

4. Mills Act Contract Recommendations

July 20, 2016

SUMMARY

At the Landmarks Preservation Advisory Board meeting on July 11, 2016, the Board reviewed this year's owner-initiated applications for Mills Act contracts (see attached report). Five applications were submitted; the application for one property, 369 MacArthur Blvd., was withdrawn after the Landmarks staff report was prepared. The Board reviewed the remaining four applications (523 41st Street, 1824 Myrtle Street, 1733 10th Street, and 1506 Linden Street) and voted unanimously to recommend those applications to City Council for approval for Mills Act Property Tax Abatement Program contracts, and to forward the recommendations to Planning Commission as an information item.

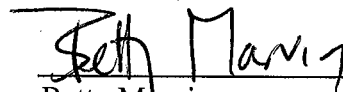
BACKGROUND

Please see attached report.

NEXT STEPS

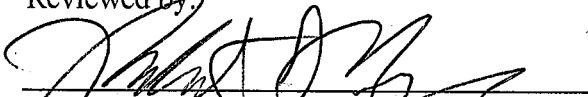
The next steps in the Mills Act application process are this report to the Planning Commission; City Attorney and Budget review; City Council review (CED Committee and Council resolution); and authorization by the City Administrator to execute the Mills Act Agreements.

Prepared by:



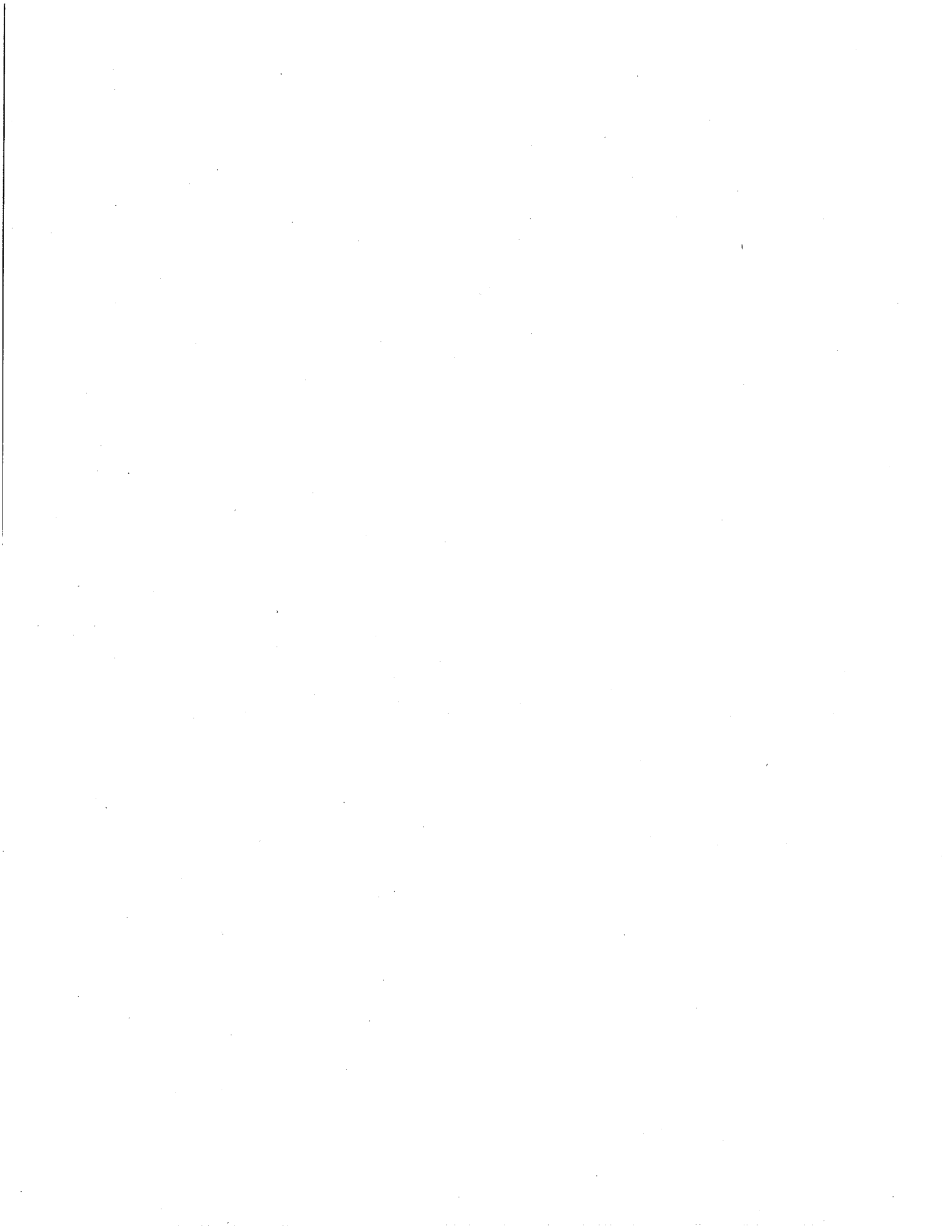
Betty Marvin
Historic Preservation Planner

Reviewed by:



Robert Merkamp
Development Planning Manager
Planning and Zoning Division

ATTACHMENT: Landmarks Preservation Advisory Board Mills Act staff report, July 11, 2016



	Proposal:	Mills Act Contract Application Selection: Recommendations for 2016 Mills Act Program Contracts 1) MA16-001: 523 41st Street (APN 012-1012-055-00); City Council District 1 - Kalb 2) MA16-002: 1824 Myrtle Street (APN 005-0410-020-00) City Council District 3 – Gibson McElhaney 3) MA16-003: 369 MacArthur Blvd. (APN 001-0785-021-02); City Council District 3 – Gibson McElhaney 4) MA16-004: 1733 10th Street (APN 006-0023-006-00); City Council District 3 – Gibson McElhaney 5) MA16-005: 1506 Linden Street (APN 005-0381-024-00); City Council District 3 – Gibson McElhaney
	Environmental Determination:	Exempt, Section 15331 of the State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Section 15183 Projects consistent with the General Plan or Zoning
	Service Delivery District:	Citywide program; applications from 1, 2, & Metro this year
	City Council District:	Citywide program; applications from Districts 1 and 3 this year
	Action to be taken:	Discuss and select applications to recommend for 2016 Mills Act contracts. Forward to Planning Commission as informational item. Forward recommendations to City Council.
	For Further Information:	Contact Betty Marvin (510) 238-6879 , bmarvin@oaklandnet.com

BACKGROUND

The Mills Act is a California state law passed in 1972 that allows a potential property tax reduction for historic properties, using an alternate appraisal formula. The state law establishes certain other parameters such the 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 and work program requirements. Oakland requires that the property have local historic designation (Landmark, Heritage Property, S-7, or S-20) and commit to spending the amount of the tax savings on eligible improvements that restore or maintain the historic exterior character of the building or its structural integrity.

A two-year pilot Mills Act property tax abatement program was adopted by City Council in November 2006. In 2009 the City Council expanded the program and made it permanent. Currently there are 34 Mills Act Contracts (2008 through 2014; map, Attachment 8) recorded with the County of Alameda. Under the current ordinance, the program limits impacts on City revenue to \$25,000/year in new contracts, with the exception of the Central Business District. In the Central Business District, the program limits impacts to \$100,000/building/year with a cumulative limit of \$250,000/year. Tax losses may exceed the above limits by act of the City Council.

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, and Designated Historic Properties (DHPs: Landmarks, Heritage Properties, Preservation Study List

properties, and properties in S-7 and S-20 districts). Properties not already formally designated by the Landmarks Board must obtain Heritage Property or other designation.

INTRODUCTION

2016 Mills Act Applications

Mills Act applications are accepted through May of each year, to allow time for processing by the City and recording with the County by December 31. Five Mills Act applications have been submitted this year and are before the Landmarks Preservation Advisory Board for review, representing the West Oakland, Adams Point, and Temescal neighborhoods. One is already a contributor to a designated S-20 district and four are recommended for Heritage Property designation at this meeting.

Historic Preservation Staff Review

Selection criteria for Mills Act applications were developed by a Landmarks Board subcommittee and adopted by the Board during the first year of the Mills Act 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 five 2016 Mills Act contract applications, as satisfying the applicable criteria.

FINANCIAL IMPACTS - 2016 Mills Act Applications

The Mills Act calculator on the City website indicates estimated tax outcomes (table below). Based on Alameda County records and information from applicants, column 2 lists the current yearly property taxes on the property. Column 3 lists the *estimated* Mills Act property taxes, using a formula based on square footage and hypothetical rent (\$1.25/square foot). Column 4 lists the difference between the current property taxes and the *estimated* Mills Act calculated property taxes. The City receives approximately 27.28% of property taxes. Column 5 lists the estimated loss of property taxes to the City, 27.28% of the change in property taxes due to the Mills Act calculation. Note that the Mills Act formula applies to the ad valorem property tax, not to any special assessments or other charges.

1 Mills Act Application Number	2 Current Property Taxes	3 Mills Act Taxes Based on Mills Act Calculator (Estimated)	4 Change in Taxes (Current – Mills Act Estimated)	5 City Tax Revenue Loss (27.28% of Tax Change) – Year 1
MA16-001	\$9,709	\$5,120	(\$4,589)	(\$1,252)
MA16-002	\$6,698	\$3,654	(\$3,045)	(\$831)
MA16-003	\$5,223	\$3,886	(\$1,336)	(\$364)
MA16-004	\$6,529	\$3,790	(\$2,738)	(\$747)
MA16-005	\$12,535	\$8,052	(\$4,482)	(\$1,223)
TOTAL <u>estimated</u> City tax revenue loss, year 1 (tax year 2017-18)				(\$4,417)

A loss of \$4,417 is well below the City tax revenue loss limit for new Mills Act contracts of \$25,000/year. Properties MA16-003 and MA00-005 were recently purchased so “current” taxes in the table are estimates based on reported sale prices.

