018 ASSESSED VALUE: \$1,065,000

EXISTING USE OF PROPERTY: Private Residence

2. HISTORIC PROPERTY INFORMATION

HISTORIC/Common Name (If any): Goodrich House

CONSTRUCTION DATE: 1916/17

LEGAL DESCRIPTION (From Deed, Please attach)

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 to confirm.

DESIGNATED HISTORIC PROPERTY

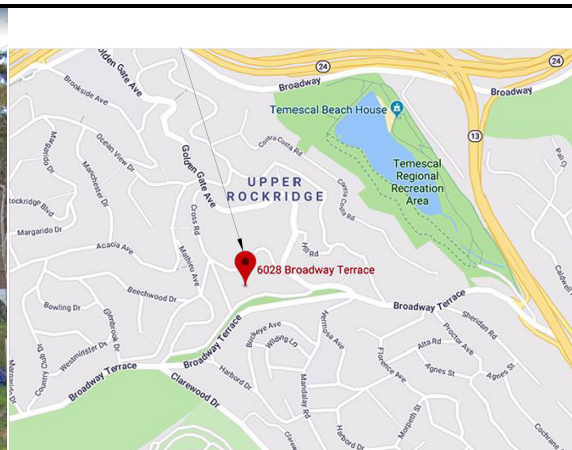
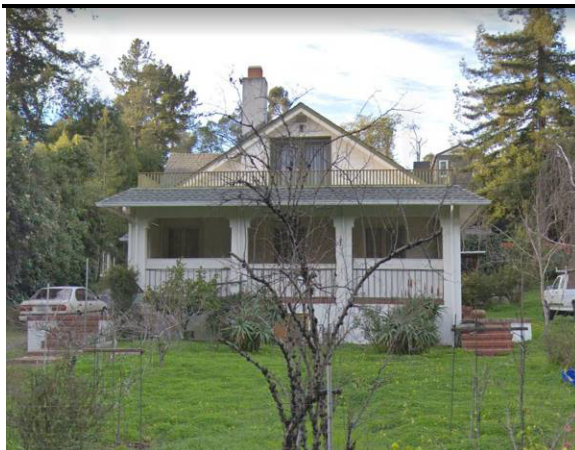
DATE OF DESIGNATION

- | | |
|--|-------|
| <input type="checkbox"/> City of Oakland Landmark | _____ |
| <input type="checkbox"/> City of Oakland Heritage Property | _____ |
| <input type="checkbox"/> Contributor to a City of Oakland S-7 or S-20 District | _____ |

LOCAL REGISTER OF HISTORIC RESOURCES*

- | | |
|--|-------|
| <input type="checkbox"/> Listed on the National Register of Historic Places | _____ |
| <input type="checkbox"/> Oakland Cultural Heritage Survey rating of 'A' or 'B' | _____ |
| <input type="checkbox"/> Potential Designated Historic Property located in an Area of Primary Importance | _____ |

* Local Register properties not already designated by the Oakland Landmarks Board must concurrently submit an Oakland Landmark, Heritage Property or S-7 Preservation Combining Zone Application



3. PRESERVATION WORK PROGRAM AND TIME LINE

PROPERTY ADDRESS: 6028 Broadway Terrace Oakland, CA 94618

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration or repair of exterior character defining features. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees. Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator on line at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction. (Please keep to one page; attach additional pages as necessary to fully describe work program.)

1. Year: 2019 Cost: \$10,000 Improvement: Replace existing knob-and-tube with modern electrical system
2. Year: 2020 Cost: \$10,000 Improvement: Replace existing knob-and-tube with modern electrical system
3. Year: 2021 Cost: \$10,000 Improvement: Replace existing knob-and-tube with modern electrical system
4. Year: 2022 Cost: \$9,000 Improvement: Foundation: new hold-downs (seismic), fix drainage (rainwater through stem walls); fix damaged shingles on roof
5. Year: 2023 Cost: \$9,000 Improvement: Replace existing exterior French doors to the veranda with glass panel French doors matching original
6. Year: 2024 Cost: \$9,000 Improvement: Replace existing exterior French doors to the veranda with glass panel French doors matching original (continued)
7. Year: 2025 Cost: \$9,000 Improvement: Replace existing wood windows with wood sash matching original configuration
8. Year: 2026 Cost: \$9,000 Improvement: Replace existing wood windows with wood sash matching original configuration (continued)
9. Year: 2027 Cost: \$9,000 Improvement: Replace existing wood windows with wood sash matching original configuration (continued)
10. Year: 2028 Cost: \$9,000 Improvement: Replace existing wood windows with wood sash matching original configuration (continued)

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.

4. SUBMITTAL REQUIREMENTS

- Mills Act Application Form
 - This application form signed and completed. Original signatures or clear & legible copies are required.
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 - Grant Deed
 - Legal Description
 - Assessor's Parcel Map
- Additional pages to describe the Work Program, as necessary
- Copy of Last Property Tax Bill
- Filing Fee - \$601.29, due at the time of application submittal.

5. SELECTION CRITERIA

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- The proposed work program for maintenance, repair, rehabilitation and/or restoration has the strong potential to act as a catalyst for neighborhood revitalization by:

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- Preserving neighborhood character; and
- Conserving materials and energy embodied in existing building.
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 - A minimum of six Mills Act Contracts will be awarded to properties in the Central City East Area because Implementation of the Mills Act is a Mitigation Measure of the Central City East Redevelopment Plan.
 - The property’s location contributes to the goal of Mills Act Contract representation in neighborhoods throughout the City.
- The property’s building type contributes to the goal of a variety of Mills Act Contract building types (e.g., residential, commercial and industrial buildings).

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

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- 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)
- the (MODEL) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY;
- Secretary of the Interior’s Standards for Rehabilitation;
- Minimum Property Maintenance Standards; and
- Mills Act Property Tax Calculator (to calculate a rough estimate of potential change in taxes).

NOTICE: Each property owner should 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, agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program, and the information submitted is true and correct as of the date of application.


Owner’s Signature

4/19/2019
Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER
250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm

Front of house from street



East elevation



Rear elevation



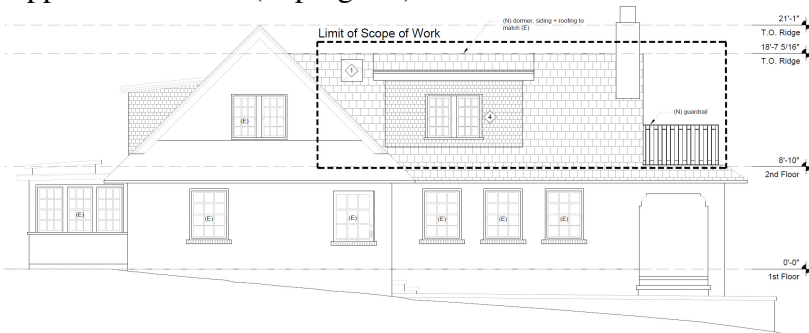
West elevation part 1



West elevation part 2

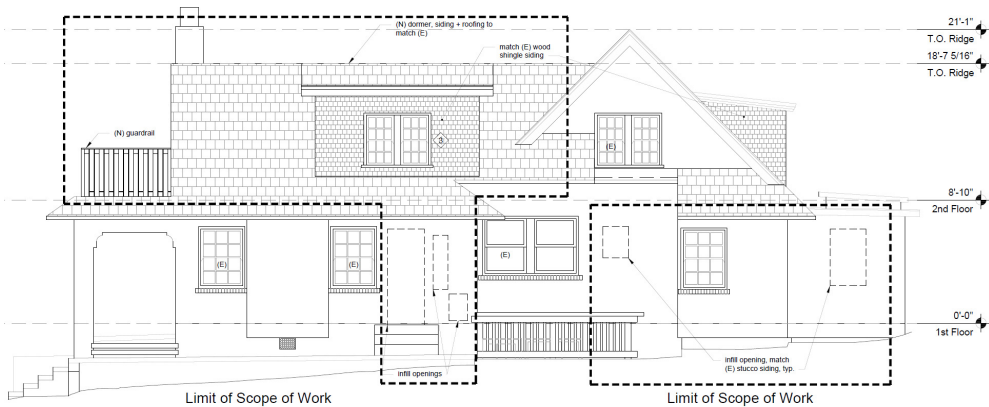


Approved Dormers(in progress)-



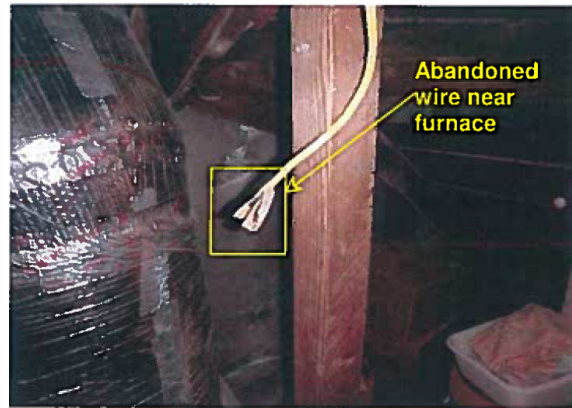
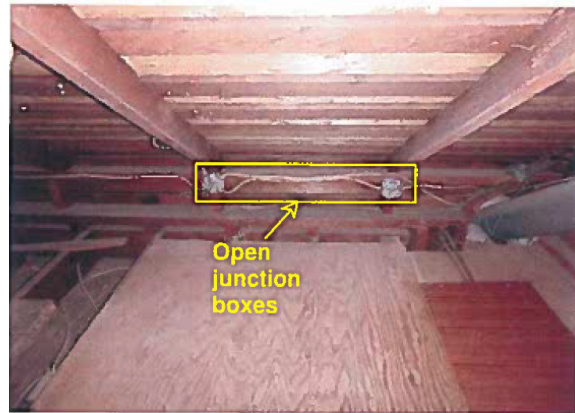
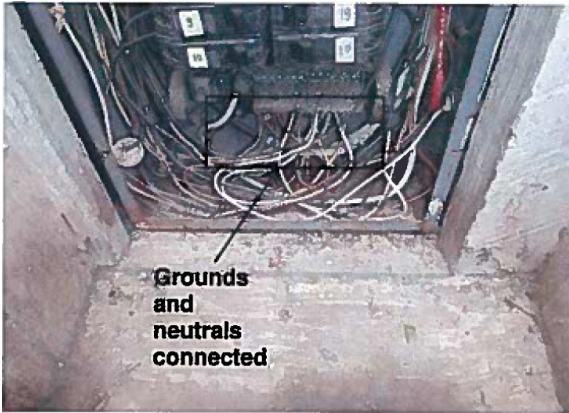
Proposed West Elevation 3

Proposed South Elevation

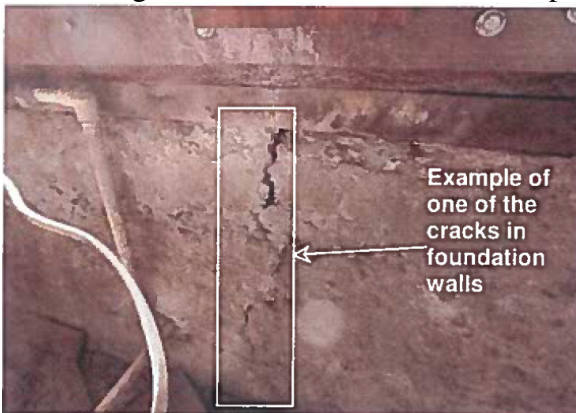


Proposed East Elevation 2

Work Program #1-3: Upgrade outdated knob-and-tube electrical system and eliminate hazards like open junction boxes, exposed and abandoned wiring



Work Program #4: Foundation and roof repair





Work Program #5-6: Replace existing French doors to the veranda –deteriorated, missing hardware, nailed shut. This damage is consistent across all three French doors off of the front veranda



Work Program #7-10: Replace existing wood sashed windows –weathered, delaminated, broken, and or nailed shut
Similar damage and weathering to windows throughout the house



MILLSACTAPPLICATION

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: Gina Blus

PROPERTY ADDRESS: 6475 Colby St., Oakland CA 94618

PROPERTY OWNER(S): Mark T. O'Leary and Regina M. Blus_

PHONE: (Day) 510-962-1061 (Evening) same **email** gina.blus@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 016-1414-007

YEAR OF PURCHASE: 2004 **ASSESSED VALUE:** \$1,000,985

EXISTING USE OF PROPERTY: residential

2. HISTORIC PROPERTY INFORMATION

HISTORIC/COMMON NAME (If any): Hummer (Charles and Mary) house

CONSTRUCTION DATE: 1907-1908 **LEGAL DESCRIPTION (From Deed, Please attach)**

Lot 4, Block 5, Map of Fairview Park, filed September 27, 1904, Map Book 20, page 28, Alameda County Records.

HISTORIC STATUS: Please contact Historic Preservation staff at (510) 238-6879 to confirm.

DESIGNATED HISTORIC PROPERTY

DATE OF DESIGNATION

City of Oakland Landmark _____

City of Oakland Heritage Property _____

Contributor to a City of Oakland S-7 or S-20 District _____

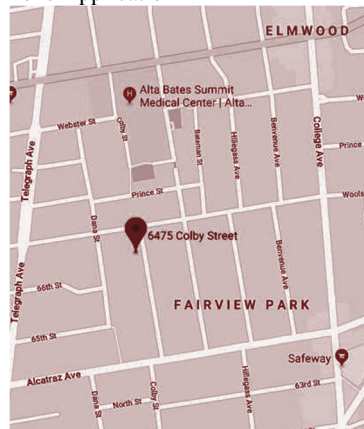
LOCAL REGISTER OF HISTORIC RESOURCES*

Listed on the National Register of Historic Places _____

Oakland Cultural Heritage Survey rating of 'A' or 'B'

x Potential Designated Historic Property located in an Area of Primary Importance

* Local Register properties not already designated by the Oakland Landmarks Board must concurrently submit an Oakland Landmark, Heritage Property or S-7 Preservation Combining Zone Application



Mills Act Application

3. PRESERVATION WORK PROGRAM AND TIME LINE**PROPERTY ADDRESS: 6475 Colby St.**

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration or repair of exterior character defining features. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees. Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator on line at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction. (Please keep to one page; attach additional pages as necessary to fully describe work program.)