Because the Mills Act assessment formula is based on the income method of appraisal, the current spike in rental prices may mean that Mills Act savings, especially for owner-occupied homes, are proportionately less than in past years. According to staff at the Assessor’s office, “higher rents will have an impact on Mills Act restricted assessments. The restricted [Mills Act] assessment this year will be calculated using market rent as of January 1, 2016. An increase in market rents would yield a higher restricted assessment.” It is not possible to give exact values because assessment is done property by property, but applicants were advised to put a higher rent per square foot (\$2.25 vs \$1.25) into the calculator on the City website. Lower Mills Act savings for owners would, of course, also mean less revenue loss for the City.

The online calculator which produced 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.

Next Steps

Following the Landmarks Board’s recommendation at this meeting, the selected Mills Act applications and Board recommendations 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 four 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 properties are all eligible for Heritage Property designation and Mills Act participation.

MILLS ACT CONTRACT APPLICATIONS

1. **MA16-001: 523 41st Street (see Attachment 1)**
Hoffschneider (George E.) house



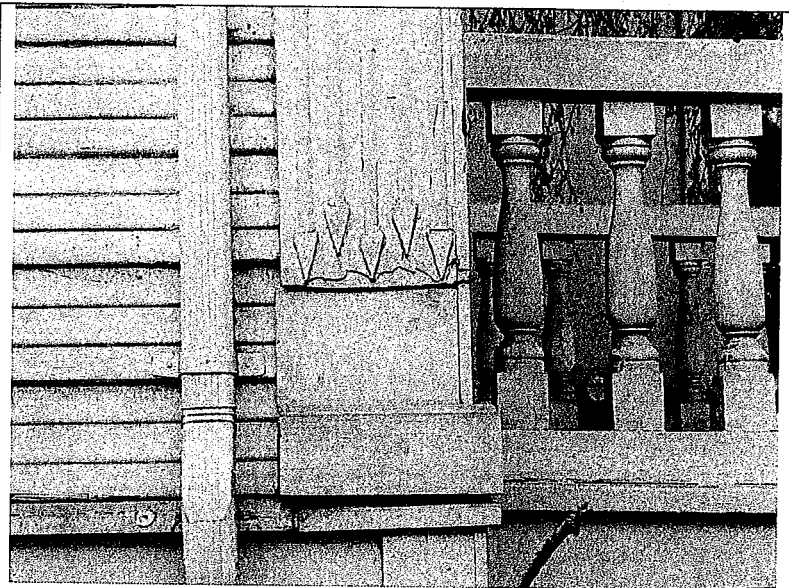
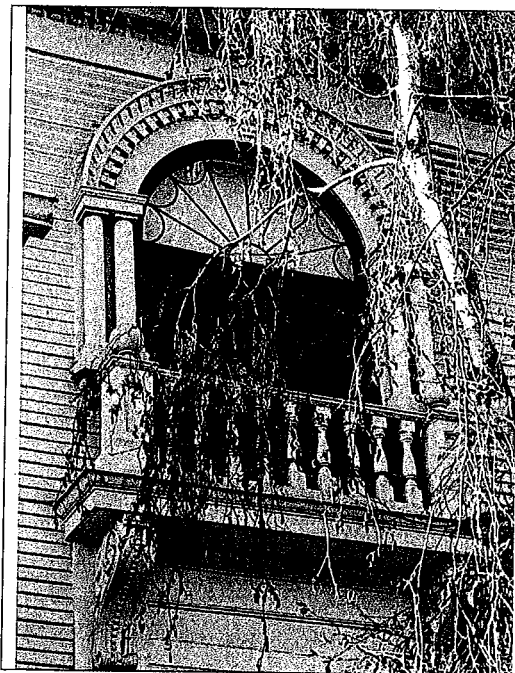
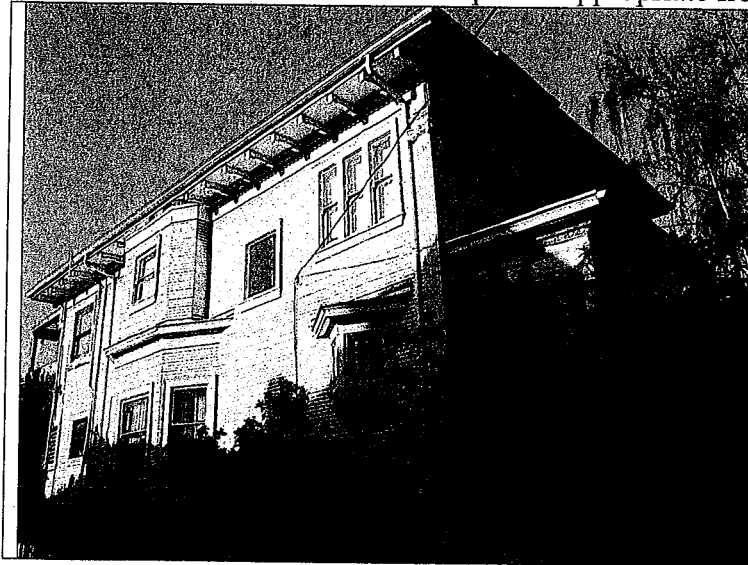
Heritage Property Eligibility Rating: B (32 points)

OCHS Rating: Preliminary (field) survey rating C3 (C= secondary importance or superior example; not in an identified district)

Significance: 523 41st Street is a two-story house with elaborate Colonial Revival detailing. It was built under permit #14512, dated November 27, 1908, owner George E. Hoffschneider, builder Nathan Brown, and architect J. C. Newsom, reported construction cost \$2700. As the Newsom Brothers, members of a long-standing Oakland architectural dynasty, Joseph Cather Newsom (1857-1930) and his brother Samuel (1848-1908) are best known for some of the most extravagant Victorians in California, typified by the Carson Mansion in Eureka, and for their famous series of “Picturesque California Homes” pattern books. The Hoffschneider house is a fine example of Newsom’s work in the East Bay residential building boom after the 1906 earthquake. The “streetcar suburbs” of North Oakland and the inner Lake Merritt neighborhoods developed rapidly with new homes for both San Francisco refugees and longtime Oaklanders moving up from old neighborhoods. Hoffschneider, an electrotypist, who owned the house from 1908 to 1935, was first of a series of long-term owners. With details like Palladian windows, clustered columns, and prow bay, this house stands out from the more generic builder-designed and pattern-book Colonials that line the transit streets of north Oakland. Joseph does not seem to have published additional pattern books in the post-Earthquake era. His Oakland houses of the period include the steep-gabled 380 Staten and extravagant Craftsman-eclectic 360 Bellevue in Adams Point, both built in 1908.

Work Program (see Attachment 1):

- repair double-hung windows
- where repair is not possible, install custom-made double-hung windows
- paint the house's exterior white,
- repair the neo-classical details (eaves, fascia, dentil accents, arrows, etc.)
- install more period-appropriate front stairs that repeat existing balusters.



Application Strengths:

- significant property by major California architect
- catalyst for neighborhood work
- large-scale maintenance
- well-planned work program with detailed estimates
- neighborhood diversity – 2nd participant in Telegraph/MacArthur area.

2. **MA16-002: 1824 Myrtle Street** (see Attachment 2)
Smilie (Robert) – Gohrman (Emma) house



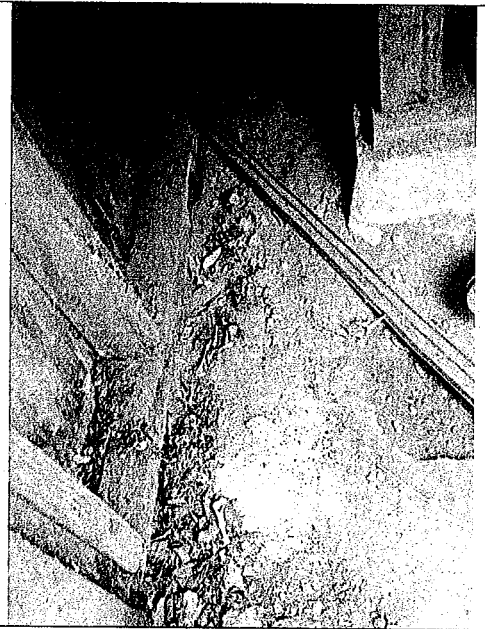
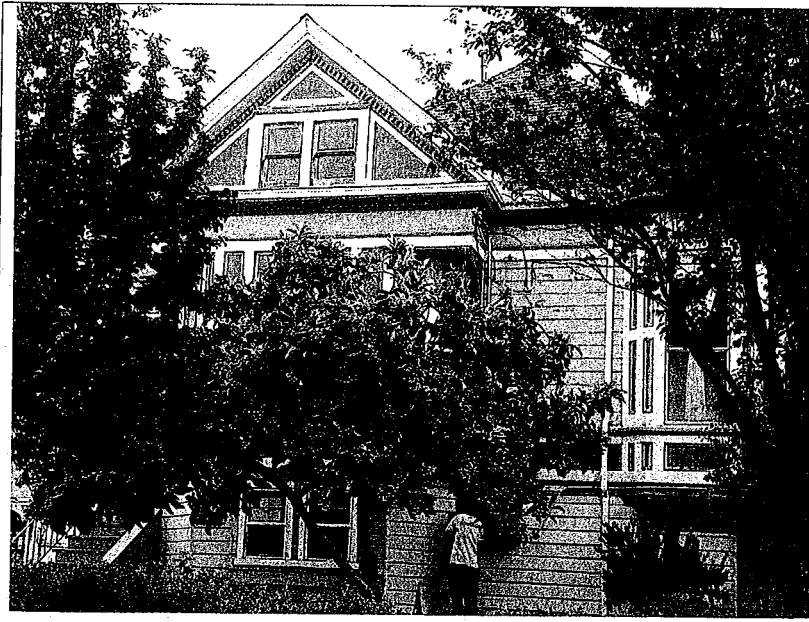
Heritage Property Eligibility Rating: B (26 points); API contributor

OCHS Rating: Oak Center intensive survey rating (1991) Cb1+ (C = secondary importance or superior example, b = potentially major importance; 1+, contributor to survey-identified Area of Primary Importance, Oak Center)

Significance: 1824 Myrtle Street was built in 1889 by Robert Smilie, a well-known Bay Area contractor who very likely also designed the house. It is a large raised-basement Queen Anne cottage distinguished by a complex hip and gable roof and a corner turret. It is a good representative of the medium-large houses built in this west-central Oakland neighborhood in the late 19th century for generally prosperous business and professional residents. Identified residents of 1824 include Walter Dimmick, listed as a commission merchant in San Francisco and later as a clerk at the US Mint. His household in 1900 included his wife Fannie, a daughter, and a female servant. By 1910 the resident and owner was Emma Gohrman, widow of a deputy superintendent of streets, with two adult daughters. This block of Myrtle Street is historically part of the same neighborhood as the Oak Center S-20 historic district south of 18th Street, but it was not included in the Oak Center Redevelopment Area and therefore not in the district designation. Several fine houses on this block are still awaiting rehabilitation.