- 1. Year:** 2020 **Cost:** \$4,500 **Improvement:** rehab or repair original windows in first floor dining room, living room and kitchen --- wood is dried out and stained in some places, one large pane is cracked, and most windows aren't operational. Vendor: Creative Carpenters
- 2. Year:** 2021 **Cost:** \$6,200 **Improvement:** replace three drafty non-original windows on 2nd-floor with energy efficient windows of matching design. Vendor: Marvin Windows from Truitt & White, installer TBD.
- 3. Year:** 2022 **Cost:** \$6,500 **Improvement:** replace the shingles on the east-facing dormer gable and repair/repaint exterior trim at front. These shingles were not replaced in the 2005 renovation and are of unknown vintage.
- 4. Year:** 2023 **Cost:** \$7,500 **Improvement:** repair/replace the cracked front steps; paint and seal. Lowest step is cracked, and the second lowest step sags and collects water.
- 5. Year:** 2024 **Cost:** \$4,200 **Improvement:** clean, repair and/or replace shingles and repair / paint window trim as needed on north, south and west sides. Some paint is peeling and mildew regularly accumulates under the eaves.
- 6. Year:** 2025 **Cost:** \$12,500 **Improvement:** update seismic protection to meet current codes and best practices; update water protective sealants on bricks at front and sides if money permits.
- 7. Year:** 2026 **Cost:** N/A **Improvement:** catch up from previous expenditures and/or accrue funds for future investments.
- 8. Year:** 2027 **Cost:** \$7,500 **Improvement:** remove concrete path and replace with flagstone walkway entry path and stepping stones.
- 9. Year:** 2028 **Cost:** N/A **Improvement:** catch up from previous expenditures and/or accrue funds for future investments.
- 10. Year:** 2029 **Cost:** \$16,500 **Improvement:** replace all or part of the roof as needed; the eastern slope was not replaced in the 2005 renovation and shows sign of aging.

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.

Mills Act Application

4. SUBMITTAL REQUIREMENTS

- Mills Act Application Form
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- The property is either currently a Designated Historic Property *or* the property is currently listed on the Local Register of Historic Resources *and* an Oakland Landmark, Heritage Property and/or S-7 Combining Zone Application has been submitted for Heritage Property Designation.
- The property needs exterior work (e.g., stabilization, maintenance, reversal of inappropriate building modifications, etc. - **not** interior work or additions) and the cost of the proposed exterior work is equal or greater than the potential reduction of property taxes.
- The proposed work program for maintenance, repair, rehabilitation and/or restoration has the strong potential to act as a catalyst for neighborhood revitalization by:
 - Increasing architectural integrity;
 - Preserving neighborhood character; and

Mills Act Application

- Conserving materials and energy embodied in existing building.
- Geographic Distribution:
 - A minimum total of six Mills Act Contracts will be awarded to properties in the West Oakland Redevelopment Area because Implementation of the Mills Act is a Mitigation Measure of the West Oakland Redevelopment Plan.
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 - The property's location contributes to the goal of Mills Act Contract representation in neighborhoods throughout the City.
- The property's building type contributes to the goal of a variety of Mills Act Contract building types (e.g., residential, commercial and industrial buildings).

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

- the Mills Act brochure;
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- the (MODEL) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY;
- Secretary of the Interior's Standards for Rehabilitation;
- Minimum Property Maintenance Standards; and
- Mills Act Property Tax Calculator (to calculate a rough estimate of potential change in taxes).

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I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program, and the information submitted is true and correct as of the date of application.

Owner's Signature

Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612

Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm

Work Program Photos, 6475 Colby St.

Blus-O'Leary Mills Act Application, May 2019



#1: repair windows at front & S side



#4: repair/replace cracked front steps



#2: replace windows in gable
#3: replace gable dormer shingles



#5: clean/repair/replace shingles & window trim at rear & sides

Mills Act Application



#8: replace concrete path



#10: repair or replace roof

MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: Annemarie Meike
PROPERTY ADDRESS: 1263 Trestle Glen Rd., Oakland CA 94610
PROPERTY OWNER(S): Annemarie Meike
PHONE: (Day) (925)422 3735 (Evening) (510) 272 9848 email meike@art-fusion.org
ASSESSOR'S PARCEL NUMBER(S): 24-565-57
YEAR OF PURCHASE: 1997 ASSESSED VALUE: \$644,107
EXISTING USE OF PROPERTY: residential

2. HISTORIC PROPERTY INFORMATION

HISTORIC/Common Name: 1263 Cavanagh Rd. (Sloane Model Home 1922 Complete Homes Exposition

CONSTRUCTION DATE: February 1922 LEGAL DESCRIPTION (From Deed, Please attach)
(Attachment C)

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 to confirm.

DESIGNATED HISTORIC PROPERTY

DATE OF DESIGNATION

- | | |
|--|-------|
| <input type="checkbox"/> City of Oakland Landmark | _____ |
| <input type="checkbox"/> City of Oakland Heritage Property | _____ |
| <input type="checkbox"/> Contributor to a City of Oakland S-7 or S-20 District | _____ |

LOCAL REGISTER OF HISTORIC RESOURCES*

- | | |
|---|-------|
| <input type="checkbox"/> Listed on the National Register of Historic Places | _____ |
| <input type="checkbox"/> Oakland Cultural Heritage Survey rating of 'A' or 'B' | |
| <input checked="" type="checkbox"/> Potential Designated Historic Property located in an Area of Primary Importance | |

* Local Register properties not already designated by the Oakland Landmarks Board must concurrently submit an Oakland Landmark, Heritage Property or S-7 Preservation Combining Zone Application (Application Attached)



Street view



Location

3. PRESERVATION WORK PROGRAM AND TIME LINE

PROPERTY ADDRESS: 1263 Trestle Glen Rd., Oakland CA 94610

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration or repair of exterior character defining features. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees. Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator on line at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction. (Please keep to one page; attach additional pages as necessary to fully describe work program.)

1 - 3. Year: 2020-2022 **Cost:** \$3,900 **Improvement:** Restore windows right side

of second story (estimate attached)

4 - 6. Year: 2023-2025 **Cost:** \$4,000-\$5000 **Improvement:** Restore windows right side

of first story

7 - 10. Year: 2026-2030 **Cost:** \$7,000-\$8000 **Improvement:** Restore windows left side

of house, second story bedrooms

The calculator (Attachment B) was used to estimate an amount of \$1000 for 2020. Assuming that the amounts are similar from year to year, \$16,000 worth of work is planned. The work plan is intended to restore and replicate windows using the original design and hardware, beginning with the windows on the southeast (right side) that have had the most sun damage. The images below show the windows that will be repaired first. All of the windows are the 97 year old original windows and are showing their age, and will all eventually be replaced with similar attention to the original design. The replacement of windows will occur more rapidly if the calculation allows more Mills Act funds to be used for this purpose in the future. This work plan represents the minimum of work that will be conducted. The estimate for the replacement of the second floor windows on the right hand side (Attachment B) has been used to estimate the work years on other windows scheduled for later years. The biggest window area will be addressed in 2026-2030, being in better shape than the windows on the right side that receive the most sun damage. (See Notes on Work Plan for 1263 Trestle Glen Rd.)

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.

4. SUBMITTAL REQUIREMENTS

- Mills Act Application Form
 - This application form signed and completed. Original signatures or clear & legible copies are required.
- Assessor's Parcel Map (Attachment C)
 - Available at the City of Oakland Engineering Services or zoning counter, Alameda County Assessor's Office, 1221 Oak Street, or Assessor's website.
- Photographs
 - Photographs must be labeled, and printed or mounted on 8-1/2" x 11" paper.
 - Photographs must sufficiently illustrate the exterior, overall condition and historic character of the property, including historic features.
 - Photographs must be in color and include the existing structure as seen from across the street and from front, side and rear property lines. Label each view.
 - Photographs must be in color and include detailed (close up) views of each of the listed areas in the proposed work program. Label each (e.g., Work Program Item #1, #2, etc.)
- Oakland Landmark, Heritage Property and S-7 Preservation Combining Zone Application
 - Required for properties that are not already designated as:
 - City of Oakland Landmark
 - City of Oakland Heritage Property
 - Contributor to a City of Oakland S-7 or S-20 Historic District
- Legal Description of the Property
 - Grant Deed
 - Legal Description
 - Assessor's Parcel Map
- Additional pages to describe the Work Program, as necessary
- Copy of Last Property Tax Bill
- Filing Fee - \$601.29, due at the time of application submittal.

5. SELECTION CRITERIA

The City has adopted a Mills Act Property Tax Abatement Program for qualified historic properties, with the program impact on City revenues limited to \$25,000/year, and \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000/year for all redevelopment areas with the exception of the Central Business District. In the Central Business District, there shall be a limit of the program impact on Redevelopment revenues to \$100,000/building/year with a cumulative limit of \$250,000/year. Any Mills Act applicant whose estimated Property Tax loss exceeds the above limits may request special consideration by the City Council.

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 - Increasing architectural integrity;

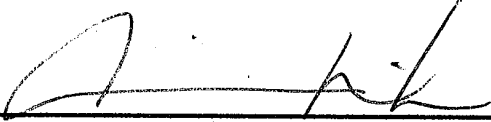

- Preserving neighborhood character; and
- Conserving materials and energy embodied in existing building.
- Geographic Distribution:
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I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program, and the information submitted is true and correct as of the date of application.

 _____ 

Owner’s Signature Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm

Notes on Work Plan for 1263 Trestle Glen Rd.

The calculator was used to estimate an amount of \$1000 for 2020. Assuming that the amounts are similar from year to year, \$16,000 worth of work is planned. The work plan is to restore and replicate windows using the original design and hardware, beginning with the windows on the southeast (right side) that have had the most sun damage. The images below show the windows that will be repaired first. All of the windows are the 97 year old original windows and are showing their age, and will all eventually be replaced with similar attention to the original design. The replacement of windows will occur more rapidly if the calculation allows more Mills Act funds to be used for this purpose in the future. This work plan represents the minimum of work that will be conducted. The estimate for the replacement of the second floor windows on the right hand side (Attachment B) has been used to estimate the work years on other windows scheduled for later years. The biggest window area will be addressed in 2026-2030, being in better shape than the windows on the right side that receive the most sun damage.



Figure 1. a. Windows right side, second floor toward street. Note the square column decoration between the double windows, which will be preserved. b. Window right side second floor toward rear of house



Figure 4. Five windows on the first floor of the house will be replaced 2023-25. Although the sun damage is slightly less severe, degradation has and continues to occur, and replacement is essential.



Figure 5. The three double second story windows on the left side and rear of the house, will be replaced during the third phase, retaining the original square column detail, window design and hardware.

ASAP CUSTOM WINDOWS
 (510) 601-6901
 APRIL 25 2019



FIL - Prime
 WEATHER STRIPPED
 DUAL-PANES
 WHITE -

CLEAR DUAL-PANE	LOWE DUAL-PANE
2862.94	3235.08
TX 279.14	TX 315.42
<u>3142.08</u>	<u>3550.50</u>
FRUSTRATION 720.00	LABOR 720.00
TOTAL 3862.08	TOTAL 4270.50

MILLSACTAPPLICATION

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: David Salazar & Monika Gromek

PROPERTY ADDRESS: 619 Mariposa Avenue, Oakland CA 94610-1312

PROPERTY OWNER(S): David Tomas Salazar Trust & Monika Ewa Gromek Trust

PHONE: (Day) (415) 812-8756 (Evening) (415) 812-8756 email dtosalazar@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 10-816-7 Tracer:02600000

YEAR OF PURCHASE: 2014 ASSESSED VALUE: \$1,521,014

EXISTING USE OF PROPERTY: Single Family Home

2. HISTORIC PROPERTY INFORMATION

HISTORIC/COMMON NAME (If any): Lewis E. Chapin and Henry C. Morris Spec. House

CONSTRUCTION DATE: 1908

LEGAL DESCRIPTION (From Deed, Please attach)

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 to confirm.

DESIGNATED HISTORIC PROPERTY

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

DATE OF DESIGNATION

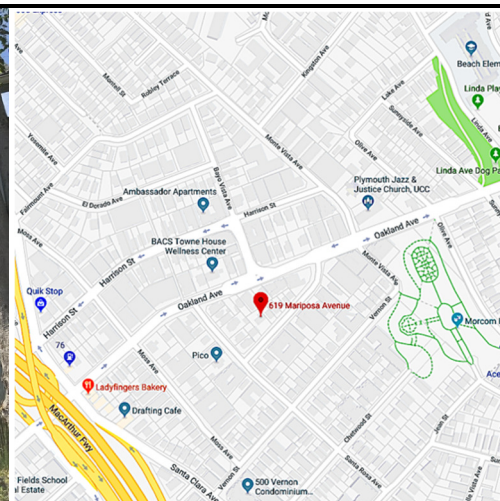
In progress

LOCAL REGISTER OF HISTORIC RESOURCES*

- Listed on the National Register of Historic Places
- Oakland Cultural Heritage Survey rating of 'A' or 'B' (DC 2+)

Potential Designated Historic Property located in an Area of Primary Importance

* Local Register properties not already designated by the Oakland Landmarks Board must concurrently submit an Oakland Landmark, Heritage Property or S-7 Preservation Combining Zone Application



3. PRESERVATION WORK PROGRAM AND TIME LINE

PROPERTY ADDRESS: _____

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration or repair of exterior character defining features. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees. Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator on line at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction. (Please keep to one page; attach additional pages as necessary to fully describework program.)

1. Year: 2019**Cost:** +/- \$20,000 **Improvement:** Roof replacement including the
Repairs of original gutters, roofline millwork and installation of copper flashing.

2. Year: 2020**Cost:** +/- \$15,000 **Improvement:** Window Repairs and Casement
Restoration Part 1, including window seal installation for energy conservation on 50% of French operable
windows.

3. Year: 2021**Cost:** +/- \$12,000 **Improvement:** Exterior Door Repairs 2x and Casement
Restoration including stucco and waterproofing Part 1.

4. Year: 2022**Cost:** +/- \$15,000 **Improvement:** Exterior millwork restoration and
dry rot repairs.

5. Year: 2023**Cost:** +/- \$28,000 **Improvement:** Exterior painting entire home.

6. Year: 2024 **Cost:** +/- \$15,000 **Improvement:** Exterior millwork restoration Part 2.

7. Year: 2025**Cost:** +/- 150,000 **Improvement:** Window Repairs and Casement
Restoration Part 2, including window seal installation for energy conservation.

8. Year: 2026**Cost:** +/- \$18,000 **Improvement:** Brick Repointing (plinth and
chimneys 2x) plus other brickwork, reinforce east chimney.

9. Year: 2027**Cost:** +/- \$24,000 **Improvement:** Exterior Door Repairs 2x and Casement
Restoration including stucco and waterproofing Part 2.

10. Year: 2028**Cost:** +/- \$13,000 **Improvement:** Dormers Repairs/Reshingle +
Waterproofing.

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.