Work Program (see Attachment 2):

- repair and paint exterior woodwork
- new roof, including all gutters and downspouts
- foundation work
- repair/replace windows where needed



Application Strengths:

- correcting deferred maintenance
- opportunity as neighborhood catalyst on “orphan” block north of designated Oak Center S-20/ Redevelopment district
- 11th Mills Act project in West Oakland, area targeted in original design of Mills Act program

3. **MA16-003: 369 MacArthur Blvd., Lemos (Frank & Mary) house** (see Attachment 3)



Heritage Property Eligibility Rating: B (26.5 points)

OCHS Rating: Adams Point intensive survey rating (1986) Cb2+ (C= secondary importance or superior example, potentially B; 2+, contributes to a secondary district)

Significance: 369 MacArthur Blvd is a distinctive craftsman house in Adams Point, distinguished by patterned shingles, a flared gable roof, full width front porch, ornamental sash, and overall elegantly rustic character. It was built under permit #19091, dated April 1, 1910, owner Mrs. Mary Lemos, builder J. F. Gunn. Mary Lemos was the wife of Frank I. Lemos, a Portuguese-born shoemaker, and mother of artists Frank B., Pedro, and John. In various years Frank B., Pedro, and John were listed as Lemos Bros. Artists & Engravers (1909) and Lemos Illustrating Co. (1907). Pedro (1882-1954) later went on to be the director of the Stanford Art Museum.

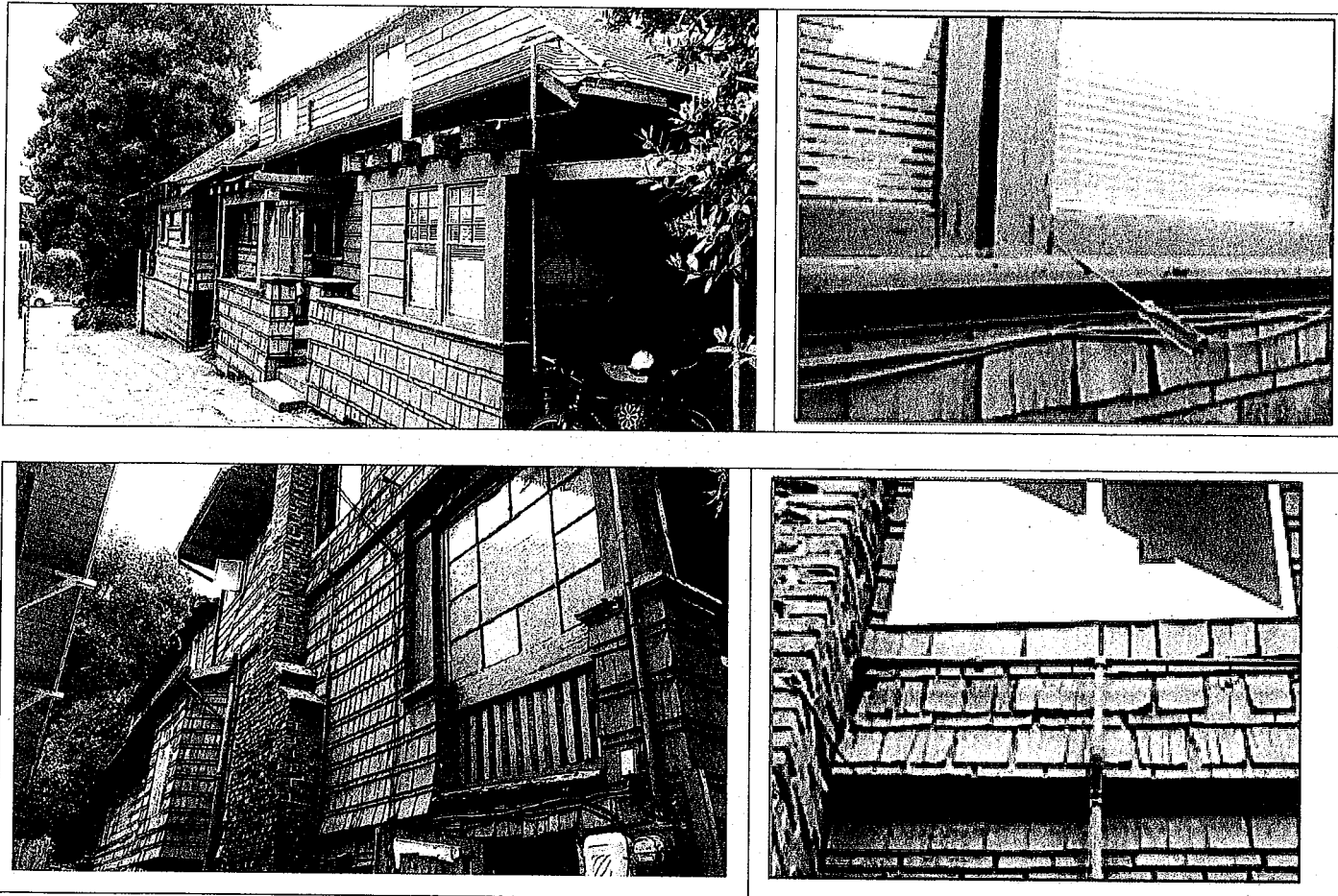
Builder J. Frank Gunn built at least three other houses in Adams Point, all with no architect named. Adams Point on Lake Merritt, opened to development after the 1906 earthquake, retains many fine one-of-a-kind homes by leading early 20th century architects including Julia Morgan, Bakewell & Brown, J. Cather Newsom, and A.W. Smith, but builders like Gunn also contributed notably to the neighborhood character. In the applicant's words, "the house is a quintessential Oakland craftsman. It has great detail and wonderful character, a piece of history and an example great craftsmanship."

Work Program (see Attachment 3):

- foundation and seismic bracing
- repair roof and gutters
- repair or replace shingles, matching original pattern
- repair/replace other deteriorated woodwork
- windows - repair or replace to original design, improving energy and noise
- site work on steep lot

Application Strengths:

- stabilization – major foundation work
- prominent location, neighborhood catalyst
- correcting massive deferred maintenance



Discussion / Recommendations: The work program submitted with this application in May only addresses restoration of the original house. However, the applicant has also informally discussed with staff a proposal to lift the house over parking and add substantially at the rear to create several additional dwelling units. While such a proposal cannot be definitely ruled out in the abstract, any major remodeling and expansion would need to be carefully designed and reviewed to avoid disqualifying the building from Heritage Property and Mills Act eligibility.

Since the development concept is still in flux, staff has suggested holding off on Mills and Heritage applications until next year and/or including a work program item committing to work with a preservation architect to design an *approvable* addition (which may not be as ambitious as the applicant desires). Staff will continue to discuss with the applicant, and to reiterate the consequences of adverse effect on a Designated Historic Property and/or non-compliance with a Mills Act contract. An oral report will be provided at the July 13 meeting.

A decision on actually signing and recording the Mills Act contract does not need to be made until the end of the calendar year, and work programs often continue to be refined after Landmarks review. However, Heritage Property designation will be determined at the July 13 Landmarks Board meeting, and both Board and applicant need to determine whether they are comfortable proceeding with an application that has so much unknown.

4. **MA16-004: 1733 10th Street (see Attachment 4)
Johnson (Thomas)-Beretta (G.) house**



Heritage Property Eligibility Rating: B (24 points); API contributor

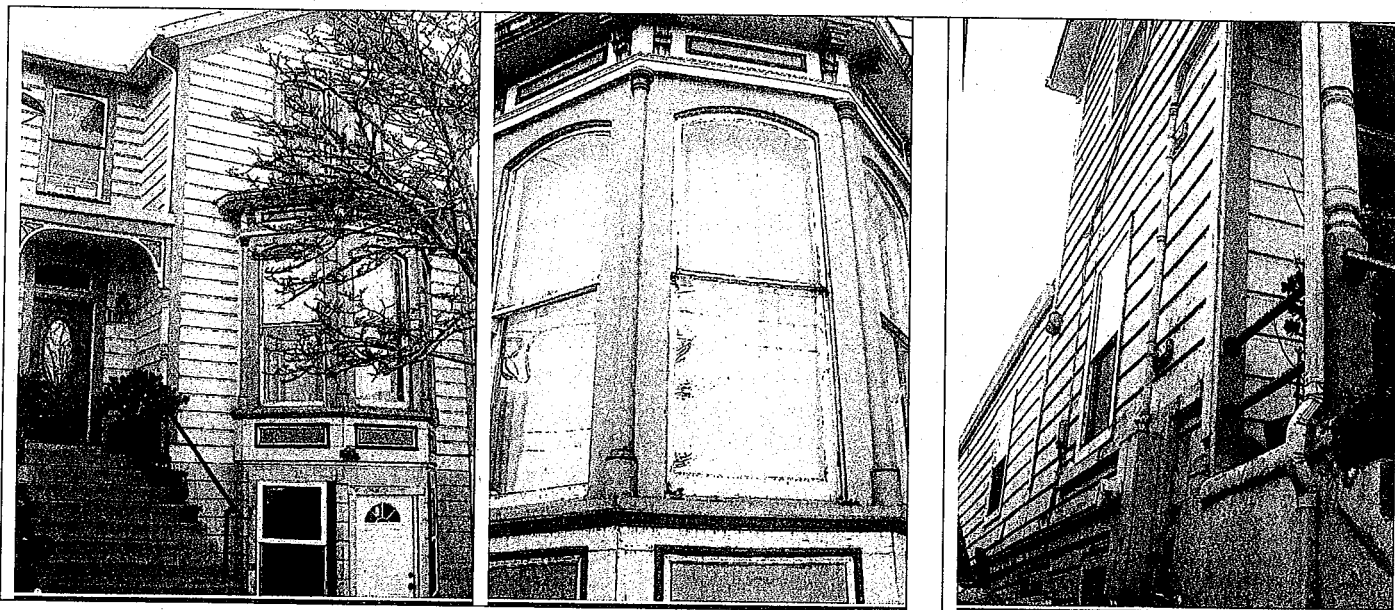
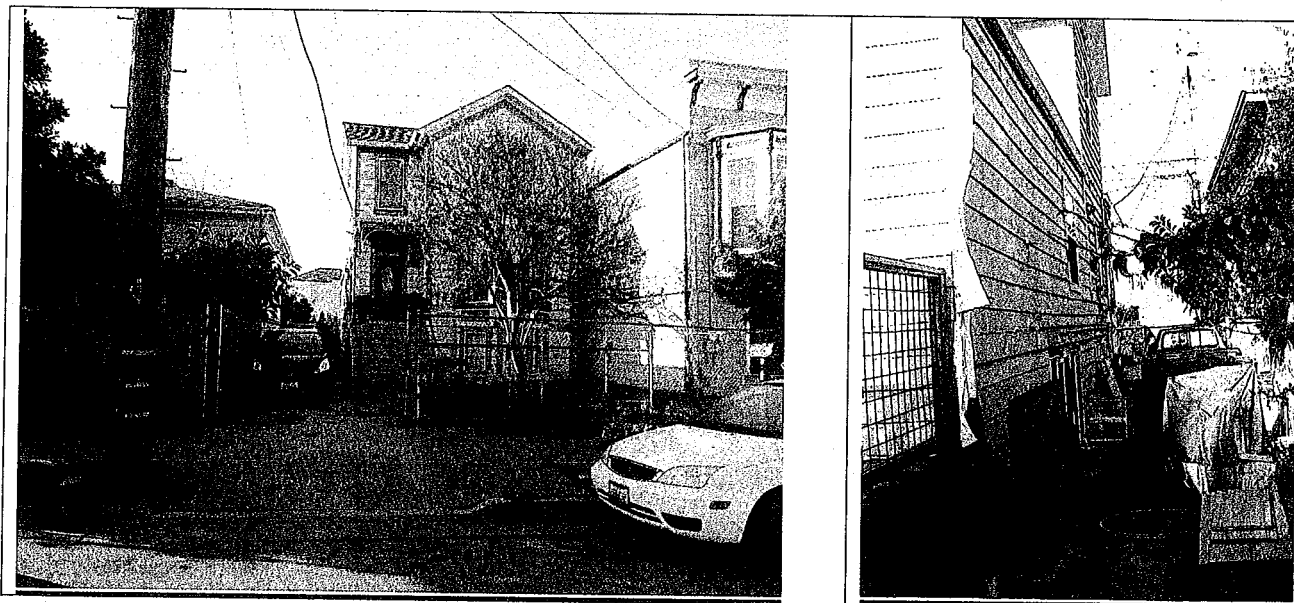
OCHS Rating: West Oakland intensive survey rating (1988) B1+ (B= major importance; 1+, contributor to an Area of Primary Importance, Oakland Point API)

Significance: 1733 10th Street is a contributor to the Oakland Point District, today's Prescott neighborhood of over 800 19th century homes, which was formally determined eligible for the National Register in 1991. Oakland Point's very earliest houses are clustered at this far west end of the district, close to the railroad yards and the ferry. Early owners and residents of 1733 10th Street, both railroad workers and San Francisco commuters, reflect the transportation-related history of the neighborhood. The neighborhood developed rapidly from the 1870s when the Southern Pacific yards and shops became a major employer at the West Oakland terminus of the transcontinental railroad.

From 1868-69 to 1873-74 this parcel was owned and occupied by Thomas and Margaret Johnson, starting with a tiny \$400 improvement which was assessed at \$2000 by 1873-74. It is possible that Johnson, who was a carpenter, himself built and then either enlarged or replaced the c.1869 house. The 1878-79 city directory alludes to houses that grew in phases: "...many of these consist of only a beginning of a house or rear part, as hundreds who have purchased lots for homestead purposes are not at once able to build a house complete, but are anxious to secure the use of their lot and to save rents. All this indicates thrift and a permanent accession to the bone and sinew of the country in the most desirable shape – that of property-owners." The appearance of the house confirms a date in the early 1870s, with the low-pitched gables and low-hanging eaves, the absence of elaborate Italianate ornament, and the unusual detailing of the upstairs front windows. Several comparable early-1870s houses can be seen on the 1750-block of 8th Street, including the landmark Captain Shorey house.

Work Program (see Attachment 4):

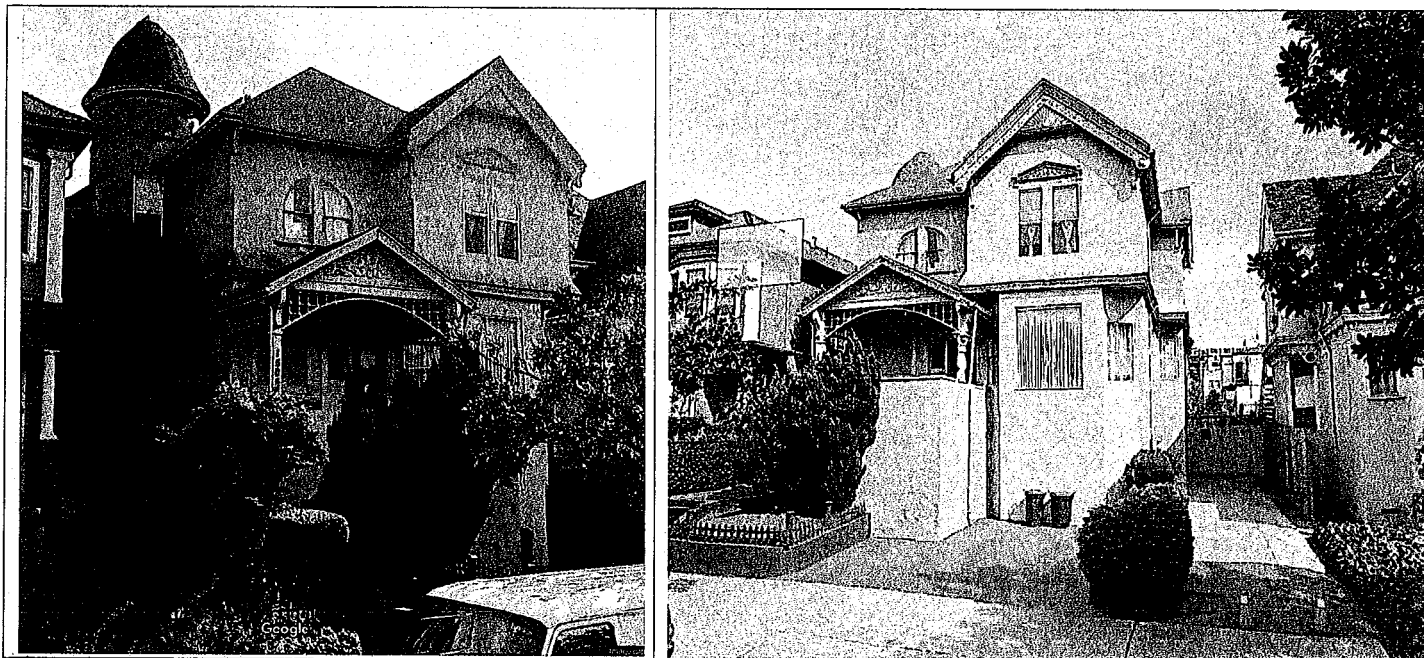
- foundation, plumbing, and electrical upgrades
- remove exterior clutter of defunct electrical and plumbing lines
- repair siding and trim, prepare and paint exterior
- repair or replicate original windows, and replace inappropriate sash
- repair stairs and install a more Victorian style railing



Application Strengths:

- maintenance of vulnerable wooden house components
- catalyst for neighborhood and block improvement
- 12th Mills Act project in West Oakland (and second in Prescott), area targeted in original design of Mills Act program

5. MA16-005: 1506 Linden Street (see Attachment 4)
Strong (Theodore) – Russell (John) house



Landmark/Heritage Property Eligibility Rating: Designated S-20 District Contributor (Oak Center)

OCHS Rating: West Oakland intensive survey rating (1992) Cb1+ (C = secondary importance, b=Major Importance if restored; 1+, contributor to Area of Primary Importance, Oak Center district)