4. SUBMITTAL REQUIREMENTS

- ☒ Mills Act Application Form
 - This application form signed and completed. Original signatures or clear & legible copies are required.
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 - Available at the City of Oakland Engineering Services or zoning counter, Alameda County Assessor's Office, 1221 Oak Street, or Assessor's website.
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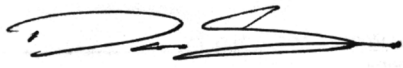
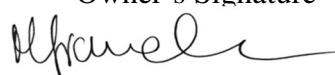
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I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program, and the information submitted is true and correct as of the date of application.

Add signature here

 Owner’s Signature	5/5/2019 Date
 Owner’s Signature	5/5/2019 Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm

EXTERIOR DETAILS & MAINTENANCE SUMMARY

SUMMARY

- Exterior Millwork/Finish Carpentry Repairs, including dry rot corrections.
- Painting and Stucco Repairs.
- Exterior Window repairs, reconstruction, leaded glass restoration, particularly at all French window assemblies.
- Door repairs/replacements including restoration and replacement to original door casing at rear French doors.
- Brick repointing and replacement of non-period correct brick step masonry to clinker.
- Roof replacement and waterproofing at chimney to correct water intrusion thru sunroof to foundation base plate.
- Re-shingle and waterproof dormers.

ROOF REPLACEMENT AND NEW METAL FLASHING

Work Program Item #001



RESTORE DIVIDED LITE FRENCH WINDOWS, ROT AND SAGGING
Work Program Item #002

REPAIR MUDSILL WOOD TRIM (CRACKING AND WATER INTRUSION)



EXTERIOR DOOR REPAIRS PART 1 Work Program Item #003



ROTTING AT MUDSILL TRIM, DOOR THRESHOLD AND SIDELITE PANELS, NON- CLINKER BRICK INSTALL, CORRECT WATERPROOFING

POOR REPAIR WITH BONDO OF MUDSILL TRIM AND CONNECTIONS INCLUDING A THICK

WATER INTRUSION FROM ROOF/CHIMNEY TRACKING TO STRUCTURAL POSTS AND TRIM AT SUNROOM

Work Program Item #004

MORTAR LAYER BENEATH THE TRIM
Work Program Item #004



ROOF RIDGE FASCIA – PAINT PEELING.
Work Program Item #005

EXTERIOR PAINTING (ENTIRE BUILDING INCLUDING TRIM)

Work Program Item #005



EXTERIOR MILLWORK RESTORATION PART 1

Work Program Item #006



REPAIR MUDSILL WOOD TRIM (CRACKING AND WATER INTRUSION)

RESTORE DIVIDED LITE FRENCH DOORS, ROT AND SAGGING
Work Program Item #007



BRICK REPOINTING NEEDED; MORTAR IS LOOSE AND SANDLIKE ESPECIALLY AT
INTERIOR FACING SIDE OF THE CHIMNEY AND IN THE BASEMENT/CRAWL AREAS.
Work Program Item #008



TOP STEPS NOT MATCHING ORIGINAL CLINKER
Work Program Item #008



**REPAIR UPPER MUDSILL MASONRY DETAILS AND
REPOINT CHIMNEY & BRACING**

**REPLACE NON-PERIOD STAIRS AND NON-MATCHING DOOR CASING, PLUS REPAIR
ROTTING DIVIDED LITE DOORS. CORRECT PREVIOUS POOR STUCCO REPAIRS/
PATCHING**

Work Program Item #009



**POOR INSTALL OF DOOR THRESHOLD, ROTTING SIDELITE PANELS TRIM AT
SUNROOM. Work Program Item #009**



**DORMERS REPAIRS, WATERPROOF AND RESHINGLE
Work Program Item #010**



MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: Robert and Kalla Rokoff

PROPERTY ADDRESS: 2600 Best Avenue, Oakland, CA, 9461

PROPERTY OWNER(S): The Robert and Kalla Rokoff Family Trust

PHONE: (Day) (619) 723-3992 or 310 743-4538 **(Evening)** same **email** KALLANROB@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 36-2463-24-1

YEAR OF PURCHASE: 2016 **ASSESSED VALUE:** \$1,140,360.00_____

EXISTING USE OF PROPERTY: Single-family residence

2. HISTORIC PROPERTY INFORMATION

HISTORIC/Common Name (If any): The Quayle Estate

CONSTRUCTION DATE: 1920-1922

LEGAL DESCRIPTION

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 to confirm.

DESIGNATED HISTORIC PROPERTY

DATE OF DESIGNATION

- | | | |
|-------------------------------------|---|--------------------|
| <input type="checkbox"/> | City of Oakland Landmark | _____ |
| <input checked="" type="checkbox"/> | City of Oakland Heritage Property | <u>in progress</u> |
| <input type="checkbox"/> | Contributor to a City of Oakland S-7 or S-20 District | _____ |

LOCAL REGISTER OF HISTORIC RESOURCES*

- Listed on the National Register of Historic Places _____
- Oakland Cultural Heritage Survey rating of 'A' or 'B' _____
- Potential Designated Historic Property located in an Area of Primary Importance _____

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3. PRESERVATION WORK PROGRAM AND TIME LINE

PROPERTY ADDRESS: 2600 Best Avenue, Oakland, CA 94619

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration or repair of exterior character defining features. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees. Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator on line at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction.

(Please keep to one page; attach additional pages as necessary to fully describe work program.)

1. Year: 2020 **Cost:** \$150,000 **Improvement:** Work with structural engineer to pour foundation and slab under west half of house. Conduct extensive structural engineering work to remove underpinned faulty foundation and form new foundation, drainage, retaining walls, and slab under house. Replace failing retaining wall along Brookdale Avenue.

2. Year: 2021 **Cost:** \$9,600 **Improvement:** Seismic retrofit.

3. Year: 2022 **Cost:** \$30,000 **Improvement:** Work with a structural engineer to remove excess dirt from Best Avenue front of house and Brookdale Avenue side of house to restore original topography and prevent further artificial erosion and movement from hill.

4. Year: 2023 **Cost:** \$10,800 **Improvement:** Repair or replace six windows.

5. Year: 2024 **Cost:** \$10,800 **Improvement:** Repair or replace six windows.

6. Year: 2025 **Cost:** \$12,000 **Improvement:** Paint house exterior and restore walkway to front door.

7. Year: 2026 **Cost:** \$9,000 **Improvement:** Deodar cedar tree and chimney maintenance. Chimney maintenance, including brick point work.

8. Year: 2027 **Cost:** \$18,000 **Improvement:** Restore and repair (and replace as needed) front porch original hardwood flooring, steps, and full-width glazed front porch windows.

9. Year: 2028 **Cost:** \$13,000 **Improvement:** Replace an additional six windows.

10. Year: 2029 **Cost:** \$13,000 **Improvement:** Replace an additional six windows.

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.

4. SUBMITTAL REQUIREMENTS

- Mills Act Application Form
 - This application form signed and completed. Original signatures or clear & legible copies are required.
- Assessor's Parcel Map
 - Available at the City of Oakland Engineering Services or zoning counter, Alameda County Assessor's Office, 1221 Oak Street, or Assessor's website.
- Photographs
 - Photographs must be labeled, and printed or mounted on 8-1/2" x 11" paper.
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 - Photographs must be in color and include the existing structure as seen from across the street and from front, side and rear property lines. Label each view.
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- Oakland Landmark, Heritage Property and S-7 Preservation Combining Zone Application
 - Required for properties that are not already designated as:
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 - City of Oakland Heritage Property
 - Contributor to a City of Oakland S-7 or S-20 Historic District
- Legal Description of the Property
 - Grant Deed
 - Legal Description
 - Assessor's Parcel Map
- Additional pages to describe the Work Program, as necessary
- Copy of Last Property Tax Bill
- Filing Fee -\$601.29, due at the time of application submittal.

5. SELECTION CRITERIA

The City has adopted a Mills Act Property Tax Abatement Program for qualified historic properties, with the program impact on City revenues limited to \$25,000/year, and \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000/year for all redevelopment areas with the exception of the Central Business District. In the Central Business District, there shall be a limit of the program impact on Redevelopment revenues to \$100,000/building/year with a cumulative limit of \$250,000/year. Any Mills Act applicant whose estimated Property Tax loss exceeds the above limits may request special consideration by the City Council.

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- The date the application is complete.
- The property is either currently a Designated Historic Property *or* the property is currently listed on the Local Register of Historic Resources *and* an Oakland Landmark, Heritage Property and/or S-7 Combining Zone Application has been submitted for Heritage Property Designation.
- The property needs exterior work (e.g., stabilization, maintenance, reversal of inappropriate building modifications, etc. - **not** interior work or additions) and the cost of the proposed exterior work is equal or greater than the potential reduction of property taxes.
- The proposed work program for maintenance, repair, rehabilitation and/or restoration has the strong potential to act as a catalyst for neighborhood revitalization by:

- Increasing architectural integrity;
- Preserving neighborhood character; and
- Conserving materials and energy embodied in existing building.
- Geographic Distribution:
 - A minimum total of six Mills Act Contracts will be awarded to properties in the West Oakland Redevelopment Area because Implementation of the Mills Act is a Mitigation Measure of the West Oakland Redevelopment Plan.
 - A minimum of six Mills Act Contracts will be awarded to properties in the Central City East Area because Implementation of the Mills Act is a Mitigation Measure of the Central City East Redevelopment Plan.
 - The property's location contributes to the goal of Mills Act Contract representation in neighborhoods throughout the City.
- The property's building type contributes to the goal of a variety of Mills Act Contract building types (e.g., residential, commercial and industrial buildings).

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

- the Mills Act brochure;
- 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)
- the (MODEL) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY;
- Secretary of the Interior's Standards for Rehabilitation;
- Minimum Property Maintenance Standards; and
- Mills Act Property Tax Calculator (to calculate a rough estimate of potential change in taxes).

NOTICE: Each property owner should 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, agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program, and the information submitted is true and correct as of the date of application.


MAY 21, 2019

Owner's Signature Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
 Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm

Preservation Work Photos and Descriptions

Property Address: 2600 Best Avenue, Maxwell Park, Oakland

The house is prominently located at the corner of Best Avenue and Brookdale Avenue, a major thoroughfare through Maxwell Park. The proposed work schedule has two main goals. First, improving the structural integrity of the home with work on the foundation, seismic updates, hill, and retaining wall (work items 1-3). Second, improve and restore the visible appearance of the home (work items (4-10). As the house approaches 100 years of life, the elements that are critical to the historical beauty of the building will be carefully replaced and restored.

Work Items 1- 3: Dramatically improve stability of the house and hill.

Work with a structural engineer to pour new foundation and replace retaining wall ,and remove excess soil to better support ongoing soil movement and to improve seismic safety. Remove excess dirt from Best Avenue front of house and Brookdale Avenue side of house to restore original topography. A previous owner excavated the basement and underpinned the foundation on the south and west walls. This owner also dumped the excess dirt in the front and sides of the house, creating a much larger hill than seen in earlier pictures creating soil movement, erosion and stability issues.

Work Item 1: Structural engineering work on foundation and yard.

Pictured below: Buckling retaining wall along Brookdale Avenue.



Pictured below: Underpinned foundation on south and west sides of house.



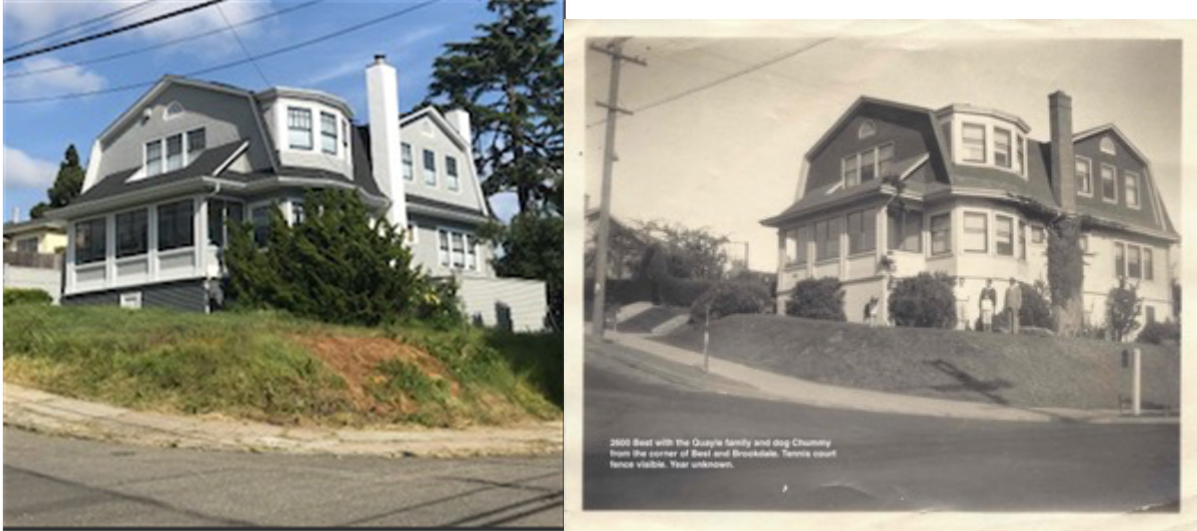
Work Item 2: Seismic retrofit

Pictured below: Crawl space under house, missing tie-downs securing house to foundation. Seismic retrofit to address structural safety throughout foundation



Work Item 3: Structural engineering for Best Ave hill. A previous owner excavated the basement and backyard and dumped excess dirt in front of the house, creating a much larger hill than seen in earlier pictures. This will dramatically improve the stability of the hill and appearance of the house for passersby.

Pictured below: Current size of front hill (left) versus original in 1920s (right)



Work Item 4, 5, 9, 10: Repair or replace windows.

The house features 42 windows, 37 of which are original double-hung, rope and pulley in various levels of disrepair. Most of the windows on the second floor show signs of rot. Some have been modified with double pane glass, which makes the windows inoperable because the glass is too heavy for the rope and pulley system. We have replaced one of the 39 using a local window specialist who replaced the frames in the same wood design with laminate glass at a cost of \$1800 per window (attached).

Pictured below: Broken and damaged windows throughout the house. An excerpt from the window replacement estimate to replace one window to match the existing window.





Job: 2600 Best Ave.

1. Bid one replacement double hung set. Cost: \$1295.00 plus tax. Installed: \$380.00
2. New parting bead in Fir. Cost: \$30.00 plus tax.

Bid replacement double hung in vertical grain Fir material. Upper sash to have true divided lites and will be glazed with 1/4 laminated glass. Lower sash to be single lite and glazed with 1/4 laminated glass. Windows to be square molding and will be primed in and out.