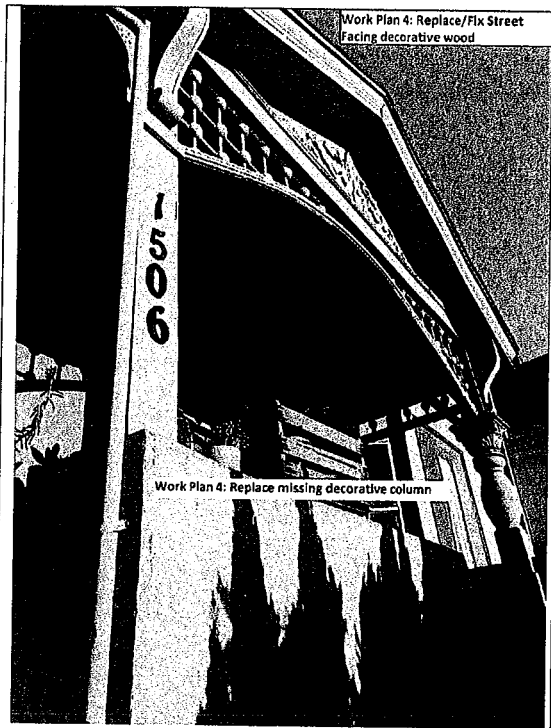
Significance: This large, elaborate, and prominently sited Queen Anne house was built in 1890 by contractor D.C Scanlan; the contract notice does not name an architect. The original owner and resident was Theodore Strong, in the insurance business, and by the 1910s-20s it was the home of John Russell, a hay and grain dealer, both representative of the prosperous business people who developed and lived in what is now known as Oak Center. The house has suffered from deferred maintenance as well as heavy-handed 20th century rehabilitation in the form of overall stucco cladding and removal of some of the ornamental woodwork. Despite alterations, its tower, arched window, and commanding presence make it a prominent contributor to the district. Neither “before” photos nor twin houses have yet come to light. A Mills Act contract can assist with at least partial restoration.

Work Program (see Attachment 5):

- repair roof and gutters
- restore stuccoed-over window at front porch
- repair exterior architectural details

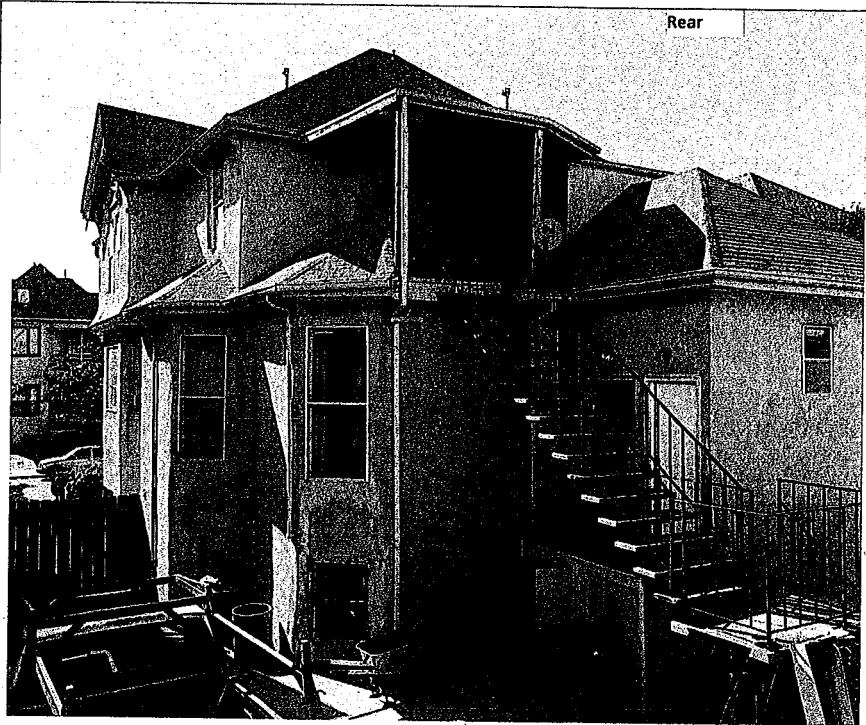
Recommended:

- restore window sash and doors
- selective stucco removal



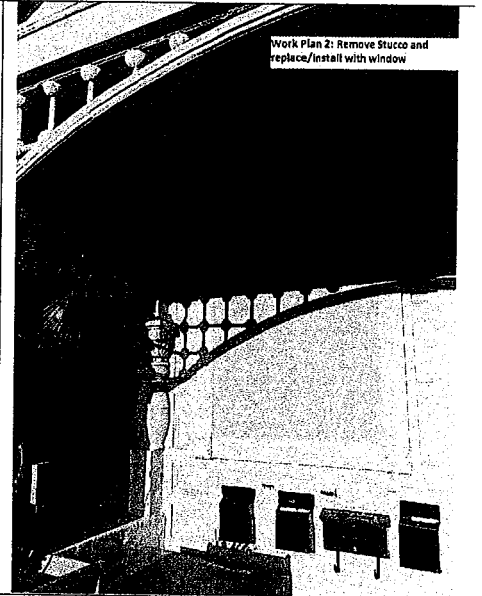
Work Plan 4: Replace/Fix Street Facing decorative wood

Work Plan 4: Replace missing decorative column



Rear

Work Plan 5-10: Replace Roof and Gutters



Work Plan 2: Remove Stucco and replace/install with window

Application Strengths:

- contributor to designated S-20 historic district
- visibility of work – prominent location, potential neighborhood catalyst
- reversing previous inappropriate alterations
- stabilization – roof and gutter work

Recommendation: Investigate at least partial removal of stucco in addition to opening of window on porch (Item # 2). Include in work program exploratory stucco removal and consultation with restoration architect and/or contractor on feasibility and strategy; talk to homeowners who have removed stucco or other non-original cladding.

RECOMMENDED CONDITIONS, ALL PROPERTIES

The Secretary of the Interior's Standards for Rehabilitation (Attachment 6) are incorporated as conditions in the Mills Act contract, and will apply whenever work is submitted for permits to carry out work program items. Especially in regard to windows, a significant item in all 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 (9 pages, Attachment 7) 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 of 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

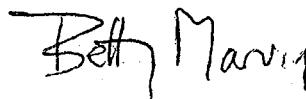
GEOGRAPHIC DISTRIBUTION

Attachment 8 is a map that illustrates geographic distribution of all 46 current and proposed Mills Acts properties. Three applications this year are from West Oakland, a target area from the start of Oakland's Mills Act program, and the other two are from nearby Temescal and Adams Point. Several promising inquiries were received from East Oakland, but none of those owners followed up with applications.

RECOMMENDATIONS

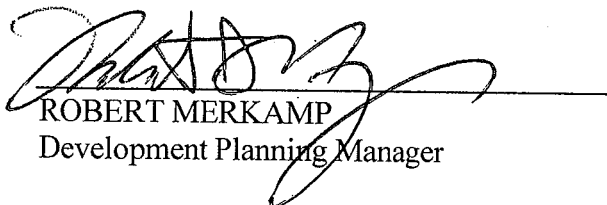
1. Receive any testimony from applicants and interested citizens;
2. Discuss recommendations on Mills Act contracts for 2016; and
3. Based on the above discussion:
 - a. Recommend all or selected applications to City Council for 2016 Mills Act contracts;
 - b. Forward the recommendations to the Planning Commission as an information item.

Prepared by:



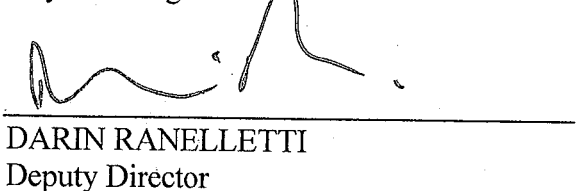
BETTY MARVIN
Historic Preservation Planner

Approved by:

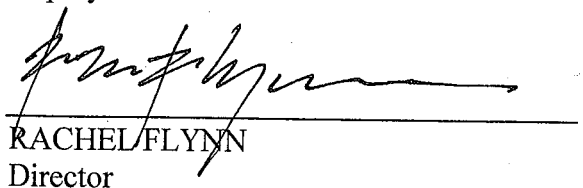


ROBERT MERKAMP
Development Planning Manager

Approved for forwarding to the
City Planning Commission:



DARIN RANELLETTI
Deputy Director



RACHEL FLYNN
Director

Attachments:

1. Application, work program, and photos: MA16-001: **523 41st Street**
2. Application, work program, and photos: MA16-002: **1824 Myrtle Street**
3. Application, work program, and photos: MA16-003: **369 MacArthur Blvd.**
4. Application, work program, and photos: MA16-004: **1733 10th Street**
5. Application, work program, and photos: MA16-005: **1506 Linden Street**
6. Secretary of the Interior's Standards for Rehabilitation
7. Model Mills Act Agreement
8. Location map, 46 current and pending Mills Act properties, 2008-2016

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: Thomas Kennedy Helm
PROPERTY ADDRESS: 523 41st Street, Oakland CA 94609
PROPERTY OWNER(S): Thomas Kennedy Helm, Geraldine Alcid, and Elizabeth Helm
PHONE: (Day) (415) 269-4739 (Evening) (415) 269-4739
EMAIL ADDRESS: tkhelm@gmail.com
ASSESSOR'S PARCEL NUMBER(S): 12-1012-55
YEAR OF PURCHASE: 2013 ASSESSED VALUE: \$729,000
EXISTING USE OF PROPERTY: Single-family home
LEGAL DESCRIPTION (From deed, please attach)

2. HISTORIC PROPERTY INFORMATION

HISTORIC/Common Name (if any): Hoffschneider (George) house

CONSTRUCTION DATE: 1908

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 or 238-3797 to confirm.

DESIGNATED HISTORIC RESOURCE:

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

DATE OF DESIGNATION

LOCAL REGISTER OF HISTORIC RESOURCES**

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

X OTHER POTENTIAL DESIGNATED HISTORIC PROPERTY **
field survey rating C3

*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. A Mills Act applicant whose estimated Property Tax loss exceeds the above limits may request special consideration by the City Council.

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

3. PRESERVATION WORK PROGRAM AND TIME LINE

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.

PROPERTY ADDRESS: 523 41st Street

First, Wooden Windows will repair the double-hung windows and, where repair is not possible, install custom-made double-hung windows. One of the windows will incorporate the upper section of a stained-glass window that used to hang in the house, before it was damaged during a break-in. Wooden Windows' bid is \$16,888. After the window restoration work has concluded, Rayco, Inc. will paint the house's exterior white, repair the neo-classical details (eaves, fascia, dentil accents, arrows, etc.), and install more period-appropriate front stairs that will repeat the columns on the front porch's railing. Rayco's bid is \$38,248.00. The total cost is approximately **\$55,136.00**.

- | | | |
|-----------------------|--------------------------------|---|
| 1. Year: 2016 | Cost: <u>\$5,513.60</u> | Improvement: <u>Repairing and installing period-appropriate double-hung windows</u> |
| 2. Year: 2017 | Cost: <u>\$5,513.60</u> | <u>Repairing and installing period-appropriate double-hung windows</u> |
| 3. Year: 2018 | Cost: <u>\$5,513.60</u> | <u>Repairing and installing period-appropriate double-hung windows</u> |
| 4. Year: 2019 | Cost: <u>\$5,513.60</u> | Improvement:
<u>Painting exterior of house (white); repairing neo-classical details (eaves, fascia, dentil accents, etc.)</u> |
| 5. Year: 2020 | Cost: <u>\$5,513.60</u> | <u>Painting exterior of house (white); repairing neo-classical details (eaves, fascia, dentil accents, etc.)</u> |
| 6. Year: 2021 | Cost: <u>\$5,513.60</u> | <u>Painting exterior of house (white); repairing neo-classical details (eaves, fascia, dentil accents, etc.)</u> |
| 7. Year: 2022 | Cost: <u>\$5,513.60</u> | <u>Painting exterior of house (white); repairing neo-classical details (eaves, fascia, dentil accents, etc.)</u> |
| 8. Year: 2023 | Cost: <u>\$5,513.60</u> | <u>Painting exterior of house (white); repairing neo-classical details (eaves, fascia, dentil accents, etc.)</u> |
| 9. Year: 2024 | Cost: <u>\$5,513.60</u> | <u>Painting exterior of house (white); repairing neo-classical details (eaves, fascia, dentil accents, etc.)</u> |
| 10. Year: 2025 | Cost: <u>\$5,513.60</u> | <u>Painting exterior; repairing neo-classical details, etc.</u> |

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. Electronic copy is appreciated.
- 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.)
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 - Required for properties that are not already designated as:
 - City of Oakland Landmark
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 - 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 (verify at Zoning counter)
 - Fees are 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 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.
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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 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)
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- Minimum Property Maintenance Standards; and
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NOTICE: Each property owner should also 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/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

09/06/16

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

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: Qayyuma DiDomenico

PROPERTY ADDRESS: 1824 Myrtle Street

PROPERTY OWNER(S): Qayyuma and Joaquin DiDomenico

PHONE: (Day) 415-730-2919 (Evening)

EMAIL ADDRESS: Qayyuma@hotmail.com

ASSESSOR'S PARCEL NUMBER(S): 5-410-20-0

YEAR OF PURCHASE: 2015 ASSESSED VALUE: 510,000.00

EXISTING USE OF PROPERTY: residential

LEGAL DESCRIPTION (From deed, please attach)

2. HISTORIC PROPERTY INFORMATION

HISTORIC/COMMON NAME (If any): Smilie (Robert) – Gohrman (Emma) House

CONSTRUCTION DATE: 1889

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 or 238-3797 to confirm.

DESIGNATED HISTORIC RESOURCE:

DATE OF DESIGNATION

City of Oakland Landmark

City of Oakland Heritage Property

Contributes to a City of Oakland S-7 or S-20 Historic District

LOCAL REGISTER OF HISTORIC RESOURCES**

Listed on the National Register of Historic Places

Building with an Oakland Cultural Heritage Survey rating of 'A' or 'B'

X Potential Designated Historic Property located

in an Area of Primary Importance: The Oak Center District of West Oakland

OTHER POTENTIAL DESIGNATED HISTORIC PROPERTY**

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PROPERTY ADDRESS: 1824 Myrtle Street

- 1. Year: 2017 Cost: \$20,000.00 Improvement: New roof, including all gutters, downspouts and plywood.**
- 2. Year: 2018 Cost: continued from above Improvement: New roof**
- 3. Year: 2019 Cost: continued from above Improvement: New roof**
- 4. Year: 2020 Cost: \$18,000.00 Improvement: Restoration of exterior of the house. Scrape, sand, paint, and replace all damaged boards. Re-secure front railing, fix front stairs and side wall and foundation work under addition in the rear.**
- 5. Year: 2021 Cost: continued from above Improvement: Exterior restoration**
- 6. Year: 2022 Cost: continued from above Improvement: Exterior restoration**
- 7. Year: 2023 Cost: \$6,000.00 Improvement: Replace 3 aluminum windows with original wooden double hung windows, using tempered glass and original rope and cord pulley system.**
- 8. Year: 2024 Cost: \$6,000.00 Improvement: Replace 3 aluminum windows with original wooden double hung windows, using tempered glass and original rope and cord pulley system**
- 9. Year: 2025 Cost: \$6,000.00 Improvement: Replace 3 aluminum windows with original wooden double hung windows, using tempered glass and original rope and cord pulley system**
- 10. Year: 2026 Cost: \$6,000.00 Improvement: Replace 3 aluminum windows with original wooden double hung windows, using tempered glass and original rope and cord pulley system**

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4. SUBMITTAL REQUIREMENTS

- X Mills Act Application Form
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- 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):

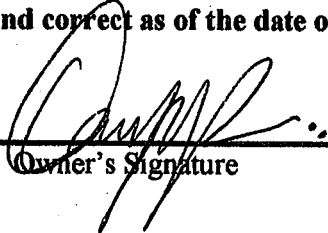
- the Mills Act brochure;
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 Owner's Signature

5/26/2016

 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



Image #2
Front stair wall to be rebuilt
Years 2017-2019 of the work plan

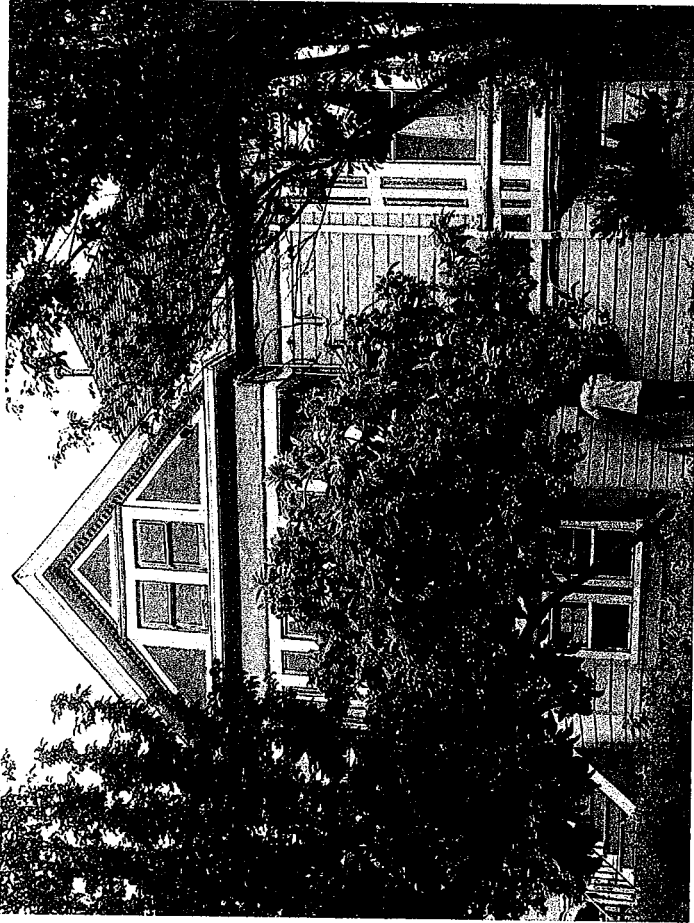


Image #1
Front view of 1824 Myrtle Street



Image #3
An example of the exterior Siding to be scraped,
sanded and painted (the whole house looks like this)
Years 2017-2019 of the work plan



Image #4
Exterior dry rot, refastening and replacement of
detailing (the whole house looks like this)
Years 2017-2019 of the work plan



Image #6
Back addition foundation to be installed
Years 2017-2019 of the work plan