Due to the extremely high cost of garbage disposal. The cost to remove and dispose of you old windows will be: \$30.00

Work Item 6: Improve appearance and safety

Restore decaying, cracking and uneven walkway and steps to front door. Paint home; the home was last painted in 2014. Current walkway is old poured cement breaking and cracking as the yard and hill continue to settle and move making for an unsafe entry and exit path and an eye-sore from Best Ave.

Pictured below: Decaying front walkway and steps.



Work Item 7: Maintain property's magnificent Deodar cedar tree and historic brick chimney.

Hire certified arborist to check health and prune backyard cedar tree that is over 80 years old and a visual staple of the property and Maxwell Park. Maintenance of the tree is both aesthetic and important for the stability of the house and hill. Will have been 10 years since last major pruning. Arborist will also check and care for old Oak tree on west side of house and redwood tree in backyard. Conduct chimney maintenance, including brick point work at foundation and base of original chimney.

Pictured below:First photo(estimated 1940) features a young tree in the backyard, and original chimney and foundation. The second photo is the house in 2016. The large tree, now over 80 years old, can be seen in the backyard and had not been maintained for decades. Maintenance of the tree is both aesthetic and important for the stability of the house and hill. The chimney (painted white by prior owners in 2015) had similarly not been serviced and repaired since it was built.



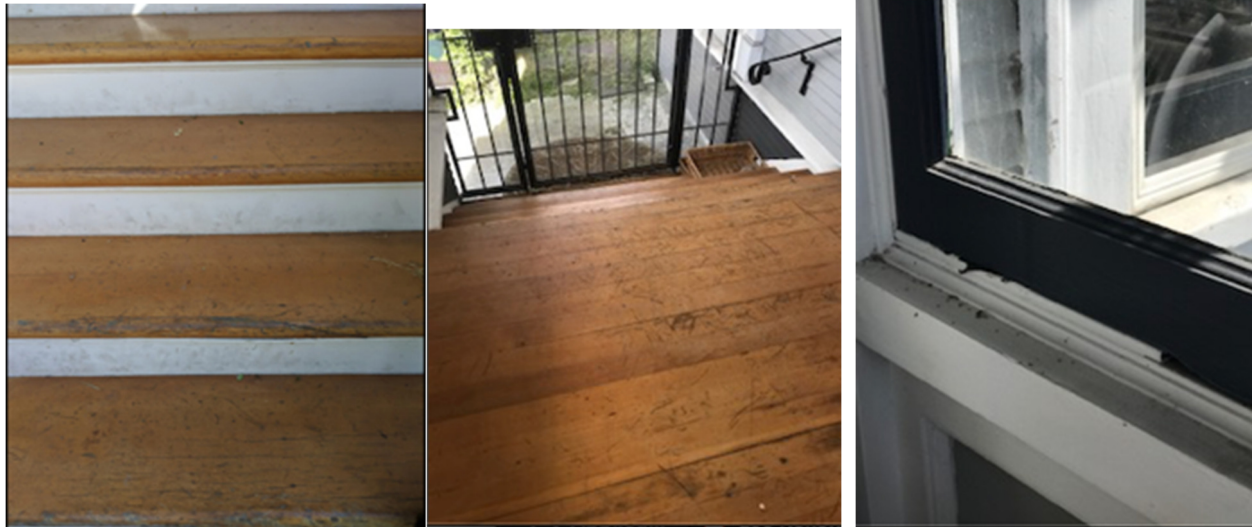
Pictured below:Original brick chimney base and foundation in need of point work and repairs. On left, recently pointed in 2017. On right, foundation not attended to in over 20 years.



Work Item 8: Restore porch.

Perhaps one of the home's finest features is the enclosed porch. Much of the original wood, both in the full-width glazed windows and the flooring, is in need of restoration. The original porch flooring is very worn and weathered and is nearing end of life requiring replacement of some of the wood slats. The window frames are cracking and minor repairs will cease to secure the windows by 2027.

Pictured below: Porch stairs, floors, and windows in need of maintenance.



PRESERVATION WORK AND TIMELINE ALREADY COMPLETED OR UNDERWAY.

We acknowledge this work does not qualify for the Mills Act but we wish to share the work, investment, and context of the investment we are making in our home to keep true to its nearly 100 year-old history.

Year: 2017 **Improvement:** Replaced roof. Maintained approximately 90% of the original home's redwood roof framing. Installed solar panels. **Cost: \$35,316** **Permits: R1700608**

Improvement: Underwent extensive chimney engineering and repair. Demo brick chimney, install new chimney and flue, repair existing brick chimney foundation and hearth. Maintained original chimney shape and style, including original brick base and foundation as well as wood-burning capability. Kept as many original bricks as possible for reuse in the yard and landscaping. **Cost: \$40,133** **Permits: DRX171315, RB1703411, RM1701752**

Year: 2018 – 2019 **Improvement:** Restored garage. Removed and replaced roof, demo and replace entire foundation and slab, remove and replace all siding. Maintained 90% of the original redwood framing. **Cost: \$49,760** **Permits: ZW1800548, RB1802384**

Improvement: Basement foundation engineering and preparation. **Cost: \$22,836** **Permits: TBA**
Improvement: Replaced two rotting double-hung single pane rope and pulley windows with original design and wood frame. **Cost: \$3600**

Violations from prior owners that we are addressing: *Garage:* May 2002, 0204035
Retaining Wall: March-Jan 2013, 1200848, RB1201888; *Basement/ Foundation:* Aug 2000-
Dec 2007, 0008668, 0405845, 000843, 9905693, 9706473, RB0500821

MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031
Phone: 510-238-3911 Fax: 510-238-4730
www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: Harsh Shah
PROPERTY ADDRESS: 678 18th Street, Oakland, CA, 94612
PROPERTY OWNER(S): Harsh Shah, James Liu on behalf of Koan Capital 1 LLC
PHONE: (Day) 415.669.4617 **(Evening)** Same **email** harshjshah@gmail.com
ASSESSOR'S PARCEL NUMBER(S): _____
YEAR OF PURCHASE: 2019 **ASSESSED VALUE:** \$1,125,000
EXISTING USE OF PROPERTY: Rental Property

2. HISTORIC PROPERTY INFORMATION

HISTORIC/COMMON NAME (If any): Bradley (Prof. Rev. Cornelius) House

CONSTRUCTION DATE: 1877-1878

LEGAL DESCRIPTION (From Deed, Please attach)

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 to confirm.

DESIGNATED HISTORIC PROPERTY

DATE OF DESIGNATION

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

In Progress

LOCAL REGISTER OF HISTORIC RESOURCES*

- Listed on the National Register of Historic Places
- Oakland Cultural Heritage Survey rating of 'A' or 'B'
-



Potential Designated

Historic Property located in an Area of Primary Importance

Mills Act
Application

3. PRESERVATION WORK PROGRAM AND TIME LINE

PROPERTY ADDRESS: _____ 678 18th Street, Oakland, CA, 94612 _____

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration or repair of exterior character defining features. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees. Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator on line at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction. (Please keep to one page; attach additional pages as necessary to fully describe work program.)

1. Year: 2020 Cost: __\$20,000__ Improvement: __Exterior repainting, fix dry rot, __
__ gutter repair, portico roof replacement_____

2. Year: 2021 Cost: __________ Improvement: __________

3. Year: 2022 Cost: __\$15,000__ Improvement: __Window replacement, stair railing
replacement_____

4. Year: 2023 Cost: __\$63,000__ Improvement: _Foundation Replacement_____

5. Year: 2024 Cost: __________ Improvement: __________

6. Year: 2025 Cost: __________ Improvement: __________

7. Year: 2026 Cost: __________ Improvement: __________

8. Year: 2027 Cost: __________ Improvement: __________

9. Year: 2028 Cost: __\$20,000__ Improvement: _Asphalt Roof Replacement_____

10. Year: 2029 Cost: __________ Improvement: __________

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.

**Mills Act
Application**

4. SUBMITTAL REQUIREMENTS

- Mills Act Application Form
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**Mills Act
Application**

- Conserving materials and energy embodied in existing building.
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Harsh Shah, James Liu on behalf of Koan Capital 1 LLC_

Owner's Signature

Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm

678 18th Street - Work Program

Items 1 and 2: Repair dry rot in exterior siding, repaint the exterior, repair of the redwood gutter, stair replacement, repair of portico roof overhangs.

The intent of this work item is to stop the deterioration that has resulted from years of deferred maintenance. The previous owners from the last several decades have not completed maintenance in a timely manner:

- There is dry rot in the siding and trim. A paint job has been deferred.
- Stairs into the lower unit must be replaced (on the right side of the building).
- The redwood gutters show wear and must be cleaned of debris and re-coated.
- Wear on the smaller overhangs and flashings that are incorrectly installed.

The scope of this group of work items will include:

- A repair of the dry rot in the siding and trim.
- Cleaning (and sanding) of the sidings, followed by repainting of the exterior.
- Stairs will be replaced.
- Gutter needs to be cleaned and inside of gutter should be refinished.
- Replacement of roofing on the two smaller overhangs including new flashings.



Damaged siding



Mills Act Application



The structure's two portico roof that would be replaced; redwood gutter to be patched



Stairs sagging

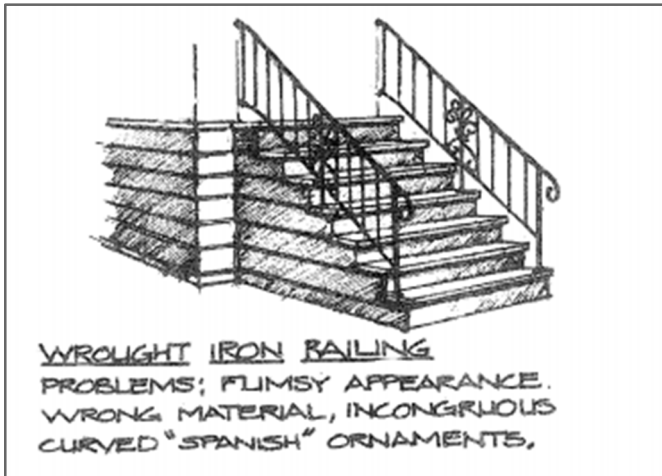


Cracked stringer

Item 3: Stair railing replacement and windows

The intent of these work items are design and architectural related. The current stair is aesthetically unappealing, and does not fit the structure's Italianate design. Per "Rehab Right", a "wrought iron railing" can seem flimsy in appearance and be constructed in the wrong material. This work item includes constructing a new stair railing by removing the current wrought iron railing, and replacing it with something that fits the existing design aesthetic.

**Mills Act
Application**

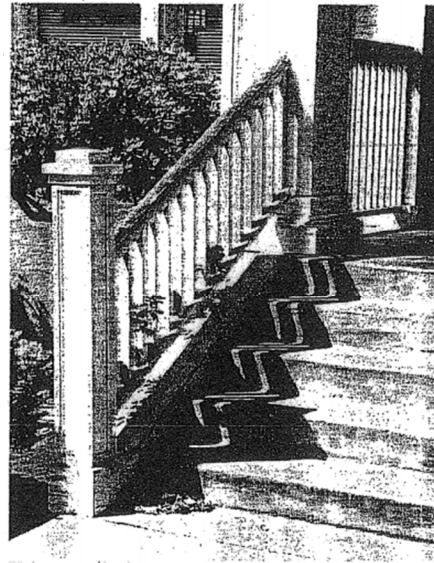
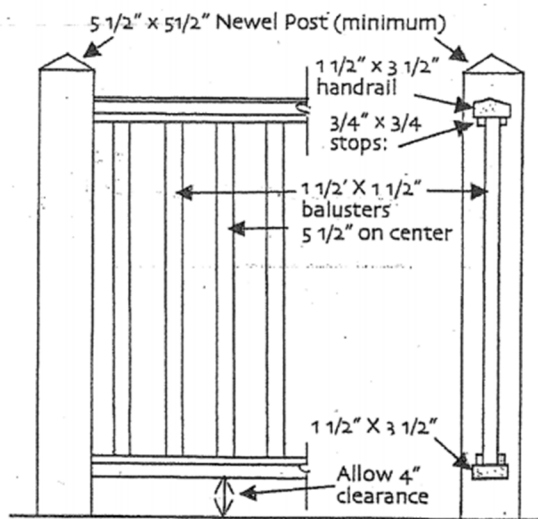


Rehab Right reference



Current Stair railing at 678 18th Street

Mills Act Application



Handrail & Guardrail Details
(Typical Dimensions)

Oakland City handout on correct stair railings for Pre-1920 buildings

Window Replacement

The current windows at the property were replaced but are lacking in a design aesthetic that is congruent with the the existing architecture. This work item includes replacing the existing windows on the front and right side of the home, with those that fit the Italianate style more closely, including switching from vinyl to double-hung wood that fits the frame in a more appropriate manner, e.g., rounded top.

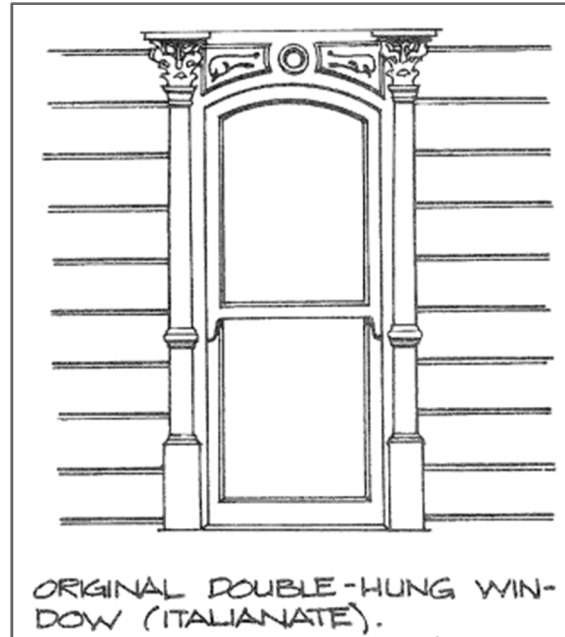


Windows at the property

**Mills Act
Application**



Close up of current window at the property.



Correct Italianate window example from Rehab Right.

Items 4 through 8: Foundation Replacement.

The entire foundation is outdated and inadequate per current building standards. The building is set on a capped brick foundation around the perimeter with wood posts on the isolated brick footings in the crawlspace to support the upper floor. Here is an overview of the issues:

- The capped brick foundation around the crawlspace and brick walls around the basement is shallow with deteriorated mortar.
- The wood posts in the crawlspace are based on shallow brick foundation and are not secured to upper beam of the footings.
- There is a lack of anchor bolts to secure mudsill to the foundation in the basement and crawlspace, and as a result it is not to current code.

The scope of this work item includes:

- Replacing the front, left, and right sides foundation sides using reinforced concrete and new bolts.
- Sistering the basement sides and back walls using reinforced concrete with foundation, P.T. mudsill, bolting and studs.
- Replacing the wood post brick footings in the crawlspace area using concrete footings and secure posts.
- Installing additional anchor bolts to secure mudsill to foundation in crawlspace.

**Mills Act
Application**

The focus of these work items is to ensure that the structure is protected against the next big earthquake.



Wooden posts in the crawl space.



Cap over brick masonry

Items 9 & 10: Asphalt Roof Replacement.

The asphalt roof of the property will be at the end of its life in 2028. We would like to have the roof replaced to ensure there is no damage to the structure or the building.



MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: Elan Emanuel

PROPERTY ADDRESS: 360 Van Buren Avenue, Oakland, CA 94610

PROPERTY OWNER(S): Elan Emanuel & Sarah London

PHONE: (Day) (415) 847-7916 ___ (Evening) (415) 847-7916

email: elan.emanuel@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 10-782-16

YEAR OF PURCHASE: 2017 **ASSESSED VALUE:** \$1,377,000

EXISTING USE OF PROPERTY: Residential

2. HISTORIC PROPERTY INFORMATION

HISTORIC/COMMON NAME (If any): ___Hall (Sherman W.) House

CONSTRUCTION DATE: 1913_____

LEGAL DESCRIPTION (From Deed, Please attach)

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 to confirm.

DESIGNATED HISTORIC PROPERTY

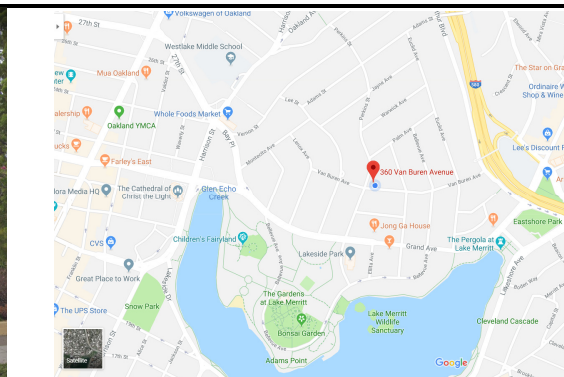
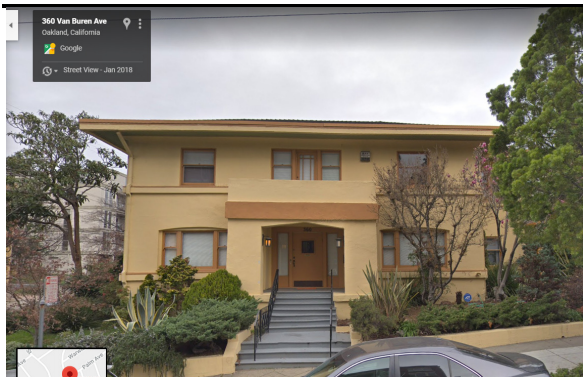
DATE OF DESIGNATION

- | | |
|--|-------|
| <input type="checkbox"/> City of Oakland Landmark | _____ |
| <input type="checkbox"/> City of Oakland Heritage Property | _____ |
| <input type="checkbox"/> Contributor to a City of Oakland S-7 or S-20 District | _____ |

LOCAL REGISTER OF HISTORIC RESOURCES*

- | | |
|--|-------|
| <input type="checkbox"/> Listed on the National Register of Historic Places | _____ |
| <input type="checkbox"/> Oakland Cultural Heritage Survey rating of 'A' or 'B' | |
| <input type="checkbox"/> Potential Designated Historic Property located in an Area of Primary Importance | |

* Local Register properties not already designated by the Oakland Landmarks Board must concurrently submit an Oakland Landmark, Heritage Property or S-7 Preservation Combining Zone Application



3. PRESERVATION WORK PROGRAM AND TIME LINE

PROPERTY ADDRESS: 360 Van Buren Avenue

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration or repair of exterior character defining features. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees. Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator on line at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction.

(Please keep to one page; attach additional pages as necessary to fully describe work program.)

- 1. Year:** 2019 **Cost:** \$8,000 **Improvement:** Repair foundation and cripple walls under the right (East) half of the residence to ensure stabilization and seismic retrofitting
- 2. Year:** 2020 **Cost:** \$8,000 **Improvement:** Repair foundation and cripple walls under the left (West) half of the residence to ensure stabilization and seismic retrofitting
- 3. Year:** 2021 **Cost:** \$8,000 **Improvement:** Repair substantial cracking in stucco incident to foundation repair
- 4. Year:** 2022 **Cost:** \$8,000 **Improvement:** Repair glazing, sash cords and weights of 5 to 8 windows to ensure functionality and integrity of original design;
- 5. Year:** 2023 **Cost:** \$8,000 **Improvement:** Replace window insert frame, sash cords, and weights of 4 to 5 windows; replace existing glass with double pane energy/sound efficient windows of original design
- 6. Year:** 2024 **Cost:** \$8,000 **Improvement:** Replace window insert frame, sash cords, and weights of 4 to 5 windows; replace existing glass with double pane energy/sound efficient windows of original design
- 7. Year:** 2025 **Cost:** \$8,000 **Improvement** Remove and repair damaged framing of front porch, including replacement of stair and landing system, which includes new steel and stucco replacement
- 8. Year:** 2026 **Cost:** \$8,000 **Improvement:** Remove and repair damaged framing of front porch, including replacement of stair and landing system, which includes new steel and stucco replacement
- 9. Year:** 2027 **Cost:** \$8,000 **Improvement:** Remove and repair damaged framing of right column of front porch, which includes new steel and stucco replacement. Address drainage issues on balcony above to address continued leakage and rotting of front right column.
- 10. Year:** 2028 **Cost:** \$8,000 **Improvement:** Paint exterior of house, including repair of stucco cracking and any damaged external finishes

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.

4. SUBMITTAL REQUIREMENTS

- Mills Act Application Form
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 - Photographs must be in color and include the existing structure as seen from across the street and from front, side and rear property lines. Label each view.
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5. SELECTION CRITERIA

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- The proposed work program for maintenance, repair, rehabilitation and/or restoration has the strong potential to act as a catalyst for neighborhood revitalization by:
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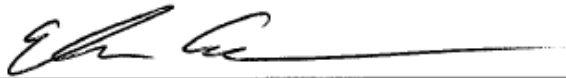
- Conserving materials and energy embodied in existing building.
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Please read and review (available online at www.oaklandnet.com/historicpreservation):

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5/27/19

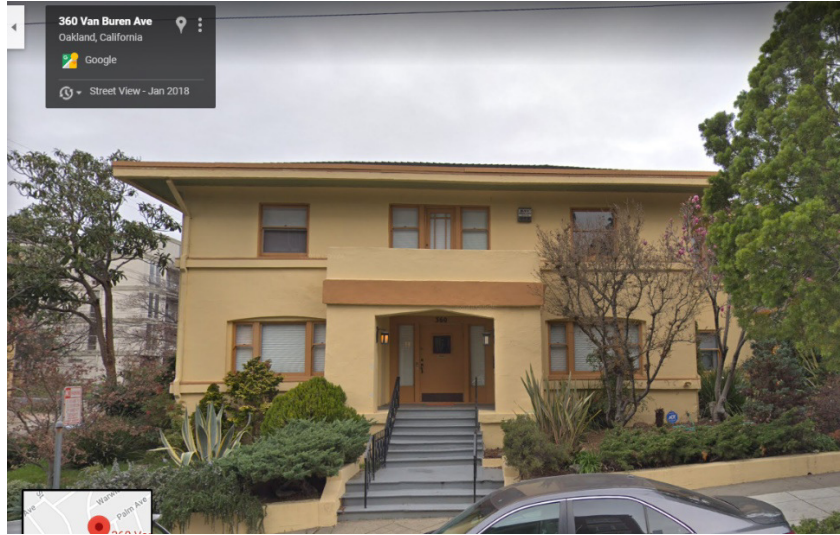
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Date

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 Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm

360 Van Buren: House Photos and Work Plan



Front of House (View from Van Buren Avenue)



Side of House (View from Perkins Street)



Back of House (View from Backyard)

Ten Year Work Plan



Work Program Item #1: Repair foundation and cripple walls under the right (East) half of the residence to ensure stabilization and seismic retrofitting. Home inspection report shows significant damage/major cracking in the foundation, and need for immediate retrofitting.



Work Program Item #2: Repair foundation and cripple walls under the left (West) half of the residence to ensure stabilization and seismic retrofitting.



Work Program Item #3: Repair substantial cracking and damage in cripple walls and stucco incident to foundation repair



Work Program Item #4: Repair glazing, inoperable sash cords and window weights of 5 to 8 windows to ensure functionality and integrity of original design. There are 20+ windows of this type in the residence. (Note examples of a broken sash cord in the left photo and an inoperable window – doesn't close completely – on the right).



Work Program Items #5 & #6: Replace window insert frame, sash cords, and weights of 4 to 5 windows; replace existing glass with double pane energy/sound efficient windows of original design. (Note that above windows are single pane and very old, leading to instability and significant amounts of heat loss. In addition, many windows have broken sash cords and are inoperable.)



Work Program Items #7 & #8: Remove and repair damaged framing of front porch, including replacement of stair and landing system, with new steel and stucco replacement. (Note that the photo on the left shows the significant rot and termite damage underneath the large front porch in the photo on the right).



Work Program Item #9: Remove and repair damaged framing of right column of front porch (photo on the left), which includes new steel and stucco replacement. Address drainage issues on balcony above to address continued leakage and rotting of front right column. (Note that the photo on the right shows drainage issues on the second floor balcony, which affects the right column on the front porch).



Work Program Item #10: Paint exterior, including repair of major cracking in the stucco and damaged external finishes.

MILLSACTAPPLICATION

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: Alison Finlay

PROPERTY ADDRESS: 1000 Sunnyhills Rd. Oakland, CA 94610

PROPERTY OWNER(S): Alison Finlay

PHONE: (Day) 510-599-2379 (Evening) _____ **email:** _alisonfinlay@sbcglobal.net

ASSESSOR'S PARCEL NUMBER(S): 11-895-14

YEAR OF PURCHASE: 1994 **ASSESSED VALUE:** \$915,231

EXISTING USE OF PROPERTY: Residence

2. HISTORIC PROPERTY INFORMATION

HISTORIC/COMMON NAME (If any): _____

CONSTRUCTION DATE: 1931

LEGAL DESCRIPTION (From Deed, Please attach)

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 to confirm.

DESIGNATED HISTORIC PROPERTY

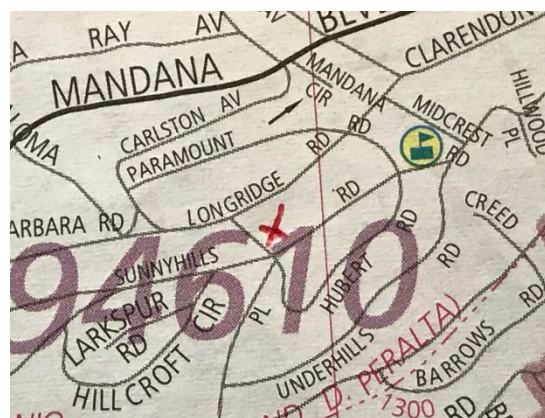
DATE OF DESIGNATION

- | | |
|--|-------|
| <input type="checkbox"/> City of Oakland Landmark | _____ |
| <input type="checkbox"/> City of Oakland Heritage Property | _____ |
| <input type="checkbox"/> Contributor to a City of Oakland S-7 or S-20 District | _____ |

LOCAL REGISTER OF HISTORIC RESOURCES*

- | | |
|--|-------|
| <input type="checkbox"/> Listed on the National Register of Historic Places | _____ |
| <input checked="" type="checkbox"/> Oakland Cultural Heritage Survey rating of 'A' or 'B' | |
| <input type="checkbox"/> Potential Designated Historic Property located in an Area of Primary Importance | |

* Local Register properties not already designated by the Oakland Landmarks Board must concurrently submit an Oakland Landmark, Heritage Property or S-7 Preservation Combining Zone Application



Mills Act Application

3. PRESERVATION WORK PROGRAM AND TIME LINE**PROPERTY ADDRESS: 1000 Sunnyhills Road, Oakland, CA 94610**

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration or repair of exterior character defining features. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees.

Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator online at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction.

(Please keep to one page; attach additional pages as necessary to fully describe work program.)

1. Year: **2020** *Cost estimate roof repair ~ \$24,000 over 3 years.*

Improvement: Main section of roof: Remove clay tiles and old membrane/repair as needed.
Install new membrane and reinstall roof tiles.

(Phase 1, \$8,000)

2. Year: **2021** Cost: (\$8,000)

Improvement: Continuation of 2020 work

(Phase 2, \$8,000)

3. Year: **2022** Cost: (\$8,000)

Improvement: Continuation of Year 2021 work

(Phase 3, \$8,000)

Total, years 1-3: Roof membrane replacement and reuse of existing tiles-estimate ~ \$24,000

4. Year: **2023** *Cost estimate repair ext woodwork, painting ~ \$16,000 over 2 years.*

Improvement: Replace/repair/rep/paint woodwork of windows / doors; repair + paint stucco

(Phase 1, \$8,000)

5. Year: **2024** Cost \$8,000. Improvement: Continuation of Year 2023 work

(Phase 2, \$8,000)

Total, years 4-5: Exterior window/woodwork repair and paint estimate ~\$16,000

6. Year: **2025** *Cost estimate foundation footings stabilization ~\$8,000.*

Improvement: Remedy situation where some sections of footings have been undermined by erosion over the years. Further seismic bracing to frame as needed.

Total, year 6: ~ \$8000

7. Year: **2026** *Cost estimate repair loggia columns, stabilize, fix tile ~ \$32,000 over 4 years.*

Improvement: Loggia: Remove stucco and tile sections where damaged. Repair underlying framing, prevent water incursion and build back to match.

(Phase 1, \$8,000)

8. Year: **2027** Cost: \$8,000 Improvement: repair Loggia, continuation of 2026 work

(Phase 2, \$8,000)

9. Year: **2028** Cost: \$8,000 Improvement: repair Loggia, continuation of Year 2027 work

(Phase 3, \$8,000)

10. Year: **2029** Cost: \$8,000 Improvement: repair Loggia, continuation of Year 2028 work

(Phase 4, \$8,000)

Total, years 7- 10: Loggia foundation stabilization and repair: ~ \$32,000

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.

Mills Act Application

4. SUBMITTAL REQUIREMENTS

- Mills Act Application Form
 - This application form signed and completed. Original signatures or clear & legible copies are required.
- Assessor's Parcel Map
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Mills Act Application

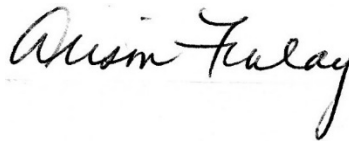
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- Conserving materials and energy embodied in existing building.
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Owner's Signature

May 24, 2019
Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612

Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm

Mills Act Application

PRESERVATION WORK PROGRAM AND TIME LINE

Additional description of work program:

Years 1 & 2 work will focus on maintenance needs of painted wooden elements around doors and windows



Above left: *Condition of sill of casement window facing south in Master Bedroom.*



Above right: *Dry rot, window frame of Maids Room bath window, facing east.*



Left: *Peeling paint on Breakfast Room window & sill.*



Above right: *Condition of shutter, Master Bedroom.*

Paint must be stripped and wood members examined. Depending on condition they will be prepped for paint, repaired, or replaced. All windows and balcony doors need attention.

Mills Act Application

Year 3 Inspect, assess and shore up foundation elements. The clay/loam soil has eroded in places and is cause for concern.



This section of a concrete footer under loggia has been partially undermined.



The near edge of this footer has been undermined or is in danger of it. To the very left is the concrete basement wall and to the right - where the cable hangs down - is the bottom of a "battered" (i.e. a truncated pyramid in cross section) footer that is no longer fully supported.

Mills Act Application

Years 4, 5. And 6: Roof replacement. Nearly 90% of the total roof area is still protected by the original membrane installed in 1931. This system is nearing the end of its useful life. Some evidence of leaks has been detected. Clay tiles on the large roof section above the second-floor bedroom wing will be removed along with the old membrane, needed repairs made, and then new membrane installed, and clay roof tiles reinstalled (with some replacements as needed.)

Below left: Only one roof area has been replaced since this photo was taken in 1995 - due to leaking into the dining room. That is the roof section on the right, sloping left-to-right (above the 8-lite window). No other roof areas have been replaced since the house was built

Right: Broken roof tiles are a minor issue. The membrane underneath is what provides the primary protection over the living areas.

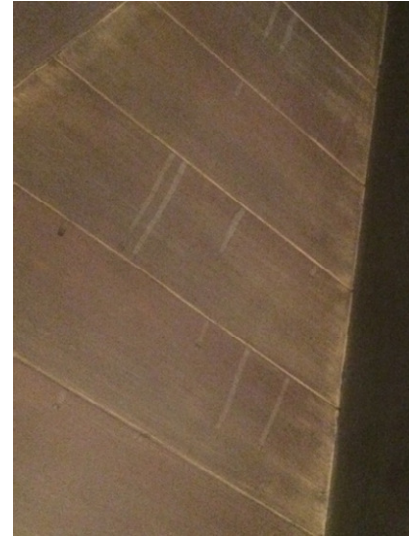


Above right: Water stains in the foreground, on the wood ceiling of the rotunda over the curving stairs.

Mills Act Application



Left: Close-up of water stains.



Right: Blistered spots in the plaster on the ceiling of the Master Bedroom show evidence of water leaks. A band spots runs for three feet, parallel to the north wall.

of

Years 7, 8, 9, & 10: Stucco and tile repairs on loggia. Extensive cracking patterns indicate serious problems. The structure beneath the stucco-clad columns and arches and the clay paver tiles is not masonry as might be assumed. Rather it is wood frame construction. Stucco and tiles must be removed to get to the substrates and to analyze and repair the structures as needed. Solid foundations, separation of all wood from the soil, and protection against water incursion must be assured before the stucco and tile finishes are installed to closely match the original.



MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: Jeff Martin
PROPERTY ADDRESS: 412 Monte Vista, 94611 Oakland
PROPERTY OWNER(S): Martin Family Holdings LLC
PHONE: (Day) 925 708 5711 (Evening) _____ email mmgrealestate@gmail.com
ASSESSOR'S PARCEL NUMBER(S): 12-927-001-03
YEAR OF PURCHASE: 2016 ASSESSED VALUE: \$4,740,200
EXISTING USE OF PROPERTY: Residential

2. HISTORIC PROPERTY INFORMATION

HISTORIC/Common Name (if any): Towne House/Johnson (Florence) House

CONSTRUCTION DATE: 1908 LEGAL DESCRIPTION (From Deed, Please attach)

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 to confirm.

DESIGNATED HISTORIC PROPERTY

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

DATE OF DESIGNATION

in progress

LOCAL REGISTER OF HISTORIC RESOURCES*

- Listed on the National Register of Historic Places
 Oakland Cultural Heritage Survey rating of 'A' or 'B'
 Potential Designated Historic Property located in an Area of Primary Importance

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(Photo)



(Location Map)



3. PRESERVATION WORK PROGRAM AND TIME LINE

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- 1. Year:** 2020 **Cost:** \$30,000 **Improvement:** Fix/Replace Foundation wall in areas of deterioration or settlement
- 2. Year:** 2021 **Cost:** \$30,000 **Improvement:** Waterproofing basement windows and repairing steps
- 3. Year:** 2022 **Cost:** \$40,000 **Improvement:** Windows trim and siding repair
- 4. Year:** 2023 **Cost:** \$30,000 **Improvement:** Windows trim and siding repair
- 5. Year:** 2024 **Cost:** \$40,000 **Improvement:** Replace rotted planks and Painting
- 6. Year:** 2025 **Cost:** \$30,000 **Improvement:** Replace rotted planks and Painting
- 7. Year:** 2026 **Cost:** \$25,000 **Improvement:** Repair/repaint eaves
- 8. Year:** 2027 **Cost:** \$30,000 **Improvement:** Repair/remove door at the right side and repair wing wall
- 9. Year:** 2028 **Cost:** \$15,000 **Improvement:** Repaint chimney shingle, explore and restore original shape
- 10. Year:** 2029 **Cost:** \$30,000 **Improvement:** Replace gutters on garage and carport.

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.

4. SUBMITTAL REQUIREMENTS

- Mills Act Application Form
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MARTIN FAMILY HOLDINGS LLC L

Owner’s Signature

5/30/2019

Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank J. Ogawa Plaza, 2nd Floor, Oakland, CA 94612

Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm

Work Program details

While the building has been subject to major renovation 6 years ago and was converted into apartments in 2014, the budget did not allow for completion of all the work on the exterior needed to protect the building from weathering. For example, the siding needs weatherproofing and paint, some of the gutters need replacement, some of the window trim needs replacement, and there has been some original foundation settling in the past 4 years on the eastern side.

Work Item # 1: Fix/Replace Foundation wall in areas of deterioration or settlement

This section of the foundation has settled in the last 4 years and is original. The 2013 repairs/upgrades of the foundation did not touch this section as it was not needed at the time but should now be investigated and replaced with a larger footing or underpinning.



#1: Cracking walls west side



#2, part 1: Back porch and stair case

Work Item #2: Waterproofing basement windows and repairing steps

Repairing steps/repairing top/repairing wing wall

This original back porch is rotting due to age. The step boards should be replaced and the underlying structural support assessed and repaired if needed. Then similar boards for the rise and runs should be installed, caulked, primed and painted. Then the wing walls should be repaired with new boards and also caulked, primed, and painted.

Waterproofing/ repairing/staining/painting



East side basement windows



South side basement windows

The windows in the basement have almost all been damaged or replaced with non-period replacements. The windows should be replaced with wooden windows to match the period. The repairs must be done carefully so that any replacement of wood is replaced with similar design, contours, etc. The replacement of sills or trim must be done by an experienced finish carpenter or mill worker to match existing. In some cases, the trim must be sent to a milling company to match the existing. Then the area must be well-caulked, primed, and painted.

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Work item #3-4: Windows trim and siding repair

Work Item #5-6: Replace rotted planks and Painting

The siding is original and generally in good shape but there are many areas that need caulking and replacement of rotted planks, prior to painting. Siding boards will be evaluated for degradation and in some cases either repaired with bondo, or removed and replaced with similar planks. Because of the age of the building, the planks will have to be specially made. Once all rotted planks are repaired or replaced, the building exterior must be caulked at all gaps, and then sanded, primed, and painted.

The siding is original and while still in relatively good condition, it needs extensive repairs and caulking. The window trim needs to be replaced in some areas and caulked in other area, but almost all windows need attention of some kind. The repairs must be done carefully so that any replacement of wood is replaced with similar design, contours, etc. The replacement of sills or trim must be done by an experienced finish carpenter or mill worker to match existing. In some cases, the trim must be sent to a milling company to match the existing. Then the area must be well-caulked, primed, and painted.

The window trim needs to be replaced in some areas and caulked in other area, but almost all windows need attention of some kind. The repairs must be done carefully so that any replacement of wood is replaced with similar design, contours, etc. The replacement of sills or trim must be done by an experienced finish carpenter or mill worker to match existing. In some cases, the trim must be sent to a milling company to match the existing. Then the area must be well-caulked, primed, and painted.



North side windows



South side windows



North side windows and siding



South side windows: former grand room

The windows in the former grand room have weathered due to direct sun exposure over the years and need replacement. The windows should be replaced with wooden windows

to match the period. The repairs must be done carefully so that any replacement of wood is replaced with similar design, contours, etc. The replacement of sills or trim must be done by an experienced finish carpenter or mill worker to match existing. In some cases, the trim must be sent to a milling company to match the existing. Then the area must be well-caulked, primed, and painted.

Work Item #7: Repair/repaint eaves



North side eaves

The eaves are original and generally in good shape but there are many areas that need replacement due to improper water flow from the roof. The underlying condition of water flow must be addressed on the gutters and downspouts and then the eaves will be evaluated for degradation and in some cases either repaired with bondo, or removed and replaced with similar millwork. Because the uniqueness of the design, any replacements will have to be specially made. Once all rotted or damaged eaves are repaired or replaced, the building exterior must be caulked at all gaps, and then sanded, primed, and painted.

Work Item # 8: Repair/remove side door and repair wing wall

This door was installed in a window opening by the church decades ago and should be removed and replaced with glass to be consistent with the rest of the exterior of the sun room. Trim will be replaced with milled work to match existing and new glass should be put in to replace the door, which is currently acting as exterior siding.

This door is to access the basement directly from the exterior and should be replaced with a period matching exterior door. This door is from the 1970s and does not match the age of the building but was installed for security purposes when the church owned and operated the building.



South side door



South side basement door



Wing wall on the west side

The wing wall going up the front stairs has a slight gap between the walls and the stairs allowing water to penetrate and further eroding the area beneath the wing wall. To repair this, the gaps should be filled with an epoxy mortar to prevent water intrusion. So structural stabilization is needed at this time.

Work Item # 9: Remove shingles of chimney, investigate and restore original shape



Chimney on the north side in 2019



Chimney on the north side in 2007

The prior owner surfaced the fireplace chimney with incorrect wood shingles. These should be painted and/or replaced to match the building,

Work Item #10: Replace gutters on garage and carport.



Garage Gutters

The garage gutters are original. They leak, and have rotted in many areas. New gutters should be installed to match existing.



Porte cochere

The gutters and eaves of the porte cochere are severely damaged due to poor water run off. They are original and as such must be milled and replaced with care since they are such a prominent element of the building. Any rotten gutters and eaves will be replaced with milled replacements, caulked, and painted.

MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: Laura Blair and Carlos Plazola

PROPERTY ADDRESS: 3003- 3007 Telegraph, Oakland, CA

PROPERTY OWNER(S): 3007 Telegraph, LLC

PHONE: (Day) 510-333-8407 (Evening) 510-333-8407 email: lblair@buildzig.com

ASSESSOR'S PARCEL NUMBER(S): 009070800400

YEAR OF PURCHASE:2016 _ **ASSESSED VALUE:**

APN	Assessed Value
9-708-4	\$2,917,200
9-708-5	\$612,000
9-708-6	\$856,800

EXISTING USE OF PROPERTY: commercial-office

2. HISTORIC PROPERTY INFORMATION

HISTORIC/COMMON NAME (If any): Chapel of the Oaks/Telegraph Hill Medical Plaza

CONSTRUCTION DATE: 1920, 1925, 1931

LEGAL DESCRIPTION (From Deed, Please attach)

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 to confirm.

DESIGNATED HISTORIC PROPERTY

DATE OF DESIGNATION

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

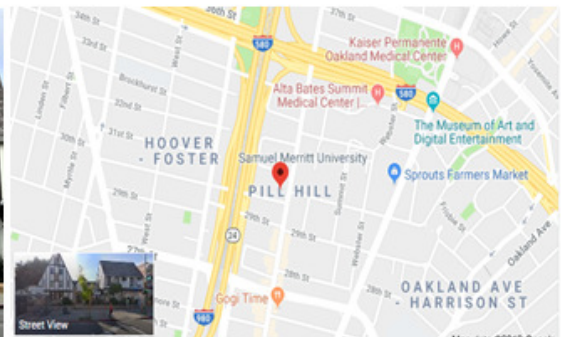
LOCAL REGISTER OF HISTORIC RESOURCES*

- Listed on the National Register of Historic Places _____
- Oakland Cultural Heritage Survey rating of 'A' or 'B'
- Potential Designated Historic Property located in an Area of Primary Importance

* Local Register properties not already designated by the Oakland Landmarks Board must concurrently submit an Oakland Landmark, Heritage Property or S-7 Preservation Combining Zone Application



Photo



Location

3. PRESERVATION WORK PROGRAM AND TIME LINE

PROPERTY ADDRESS: 3003-3007 Telegraph, Oakland, CA

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration or repair of exterior character defining features. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees. Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator on line at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction. (Please keep to one page; attach additional pages as necessary to fully describe work program.)

Construction budget 3007 Telegraph Repairs			
Year	Item	Description	Price
1	Fountain repair	Remove soil, install new pump system, pipes, and connect to power	\$ 2,400.00
	Chapel Oak Tree Stained Glass	Replace missing pieces, strengthen existing glass to prevent future breaks	\$ 17,000.00
	Acorn Stained Glass	Replace missing piece of Acorn Stained glass	\$ 1,000.00
	Original leaded glass window	Replace 7 missing pieces of glass throughout building	\$ 600.00
	Opaque Plexiglass	Replace with clear glass	\$ 8,000.00
	main door entrance	repair door to match original	\$ 1,000.00
	Rear entrance	Repaint to match original building color	\$ 2,500.00
	Repair stone at entrance	Repair stone at entrance which has come loose	\$ 500.00
	Install new window	Install new yellow glass thatched window to match others at side of building	\$ 2,000.00
		TOTAL YEAR 1	\$ 35,000.00
2	Item	Description	Price
	Repair stones on walls	Reattach stones where missing, grout between stones, waterproof grout	\$ 25,000.00
3	Item	Description	Price
	Repair stones on walls	Reattach stones where missing, grout between stones, waterproof grout	\$ 25,000.00
4	Item	Description	Price
	Repair stone retaining walls	Reattach stones where missing, identify source for similar matching stones	\$ 25,000.00
5	Item	Description	Price
	Repair stone retaining walls	Reattach stones where missing, identify source for similar matching stones	\$ 25,000.00
6	Item	Description	Price
	Repair stone retaining walls	Reattach stones where missing, identify source for similar matching stones	\$ 25,000.00
7	Item	Description	Price
	Repair columns and chains	Rebuild columns at entrances as per original design, install lighting as original; replace chain link barrier	\$ 25,000.00
8	Item	Description	Price
	Repair columns and chains	Rebuild columns at entrances as per original design, install lighting as original; replace chain link barrier	\$ 25,000.00
9	Item	Description	Price
	Repair clock and Belfry	Replace wooden banister around bell as per original and reinstall old clock and connect to electricity	\$ 25,000.00
10	Item	Description	Price
	Paint removal	Remove paint from stone at walls of building and retaining wall by careful power washing or other nondestructive removal process	\$ 25,000.00

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.

4. SUBMITTAL REQUIREMENTS

- Mills Act Application Form
 - This application form signed and completed. Original signatures or clear & legible copies are required.
- Assessor's Parcel Map
 - Available at the City of Oakland Engineering Services or zoning counter, Alameda County Assessor's Office, 1221 Oak Street, or Assessor's website.
- Photographs
 - Photographs must be labeled, and printed or mounted on 8-1/2" x 11" paper.
 - Photographs must sufficiently illustrate the exterior, overall condition and historic character of the property, including historic features.
 - Photographs must be in color and include the existing structure as seen from across the street and from front, side and rear property lines. Label each view.
 - Photographs must be in color and include detailed (close up) views of each of the listed areas in the proposed work program. Label each (e.g., Work Program Item #1, #2, etc.)
- Oakland Landmark, Heritage Property and S-7 Preservation Combining Zone Application
 - Required for properties that are not already designated as:
 - City of Oakland Landmark
 - City of Oakland Heritage Property
 - Contributor to a City of Oakland S-7 or S-20 Historic District
- Legal Description of the Property
 - Grant Deed
 - Legal Description
 - Assessor's Parcel Map
- Additional pages to describe the Work Program, as necessary
- Copy of Last Property Tax Bill
- Filing Fee -\$601.29, due at the time of application submittal.

5. SELECTION CRITERIA

The City has adopted a Mills Act Property Tax Abatement Program for qualified historic properties, with the program impact on City revenues limited to \$25,000/year, and \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000/year for all redevelopment areas with the exception of the Central Business District. In the Central Business District, there shall be a limit of the program impact on Redevelopment revenues to \$100,000/building/year with a cumulative limit of \$250,000/year. Any Mills Act applicant whose estimated Property Tax loss exceeds the above limits may request special consideration by the City Council.

If applications exceed the limited dollar amounts, applications will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

- The date the application is complete.
- The property is either currently a Designated Historic Property *or* the property is currently listed on the Local Register of Historic Resources *and* an Oakland Landmark, Heritage Property and/or S-7 Combining Zone Application has been submitted for Heritage Property Designation.
- The property needs exterior work (e.g., stabilization, maintenance, reversal of inappropriate building modifications, etc. - **not** interior work or additions) and the cost of the proposed exterior work is equal or greater than the potential reduction of property taxes.
- The proposed work program for maintenance, repair, rehabilitation and/or restoration has the strong potential to act as a catalyst for neighborhood revitalization by:
 - Increasing architectural integrity;
 - Preserving neighborhood character; and
 - Conserving materials and energy embodied in existing building.
- Geographic Distribution:

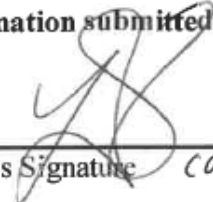
- A minimum total of six Mills Act Contracts will be awarded to properties in the West Oakland Redevelopment Area because Implementation of the Mills Act is a Mitigation Measure of the West Oakland Redevelopment Plan.
- A minimum of six Mills Act Contracts will be awarded to properties in the Central City East Area because Implementation of the Mills Act is a Mitigation Measure of the Central City East Redevelopment Plan.
- The property’s location contributes to the goal of Mills Act Contract representation in neighborhoods throughout the City.
- The property’s building type contributes to the goal of a variety of Mills Act Contract building types (e.g., residential, commercial and industrial buildings).

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

- the Mills Act brochure;
- 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)
- the (MODEL) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY;
- Secretary of the Interior’s Standards for Rehabilitation;
- Minimum Property Maintenance Standards; and
- Mills Act Property Tax Calculator (to calculate a rough estimate of potential change in taxes).

NOTICE: Each property owner should 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, agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program, and the information submitted is true and correct as of the date of application.


5/29/2019

 Owner's Signature COO, TW COEP, Manager of 3007 TELEGRAPH, LLC Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612
Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm

PHOTOS OF REPAIRS

Year 1 \$35,000 Repair broken or damaged windows, repair original fountain in courtyard, Repair displaced stone at entrance, repaint rear entrance to match existing building



with clear glass



Replace plexiglass with glass

Replace opaque plexiglass



Repair original stained glass
operate as original



Replace missing piece



Repair fountain to



Repair original door at entrance
stone at main entrance



Install new window to match original



Repair



Repaint rear entrance area to match existing structure (correct error made by dispensary operators)

Year 2: \$25,000 repair stone on walls where grout and sealing are needed



Year 3: \$25,000 Repair stone on walls where grout and sealing are needed



Year 4, Year 5, Year 6: \$30,000 per year: Repair stone walls



Year 7 and Year 8: \$30,000 per year: Repair columns and chain link guard rails



Year 9: \$25,000 Repair Belfry and clock as per original



Year 10: \$25,000 Remove brown paint and restore stones to original color



MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: The Bellevue-Staten Condominium Association

PROPERTY ADDRESS: 492 Staten Avenue

PROPERTY OWNER(S): The Bellevue-Staten Condominium Association and Multiple

PHONE: (Day) 510-463-7425 (Evening) 510-463-7425 email jalvers@live.com

ASSESSOR'S PARCEL NUMBER(S): 10-765-08 through 10-765-44

YEAR OF PURCHASE: 1929 and Multiple **ASSESSED VALUE:** Multiple

EXISTING USE OF PROPERTY: Residential Condominiums

2. HISTORIC PROPERTY INFORMATION

HISTORIC/COMMON NAME (If any): Bellevue Staten Apartments

CONSTRUCTION DATE: 1929

LEGAL DESCRIPTION (From Deed, Please attach)

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 to confirm.

DESIGNATED HISTORIC PROPERTY	DATE OF DESIGNATION
<input type="checkbox"/> City of Oakland Landmark	_____
<input type="checkbox"/> City of Oakland Heritage Property	_____
<input checked="" type="checkbox"/> Contributor to a City of Oakland S-7 or S-20 District	1996

LOCAL REGISTER OF HISTORIC RESOURCES*

<input checked="" type="checkbox"/> Listed on the National Register of Historic Places	_____
<input checked="" type="checkbox"/> Oakland Cultural Heritage Survey rating of 'A' or 'B'	
<input checked="" type="checkbox"/> Potential Designated Historic Property located in an Area of Primary Importance	

* Local Register properties not already designated by the Oakland Landmarks Board must concurrently submit an Oakland Landmark, Heritage Property or S-7 Preservation Combining Zone Application

The Bellevue Staten was completed in 1929 and is an Oakland icon. The following pictures display historic brickwork, the art deco design of facia below windows and around the lower floors, as well as roof finials. The BVS also includes its original art deco lobby intact and a history room.

The HOA of the BVS is committed to preserving its historical legacy. As such repairs needed include brick, mortar and structural steel work, on at least 2 corners. The structure's original windows are still in place and require maintenance and caulking. In addition, ongoing roofing and sewer lateral repair are required and planned. These repairs will be major investments by the HOA. The HOA also has planned ongoing interior investments.

3. PRESERVATION WORK PROGRAM AND TIME LINE

PROPERTY ADDRESS: 492 Staten Ave., Oakland CA 94610

Please list the improvements to take place over the next 10 years, in order of priority. Listed work should be limited to stabilization and/or maintenance of the historic structure or restoration or repair of exterior character defining features. State the anticipated costs of the improvements, including but not limited to materials, labor, permits and fees. Anticipated construction must be equal to or greater than tax savings: see the Mills Act Property Tax Calculator on line at www.oaklandnet.com/historicpreservation for a rough estimate of potential property tax reduction. (Please keep to one page; attach additional pages as necessary to fully describe work program.)

1 - 3. Year: 2019 - 2021 Cost: __\$300,000__ Improvement: Phase One Façade Repairs- Repair of steel column at southeast corner of building including masonry removal & replacement, window repairs, replacing of exterior sealant, and repair of damaged interior plaster. Balcony repair. Project duration 2019 & 2020. Items 1-4 in pictures.

4. Year: 2022 Cost: \$25,000 + \$50,000_Improvement: Lateral Repair, Exterior Painting (ongoing as needed). Items 6 & 7 in pictures.

5-6. Year: 2023-2024 Cost: __\$200,000 Improvement: Phase Two Façade Repairs- Repair of steel column at northeast corner of building including masonry removal & replacement, window repairs, replacing of exterior sealant, and repair of damaged interior plaster. Project duration 2021 & 2022 Item 5 in pictures.

7-8. Year: 2025-2026 Cost: __\$150,000__ Improvement: Phase Three Façade Repairs- Repair of steel column at southwest corner of building including masonry removal & replacement, window repairs, replacing of exterior sealant, and repair of damaged interior plaster. Project schedule 2023 & 2024. Item 7 on pictures.

9. Year: 2027 Cost: __\$75,000__ Improvement: Roofing

10. Year: 2028 Cost: __\$300,000__ Improvement: The structure's original windows are still in place and require maintenance, caulking, and repair. About 50 are addressed in the structural repairs to building corners (above); the remainder of the building's approx. 424 historic steel sash windows will be addressed under this item.

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.

4. SUBMITTAL REQUIREMENTS

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- Preserving neighborhood character; and
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- 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)
- the (MODEL) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY;
- Secretary of the Interior’s Standards for Rehabilitation;
- Minimum Property Maintenance Standards; and
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I hereby apply to be considered for a Mills Act agreement, have read and agree with the above documents, agree to execute the (Model) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY if selected for the program, and the information submitted is true and correct as of the date of application.



James Alvers, Unit Owner and HOA President

May 30, 2019

Owner’s Signature

Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612

Monday, Tuesday, Thursday & Friday: 8am-4pm; Wednesday: 9:30 – 4pm



South East Side of BVS. Specific Work, lines left to right:

- 1. Repair of 11 window casements south side.**
- 2. Remediate water intrusion at south east corner: remove brick, remediate structural steel, replace brick and mortar.**
- 3. Repair 10 window encasements south corner.**
- 4. Repair 12th floor balcony water damage.**
- 5. Remediate water intrusion at north east corner: remove brick, remediate structural steel, replace brick and mortar.**



Southwest side of BVS, Corner of Staten and Bellevue

6. Repaint as needed non-brick fascia below windows as well as lower and upper non-brick surfaces all the way around the BVS.



Front of BVS, grand entrance, Staten Avenue



Northeast corner of BVS from Grand and Bellevue.



South side of BVS

- 7. South East side Waste water lateral repair/replacement. Repaint as needed non-brick fascia below windows as well as lower and upper non brick surfaces all the way around the BVS.**



BVS parking lot, entry and original garage structure of brick and art deco design.



BVS everyday entry on Staten Avenue

Attachment "A" pg 1

revised 20190501 updated scaffolding pricing to include corner windows



492 Station SE Corner only													
Line #	Item	Qty / Units	units	rate	uom	hrs total	Unit cost	Labor Subtotal	Materials	Sub / Rental and subs	18% on materials and subs	Total	Notes
1	Scaffolding and GC's												
2	Erect Fixed Scaffolding SE Elevation	1	ea	24		24	\$ 95	\$ 2,280	\$ 750	\$ 70,784	\$12,876	\$ 86,690	Received updated number from Bay Area High Reach 24hrs Everest Labor and \$750 materials for additional support during installation
3	Rental for above scaffolding	4	mnths	0		0	\$ 3,250	\$ -		\$ 13,000	\$ 2,340	\$ 15,340	Updated number provided by Bay Area High Reach
4	GC's Fencing, scaffolding plywood at base, 2x4's for base	1	ea	1		1				\$ 4,725	\$ 851	\$ 5,576	Updated number provided by Bay Area High Reach
5	Meetings, billable hourly labor	1	ea	1		22	\$ 95	\$ 2,090				\$ 2,090	Time for hourly Supervisors and Foreman to attend meetings Time for hourly workers to ride rigs with architect, engineer and inspectors
6	Inspections	1	ea	1		20	\$ 95	\$ 1,900				\$ 1,900	Permit budget, street space, special inspections by Structural Engineer
7	Permits (may not be needed)	1	ea	1		0	\$ 95	\$ -		\$ 1,000	\$ 180	\$ 1,180	
8	Column #39 Brick Corner Corrosion Repairs											\$ 114,675	
9	Column #30 Upper, Lower and 1 additional exploratory openings (total of 3)	3	holes	24	hrs/ea	72	\$ 95	\$ 6,840	\$ 5,175		\$ 932	\$ 12,947	Includes temp shoring of masonry during testing, mockup of corrosion protection systems
10	Column #30 Specified Repairs 100ft - likely repairs needed	100	Anticipated in ft	12	hrs/ft	1200	\$ 95	\$ 114,000	\$ 6,464		\$ 1,164	\$ 121,628	Assumes 4 courses of brick to left and right of corner removed, then replaced; removal of rust via mechanical repairs, primer and repair of brick to match; corner repair to match Assumes brick to match can be located, excellent probability of finding acceptable match
12	Interior Hazmat and protection	21	windows	4	hrs/ea	84	\$ 95	\$ 7,980	\$ 900		\$ 162	\$ 9,042	Required protection at interiors
13	Unit cost per foot for masonry brick repointing budget (outside of the corner repairs,	200	in ft	3	lin ft / hr	67	\$ 95	\$ 6,333	\$ 1,250		\$ 225	\$ 7,808	\$27.50 to \$38.75 depending on concentration of repair areas. If they are spread out and limited to "seek and find" the cost will be on the higher end. If concentrated, the cost will be on the lower end of the range.
14	Inclusions												Interior repairs as specified elsewhere (priced separately)
15	Exclusions												Interior damage caused by this scope, this is impossible to predict, at care will be taken to minimize such damage
16												\$ 151,424	
17	Window Repair												
18	Single Casement Window Repairs												Assumes 25% window putty replacement. Assumes 10% glass breakage (included) Old mortar at vertical joints / replace with sealant as specified, remove and replace head and sill sealant as specified, prep and paint steel windows. See Takeoff tab
19	Double Casement Window Repairs Putty and Paint	21	ea		ea			\$ 421.17	\$ 48.60		\$ 8.39	\$ 64,024	Assumes 25% window putty replacement. Assumes 10% glass breakage (included) Old mortar at vertical joints / replace with sealant as specified, remove and replace head and sill sealant as specified, prep and paint steel windows. See Takeoff tab
20	Double Casement w/Fixed Panel Window Repairs												Assumes 25% window putty replacement. Assumes 10% glass breakage (included) Old mortar at vertical joints / replace with sealant as specified, remove and replace head and sill sealant as specified, prep and paint steel windows. See Takeoff tab
21												\$ 64,024	
22	Interior Plaster Repairs												Remove water damaged plaster assembly and wood trim where necessary. Repair and finish with gypsum plaster Provide steel framing and Blueboard backing, c. Provide gypsum plaster finish coat over Blueboard to match adjacent surfaces. Blend new surfaces with existing to hide transition. c. Reinstall salvaged wood trim and provide new trim to match existing material and profiles. Prep for paint, c. Paint interior walls and trim, corner to corner. Match existing surfaces in color, texture, and sheen.
23	Remove and replace damaged interior plaster per spec item #4 at \$50 - \$65/sqft	11	Units / Corner conditions	15	hrs	165	\$ 95	\$ 15,675	\$ 2,000		\$ 360	\$ 18,035	
24													
25													
26	Rates												Budgeted work at SE column assuming standard and expected conditions and
27	Laborer		\$ 95.00	hr									
28	Foreman		\$ 105.00	hr									
29	Supervisor		\$ 115.00	hr									
30	Profit		10%										
31	Overhead		15%										
32	Schedule												

Quotation from Everest Water Proofing for one phase of remediation of water intrusion at south east corner: remove brick, remediate structural steel, replace brick and mortar, repair windows in affected areas. Includes scaffolding and exploratory work. Final cost will depend on developed scope of work as exploratory demolition of corners is done.

WHEN RECORDED, MAIL TO:

City of Oakland
Bureau of Planning, Historic Preservation
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612

**MILLS ACT AGREEMENT FOR
PRESERVATION OF HISTORIC PROPERTY**

This Agreement is entered into this ___ day of _____, 20___, by and between the City of Oakland, a municipal corporation (hereinafter referred to as the “City”), and _____ (hereinafter referred to as the “Owner(s)”), owner(s) of the structure located at _____ in the City of Oakland (Exhibit A: Legal Description of Property).

RECITALS

Owner possesses and owns real property located within the City and described in Exhibit A (“Property”) attached and made a part hereof.

The Property is a Qualified Historic Property within the meaning of Oakland City Council Resolution No. 12784 C.M.S., in that it is a privately owned property which is not exempt from property taxation and is on the City of Oakland’s Local Register of Historic Resources.

Both City and Owner desire to carry out the purposes of Section 50280 of the California Government Code and Section 439 of the California Revenue and Taxation Code.

Both Owner and City desire to enter into an Agreement to preserve the Property so as to retain its characteristics of cultural, historical and architectural significance and to qualify the Property for an assessment of valuation pursuant to Section 439.2(a) of the Revenue and Taxation code of the State of California.

NOW, THEREFORE, both Owner and City, in consideration of the mutual promise, covenants and conditions contained herein and the substantial public benefit to be derived therefrom, do hereby agree as follows:

- 1) **Effective Date and Term of Agreement (California Government Code Section 50281.a)** The term of this Agreement shall be effective commencing on **December 31, 20__** and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement (hereinafter “renewal date”), one (1) year shall automatically be added to the term of the Agreement, unless timely notice of nonrenewal, as provided in paragraph 2, is given. If either City or Owner(s) serves written notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

- 2) **Notice of Nonrenewal (California Government Code Section 50282, California Revenue and Taxation Code Section 439.3)** If City or Owner(s) desires in any year not to renew the Agreement, that party shall serve written notice of nonrenewal in advance of the annual renewal date of the Agreement as follows:
 - a. Owners must serve written notice of nonrenewal at least ninety (90) days prior to the renewal date; or
 - b. City must serve written notice within sixty (60) days prior to the renewal date. Owners may make a written protest of the notice. City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice of nonrenewal to Owner(s).
 - c. If the City or Owner(s) serves notice of intent in any year to not renew the Agreement, the existing Agreement shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the Agreement, as the case may be.
 - d. Any notice required to be given by the terms of this Agreement shall be provided by U.S. mail or hand delivery at the address of the respective parties as specified below or at any other address as may be later specified in writing by the parties hereto.

To City: City of Oakland
Bureau of Planning, Historic Preservation
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612-2032

To Owner:

Oakland CA 946--

- 3) **Valuation of Historical Property (California Revenue and Taxation Code, Section 439.2)** During the term of this Agreement, Owner(s) are entitled to seek assessment of valuation of the Historical Property pursuant to the provisions of Section 439 et. seq. of the California Revenue and Taxation Code.

- 4) **Preservation/rehabilitation and Maintenance of Property (California Government Code Section 50281(b)1)** During the term of this Agreement, the Property shall be subject to the following conditions, requirements and restrictions:
- a. Owner(s) agree to preserve/rehabilitate and maintain cultural, historical and architectural characteristics of the Property during the term of this Agreement as set forth in the attached schedule of improvements, which has been reviewed by the Landmarks Preservation Advisory Board and approved by the City Council (Exhibit B attached and made a part hereof). No demolition or other work may occur which would adversely impact the cultural, historical and architectural characteristics of the Property during the term of this Agreement.
 - b. All work on the Property shall meet, at a minimum, the Secretary of Interior's Standards for Rehabilitation of Historic Properties (Exhibit C attached and made a part hereof), the Minimum Property Maintenance Standards (Exhibit D attached and made a part hereof), the State Historical Building Code as determined applicable by the City of Oakland, and all required review and conditions of the Landmarks Preservation Advisory Board, the Planning Commission, the City Council, and/or the Department of Planning and Building of the City of Oakland.
 - c. If the schedule set out in Exhibit B is not complied with, then City will use the following process to determine whether the Owner(s) are making good faith progress on the schedule of work. Upon City's request, the Owner(s) shall timely submit documentation of expenditures made to accomplish the next highest priority improvement project for the property within the last 24 months. The Owner(s) shall be determined to be in substantial compliance when the expenditures are equal to or greater than the property tax savings provided by the Property being in the Mills Act Program. This schedule set out in Exhibit B shall be revised to reflect the schedule change. The Department of Planning and Building's Director, or his/her designee, shall have the ability to administratively adjust the schedule timeline, in concurrence with the Property Owners(s), only by written recorded instrument executed by the parties hereto.
 - d. Owner(s) shall, within five (5) days of notice from the City, furnish City with any information City shall require to enable City to determine (i) the Property's present state, (ii) its continuing eligibility as a Qualified Historic Property, and (iii) whether the Owner is in compliance with this Agreement.
- 5) **Destruction through "Acts of God" or "Acts of Nature"**. To the extent authorized by state law, Owner(s) shall not be held responsible for replacement/repair of the Property if it is Damaged or Destroyed through "Acts of

God/Nature”, such as slide, flood, tornado, lightning or earthquake. Damaged or Destroyed means that the property is no longer restorable to a condition eligible for historic designation due to substantial loss of integrity, as determined by an Historic Architect.

- 6) **Inspections (California Government Code Section 50281(b)2).** Owner(s) agrees to permit such periodic examinations/inspections, by appointment, of the interior and exterior of the Property by the City staff, Members of the Landmarks Preservation Advisory Board, representatives of the County Assessor’s Office, representatives of the State Board of Equalization and representatives of the Department of Parks and Recreation as may be necessary to determine the Owner’s compliance with this Agreement. Such examination/inspection shall be upon not less than five (5) days written or oral notice.
- 7) **Payment of Fees (California Government Code Section 50281.1)** The Owner shall pay the City a fee established pursuant to the City’s Master Fee Schedule, for costs related to the preparation and review of the Agreement and related documents **at the time of application.**
- 8) **Binding on Successors and Assigns (California Government Code Section 50281.b.3)** Owner agrees that this Agreement shall be binding upon and inure to the benefit of all parties herein, their heirs, successors in interest, legal representatives, assigns and all persons acquiring any part or portion of the Property, whether by operation of law or otherwise, and that any such person(s) shall have the same rights and obligations under this Agreement.
- 9) **Cancellation (California Government Code Section 50284)** City, following a duly noticed public hearing before the City Council, as set forth in California Government Code Section 50285, may cancel this Agreement if it determines that Owner(s): (a) have breached any of the conditions of the Agreement; (b) have allowed the property to deteriorate to the point that it no longer meets the standards for being on the City’s Local Register of Historic Resources; or (c) if the Owner(s) have failed to restore or rehabilitate the Property in the manner specified in paragraph 4 of this Agreement.

In the event of cancellation, Owner(s) shall be subject to payment of those cancellation fees set forth in California Government Code Sections 50280 et seq., described herein. Upon cancellation, Owner(s) shall pay a cancellation fee of twelve and one-half percent (12 ½%) of the current fair market value of the Property at the time of cancellation, as determined by the County Assessor as though the Property were free of any restrictions pursuant to this Agreement.

- 10) **No Compensation** Owner shall not receive any payment from City in consideration of the obligations imposed under this Agreement, it being recognized and agreed that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that

will accrue to Owner as a result of the effect upon the Property's assessed value on account of the restrictions required for the preservation of the Property.

11) Enforcement of Agreement As an alternative to cancellation of the Agreement for breach of any condition as provided in paragraph 9, City may, in its sole discretion, specifically enforce, or enjoin the breach of the terms of this Agreement. In the event of a default, under the provisions of this Agreement by the Owners, City shall give written notice to Owners by registered or certified mail. If such a violation is not corrected to the reasonable satisfaction of City within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default if said breach or default cannot be cured within thirty (30) days provided that acts to cure the breach or default may be commenced within (30) days and must thereafter be diligently pursued to completion by Owners, then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owners growing out of the terms of this Agreement, apply to any violation by Owners or apply for such other relief as may be appropriate.

12) Indemnification Owner shall indemnify, defend (with counsel reasonably acceptable to City) and hold harmless the City of Oakland, and all of its boards, commissions, departments, agencies, agents, officers, and employees (individually and collectively, the "City") from and against any and all actions, causes of actions, liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses (collectively called "Claims") incurred in connection with or arising in whole or in part from this Agreement, including without limitation:

- a. any accident, injury to or death of a person, loss of or damage to property occurring in or about the Property;
- b. the use or occupancy of the Property by Owner, its Agents or Invitees;
- c. the condition of the Property; or
- d. any construction or other work undertaken by Owner on the Property.

This indemnification shall include, without limitation, reasonable fees for attorneys, consultants and experts and related costs and City's cost of investigating any Claims. Owner shall defend the City from any and all Claims even if such Claim is groundless, fraudulent or false. Owner's obligations under this Paragraph shall survive termination of this Agreement.

13) Governing Law This Agreement shall be construed and enforced in accordance with the State of California.

14) Amendments This Agreement may be amended in whole or in part only by a written recorded instrument executed by the parties hereto in the same manner as this Agreement.

- 15) **No Waiver** No failure by the City to insist on the strict performance of any obligation of Owner under this Agreement or to exercise any right, power or remedy arising out of a breach hereof, shall constitute a waiver of such breach or of City's right to demand strict compliance with any terms of this Agreement. No acts or admissions by City, or any agent(s) of City, shall waive any or all of City's right under this agreement.
- 16) **Severability** If any provision of this Agreement is determined to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each other provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 17) **Recording with Alameda County (California Government Code Section 50282.e)** No later than 20 days after execution of this Agreement, the Owner shall record with the county recorder a copy of the Agreement and provide proof of such to the City.
- 18) **Notice to State Office of Historic Preservation** The Owner shall provide written notice of the Agreement to the State Office of Historic Preservation within six (6) months of the date of this Agreement, and provide City with a copy of such notice.
- 19) **Eminent domain (California Government Code Section 50288)** In the event that the Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the legislative body to frustrate the purpose of the Agreement, such Agreement shall be canceled and no fee shall be imposed under paragraph 9. This Agreement shall be deemed null and void for all purposes of determining the value of the Property so acquired.
- 20) **General Provisions** None of the terms provisions or conditions of this Agreement shall be deemed to create a partnership hereto and any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.
- 21) **Attorney's Fees** In the event legal proceedings are brought by any party or parties hereto, to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover its reasonable attorney's fees in addition to court costs and other relief ordered by the court.
- 22) **Complete Agreement** This Agreement represents the complete understandings and agreement of the parties and no prior oral or written understandings are in force and effect.

23) Headings The headings in this Agreement are for reference and convenience of the parties and do not represent substantive provisions of this Agreement.

IN WITNESS WHEREOF, City and Owners have executed the Agreement on the day and year first written above.

Property Owners:

_____ date

_____ date

City of Oakland:

_____ date
•
City Administrator

APPROVED AS TO FORM AND LEGALITY

_____ date
•
City Attorney

EXHIBITS

EXHIBIT A: Legal Description of Property

EXHIBIT B: Schedule of Improvements

EXHIBIT C: The Secretary of the Interior's Standards for Rehabilitation

EXHIBIT D: Minimum Property Maintenance Standards

EXHIBIT C: SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES - Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

EXHIBIT D: MINIMUM PROPERTY MAINTENANCE STANDARDS

The following conditions are prohibited:

Dilapidated, deteriorating, or unrepaired structures, such as fences, roofs, doors, walls, windows, broken windows, peeling exterior paint, broken structures;

Graffiti;

Incomplete exterior construction where no building inspections have been requested for six or more months, or for work which does not require a building permit, where there has been no significant progress for 90 days.