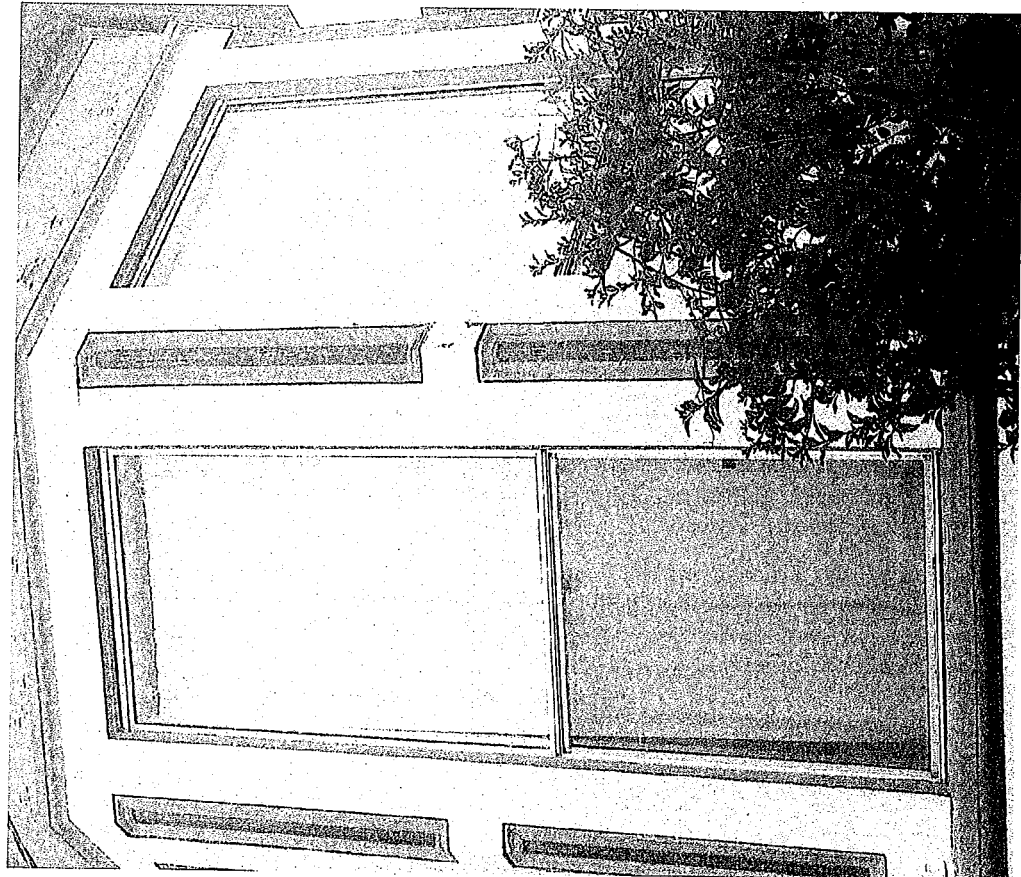


Image #5
One of the 12 aluminum windows to be replaced by
original wooden windows
Years 2023-2026 of the work plan



Image #7
Roof, gutters, down spouts and plywood replacement
Years 2020-2022 of the work plan
(sorry couldn't get a good picture of the 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: Gene Gorelik and Jessica Sawczuk
PROPERTY ADDRESS: 369 MacArthur Blvd
PROPERTY OWNER(S): Oakland Redevelopment Group LLC
PHONE: (Day) 510-543-4972 (Evening) 510-393-0836
EMAIL ADDRESS: sawczuk.jessica@gmail.com or gorelikg@gmail.com
ASSESSOR'S PARCEL NUMBER(S): 010-0785-021-02
YEAR OF PURCHASE: 2016 ASSESSED VALUE: \$500,000
EXISTING USE OF PROPERTY: Single Family home used as a triplex
LEGAL DESCRIPTION (From deed, please attach)

2. HISTORIC PROPERTY INFORMATION

HISTORIC/COMMON NAME (If any): Lemos House

CONSTRUCTION DATE: 1910

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 or 238-3797 to confirm.

DESIGNATED HISTORIC RESOURCE:

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

DATE OF DESIGNATION

LOCAL REGISTER OF HISTORIC RESOURCES**

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

OCHS Cb-2+
1996

OTHER POTENTIAL DESIGNATED HISTORIC PROPERTY **

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PROPERTY ADDRESS: 369 MacArthur Blvd

1. Year: 2017 Cost: \$25,000 Improvement: Replace the right side foundation

2. Year: 2018 Cost: \$25,000 Improvement: Replace the left side foundation

3. Year: 2019 Cost: \$25,000 Improvement: Replace the front and rear foundation

4. Year: 2020 Cost: \$25,000 Improvement: Bolt, add shear walls, posts as necessary, and Simpson ties to foundation for earthquake retrofit.

5. Year: 2021 Cost: \$25,000 Improvement: Repair or Replace all existing windows with double pane energy/sound efficient windows of same/original design

6. Year: 2022 Cost: \$25,000 Improvement: Replace roof with asphalt shingles.

7. Year: 2023 Cost: \$15,000 Improvement: Replace gutters and downspouts.

8. Year: 2024 Cost: \$25,000 Improvement: Replace all siding on left side of house. Replace as necessary on remaining portion of house.

9. Year: 2025 Cost: \$25,000 Improvement: Repaint house.

10. Year: 2026 Cost: \$10,000 Improvement: Trim all trees, redo walkway up leading up to house, clean up landscape and fill in as necessary. ~~Add back patio with pavers.~~

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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Gene Horvath
Owner's Signature

5/26/16
Date

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

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: _____ Valerie Coleman (wife of owner) _____

PROPERTY ADDRESS: _____ 1733 10th St. Oakland, CA 94607 _____

PROPERTY OWNER(S): _____ Krysta Morgenthaler _____

PHONE: (Day) _____ (415) 374-3303 _____ (Evening) _____ (510) 915-0149 _____

ASSESSOR'S PARCEL NUMBER(S): _____ 6-23-6 _____

YEAR OF PURCHASE: _____ 2005 _____ ASSESSED VALUE: _____ \$450,000 _____

EXISTING USE OF PROPERTY: Residential, under construction to change from single family home to duplex

2. HISTORIC PROPERTY INFORMATION

HISTORIC/Common Name (if any): _____ Johnson-Beretta House _____

CONSTRUCTION DATE: _____ 1869-1873 _____ LEGAL DESCRIPTION (from deed, please attach)

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 or (510)238-3797 to confirm.

DESIGNATED HISTORIC RESOURCE:

DATE OF DESIGNATION

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

LOCAL REGISTER OF HISTORIC RESOURCES**

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

API, B-/C

*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.

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

3. PRESERVATION WORK PROGRAM AND TIME LINE

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:** 2017 **Cost:** \$30,000 **Improvement:** finishing foundation replacement and basement unit restoration including electrical upgrade, plumbing, fireproofing and exterior finishes.
- 2. Year:** 2018 **Cost:** \$30,000 **Improvement:** finishing foundation replacement and basement unit restoration including electrical upgrade, plumbing, fireproofing and exterior finishes.
- 3. Year:** 2019 **Cost:** \$2,000 **Improvement:** remove unused electrical boxes, old plumbing and gas lines, and other unnecessary additions/eye sores that were added over the years from the east exterior side of house.
- 4. Year:** 2020 **Cost:** \$10,000 **Improvement:** repair damaged siding on east wall, paint, and reinstall period typical water table molding (reuse existing materials wherever possible, replacing with similar material when damage is too great).
- 5. Year:** 2021 **Cost:** \$4,000 **Improvement:** replace upstairs and basement unit front doors to match the home's original style.
- 6. Year:** 2022 **Cost:** \$4,000-\$6,000 **Improvement:** repair three front downstairs bay windows to make energy efficient and to match the original home's window design (estimated 1870-80s). Remove the fake nose molding from the front bay window.
- 7. Year:** 2023 **Cost:** \$4,000-\$6,000 **Improvement:** repair three front upstairs bedroom windows to make both energy efficient and to match the original home's window design (estimated 1870-80s).
- 8. Year:** 2024 **Cost:** \$2,000 **Improvement:** replace transom above front door with current address in the home's original style (currently clear plexiglass). Add plaque to home indicating: Johnson-Berretta Home.
- 9. Year:** 2025 **Cost:** \$5,000 **Improvement:** repair front stair railings (currently not period style) to ensure safety and to match the home's original Queen Anne style porch.
- 10. Year:** 2026 **Cost:** \$5,000-\$8,000 **Improvement:** Power wash and exterior paint touch up

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
 - From property deed, or available at the City of Oakland Engineering Services or zoning counters; 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 (close up) views of each of the listed items in the proposed work program. Label each (e.g., Work Program Item #1, Work Program Item #2, ..)
- 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 -\$600.00 (verify at Zoning counter)
 - 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 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 modifications, etc.) and whether the cost of the proposed exterior work is equal or greater than the potential tax reduction. Eligible work does **not** include interior work or additions.
- 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)
- 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.

NOTICE: Each property owner should also 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/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.

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

5.31.16

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

5.31.16
Krysta Morgenthaler
Valerie Coleman
1733 10th Street
Oakland, CA 94607

TO: Betty Marvin, Oakland Planning Department
RE: Mills Act application, 2016
FROM: Krysta Morgenthaler and Valerie Coleman

Good Afternoon,

We are submitting our 2016 application for the Mills Act, including all supporting documents.

We purchased the Johnson-Beretta house 11 years ago. Located within the Lower Bottoms neighborhood (within the Oakland Point district), it wasn't until we began to research the history of the home and the neighborhood that we realized the significance of both. As one of (if not the) oldest houses on our block, the house is in good condition and is a great example of an early Italianate Victorian architecture. However, the house also requires much work, which is to be expected of a more than 140-year-old building. We've spent the last two years replacing the original brick foundation and are bringing the house up to code, with the goal of restoring as much of the home's original style while ensuring that it is also safe and will last another 140 years!

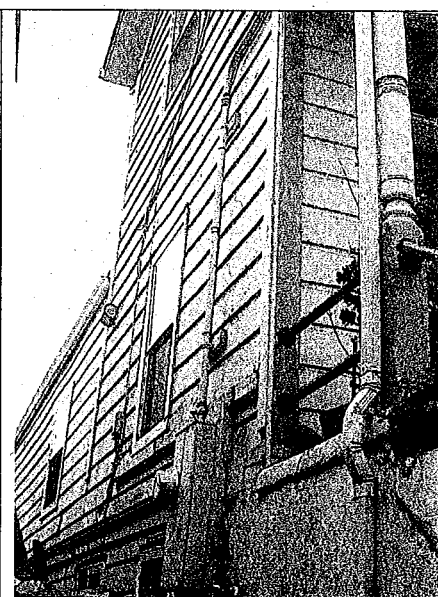
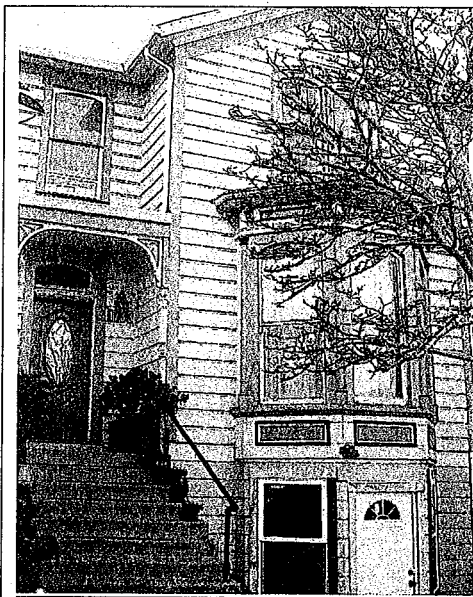
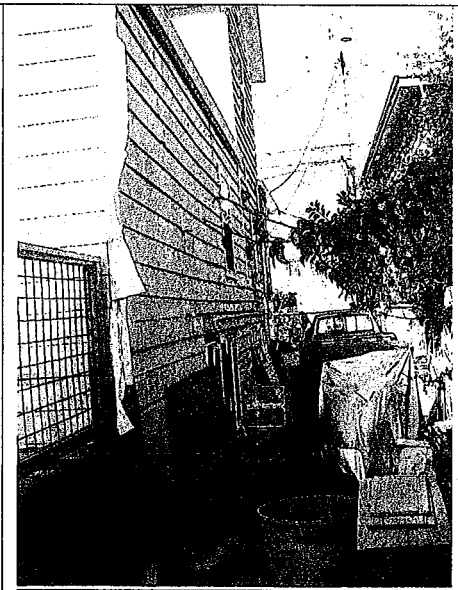
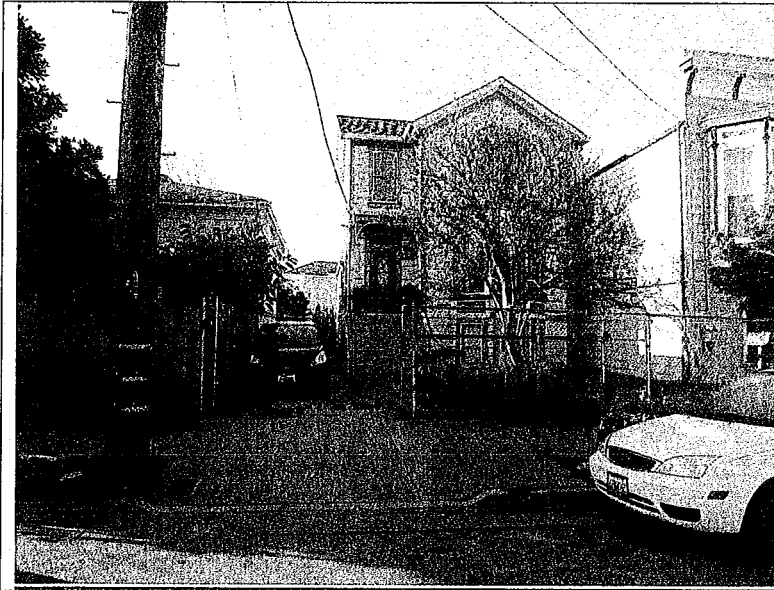
We are dedicated to restoring as much of the original character of this old home as possible, which will contribute to both Oakland and the Oakland Points architectural diversity, and serve as an example of those earliest settlers.

Sincerely,

Krysta Morgenthaler

Work Program (see Attachment 4):

- foundation, plumbing, and electrical upgrades
- remove exterior clutter of defunct electrical and plumbing lines
- repair siding and trim, prepare and paint exterior
- repair or replicate original windows, and replace inappropriate sash
- repair stairs and install a more Victorian style railing



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: Ian Morales, Nathaniel Morales, Adam Morales

PROPERTY ADDRESS: 1506 Linden St. Oakland, CA 94607

PROPERTY OWNER(S): Ian Morales, Nathaniel Morales, Adam Morales

PHONE: (Day) 559-355-3197 (Evening) Same

EMAIL ADDRESS:

1506Linden@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 005-0381-024

YEAR OF PURCHASE: 2016 ASSESSED VALUE: \$965,000

EXISTING USE OF PROPERTY: Owner Occupied and Rental

LEGAL DESCRIPTION (From deed, please attach)

2. HISTORIC PROPERTY INFORMATION

HISTORIC/Common Name (If any): Central Homestead, DeFremery Estate, Galindo Tract.

CONSTRUCTION DATE: 1890

HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6879 or 238-3797 to confirm.

DESIGNATED HISTORIC RESOURCE:

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

DATE OF DESIGNATION

S-20 (Oak Center)

LOCAL REGISTER OF HISTORIC RESOURCES**

- Listed on the National Register of Historic Places
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rating of 'A' or 'B'
- Potential Designated Historic Property located
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OTHER POTENTIAL DESIGNATED HISTORIC PROPERTY **

*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. A Mills Act applicant whose estimated Property Tax loss exceeds the above limits may request special consideration by the City Council.

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

3. PRESERVATION WORK PROGRAM AND TIME LINE

PROPERTY ADDRESS: 1506 Linden St. Oakland, CA 94607

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: 2017 Cost: \$4000 Improvement: Roof and Gutter Maintenance

2. Year: 2018 Cost: \$3500 Improvement: Replace front door and install window on porch (currently stuccoed over)

3. Year: 2019 Cost: \$4500 Improvement: Replace Large front picture window with two double hung windows

4. Year: 2020 Cost: \$5500 Improvement: Restore street facing wood details including stripping paint, replace damaged wood, replace missing decorative column (currently square)

5. Year: 2021 Cost: \$6000 Improvement: Re-Roof Building
6. Year: 2022 Cost: \$6000 Improvement: Re-Roof Building
7. Year: 2023 Cost: \$6000 Improvement: Re-Roof Building
8. Year: 2024 Cost: \$6000 Improvement: Re-Roof Building
9. Year: 2025 Cost: \$6000 Improvement: Re-Roof Building
10. Year: 2026 Cost: 6000 Improvement: Replace Gutters and Downspouts

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.

SUBMITTAL REQUIREMENTS

- Mills Act Application Form
 - This application form signed and completed. Original signatures or clear & legible copies are required. Electronic copy is appreciated.
- 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.
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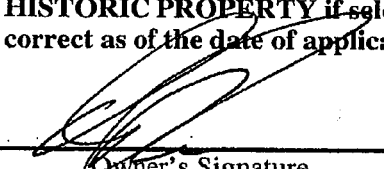
- the Mills Act brochure;
- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
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Owner's Signature

May 25 2016
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

State inventory form, Oak Center Area of Primary Importance, 1992, pp. 89-90:

STATE OF CALIFORNIA THE HISTORICAL SOCIETY
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
HISTORIC RESOURCES INVENTORY

Serial number: 4623-
NR status: 3D

Local designation:

IDENTIFICATION AND LOCATION

1. Historic name: Strong (Theodore P)-Russell (John) house
2. Common or current name: None
3. Number & street: 1506 LINDEN ST (formerly 1228 LINDEN ST)
City & zip: Oakland, CA 94607
4. UTM zone: 10 A: 563180/4184780
5. Quad map no. 4664 Parcel no.: 5-381-24-0

County: Alameda

DESCRIPTION

6. Property category: building
7. Briefly describe the present physical appearance of the property:

1506 LINDEN ST is a Queen Anne house with Eastlake detailing, in the Oak Center district. It is two stories and basement, irregular plan, on an interior lot. It has a hip and gable roof, tower, and gabled porch. Exterior walls are stucco over wood siding. Roof is composition shingle. The building has sunbursts and gable end ornament. Present use is four-unit residential. Surroundings are densely built up, residential.

Visible alterations include stucco, picture window, aluminum windows, new steps and railings, ornament removed. The building is in excellent condition; its integrity is fair.



8. Planning agency: Oakland City Planning De
9. Owner & address: TURNEY HENRI A
1506 LINDEN ST
OAKLAND CA 94607
10. Type of ownership: private
11. Present use: residential/commercial
12. Zoning: R-60
13. Threats: none known

Photo number: 599-33
Photo date: 06/27/92

HISTORICAL INFORMATION

14. Construction date(s): 1890 F Original location: same Date moved:
15. Alterations & date: stucco, picture window, aluminum windows, new steps and railings, ornament removed remodeled 1936ff
16. Architect: unknown Builder: Scanlan, D.C.
Fortin, V.L. (brick)
17. Historic attributes: 02--house

SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme: residential development Area: West Oakland
Period: 1850-1945 Property type: house in residential district Context formally developed?
19. Briefly discuss the property's importance within the context.

1506 LINDEN ST, the Strong (Theodore P)-Russell (John) house, is a very good example of a Queen Anne-Eastlake house. This building appears eligible for the National Register of Historic Places as a primary contributor to the character of the National Register eligible Oak Center historic district. Despite alterations described above (7 & 15), the visual quality of this building helps establish the character of the district.

It was built in 1890, architect unknown and builder D.C. Scanlan. It is dated by contract notice; it was originally valued at \$3441. It was remodeled in 1936 and after. Historically the building reflects the 19th century development of Oakland neighborhoods. The original owner and resident, about 1890-1910, was Theodore P. Strong, insurance. The property is also associated with John Russell, owner and resident c.1910s-20s, hay and grain dealer.

20. Sources: City & county tax rolls & block books, 1869-1960; Sanborn maps, 1889-1901, 1902-11, 1912-51, 1970s; city directories & telephone books; U.S. census; building & alteration permits; biographical & subject indexes, Oakland History Room N
21. Applicable N.R. criteria: A,C
22. Other recognition:
23. Evaluator: Betty Marvin
Date of evaluation: 08/17/92
24. Survey type: comprehensive
25. Survey name: Oakland Cultural Heritage Survey
26. Year form prepared: 1992
By: Staff and Consultants
Org: Oakland Cultural Heritage Survey
One City Hall Plaza
Oakland, CA 94612
Phone: (510) 238-3941 Sketch Map: