

<p>Proposal: Case File Number /Location/ City Council District /Zoning:</p>	<p>Mills Act Contract Applications by owners.</p> <ol style="list-style-type: none"> 1) MA19-001: 418 Jefferson St.(APN 1-129-2); City Council District 3, Zoning C-40 2) MA19-002: 6028 Broadway Terrace (APN 48A-7124-10-2); City Council District 1, Zoning RD-1 3) MA19-003: 6475 Colby St. (APN 16-1414-7); City Council District 1, Zoning RM-1 4) MA19-004: 1263 Trestle Glen Rd. (APN 24-565-57); City Council District 2, Zoning RD-1 5) MA19-005: 619 Mariposa Av. (APN 10-816-7); City Council District 2, Zoning RM-1 6) MA19-006: 2600 Best Av. (APN 36-2463-24-1); City Council District 6, Zoning RD-1 7) MA19-007: 678 18th St. (APN 3-43-30); City Council District 3, Zoning CBD-R 8) MA19-008: 360 Van Buren Av. (APN 10-782-16); City Council District 3, Zoning RU-2/S-12 9) MA19-009: 1000 Sunnyhills Rd. (APN 11-895-14); City Council District 2, Zoning RD-1 10) MA19-010: 412 Monte Vista Av. (APN12-927-1-3); City Council District 1, Zoning RU-3 11) MA19-011: 3007 Telegraph Av. (APN 9-708-4); City Council District 3, Zoning CC-2 12) MA19-012: 492 Staten Av. (APN 10-765-8); City Council District 3, Zoning RU-3/S-7/S-12
<p>Applicant/Owner:</p>	<p>Multiple, see individual applications attached</p>
<p>Environmental Determination:</p>	<p>Categorically Exempt per CEQA Guidelines Sections: 15301 (Existing Facilities); 15305 (Minor Alterations in Land Use Limitations); 15306 (Information Collection); 15308 (Actions by Regulatory Agencies for Protection of the Environment); 15331 (Historical Resource Restoration/Rehabilitation).</p>
<p>Action to be Taken:</p>	<p>Discuss and select applications to recommend for 2019 Mills Act contracts. Forward to Planning Commission as informational item. Forward recommendations to City Council.</p>
<p>For Further Information:</p>	<p>Contact case planner Betty Marvin at (510) 238-6879 or by email at: bmarvin@oaklandnet.com</p>

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

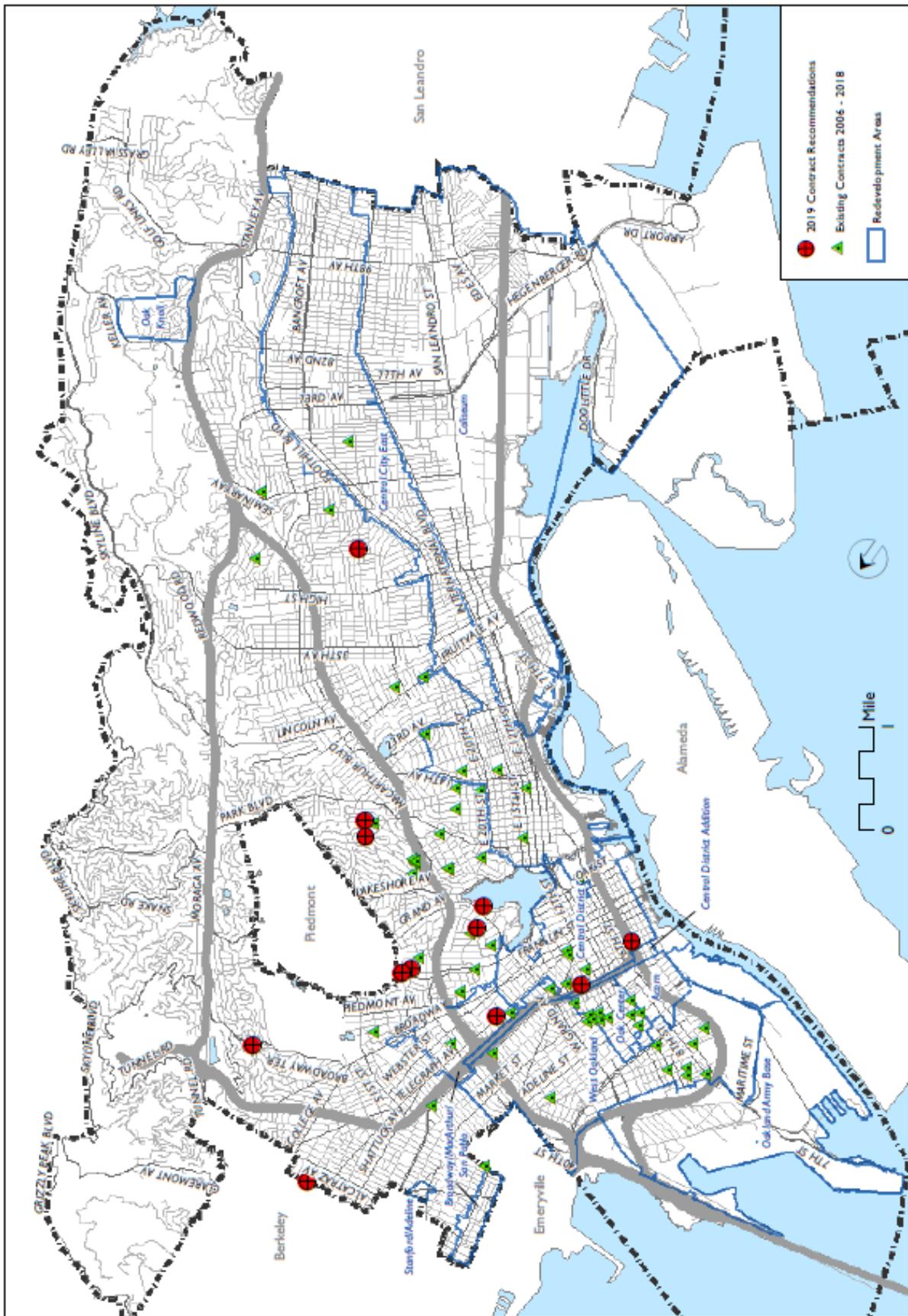
The map on the previous page illustrates geographic distribution of all current and proposed Mills Act properties. Two 2019 applications are in the Central District (in early residential neighborhood pockets), two are in Adams Point, two in the Oakland Avenue-Rose Garden neighborhood, two in Lakeshore-Trestle 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.



Planning & Building Department
June 2019

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



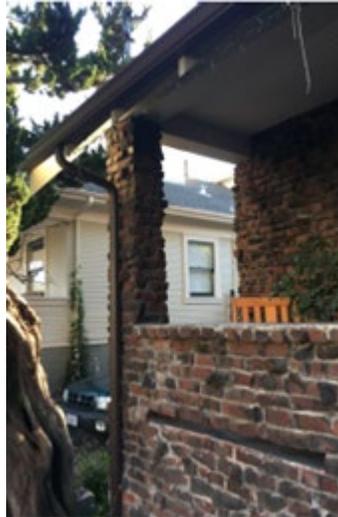
OCHS Rating: B1+ (Preliminary survey, 1986): major importance, API contributor
Landmark/Heritage Property Eligibility Rating: B (28 points)

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

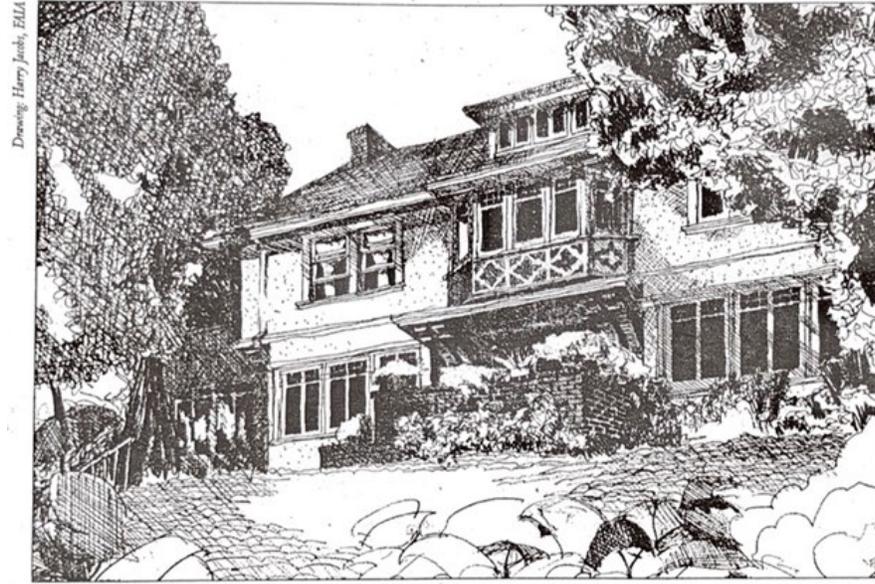
Application Strengths:

- 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



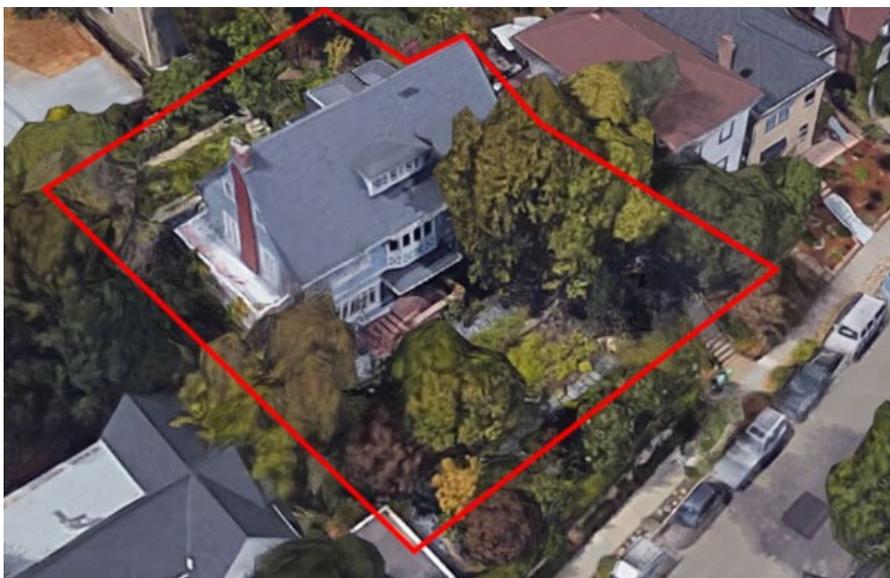
OCHS Rating: D/C2+ (preliminary/field, 1986): secondary importance, ASI contributor
Landmark/Heritage Property Eligibility Rating: B (24 points)

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:

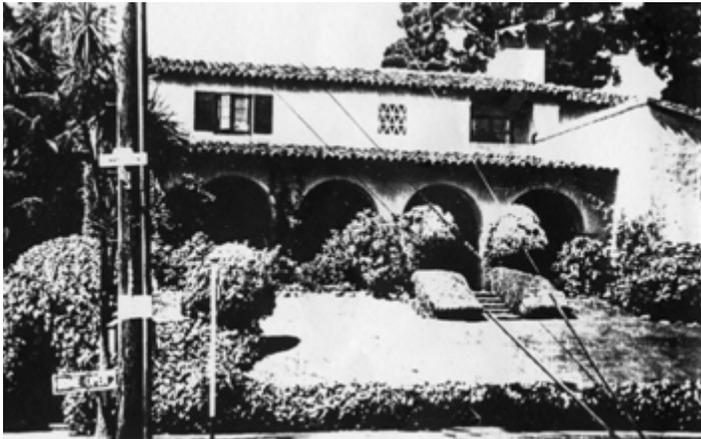
- foundation repair
- window repair: reglaze with double-pane glass, retain and adjust sash cords and weights
- repair porch structure and stucco
- repair stucco and paint house

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:

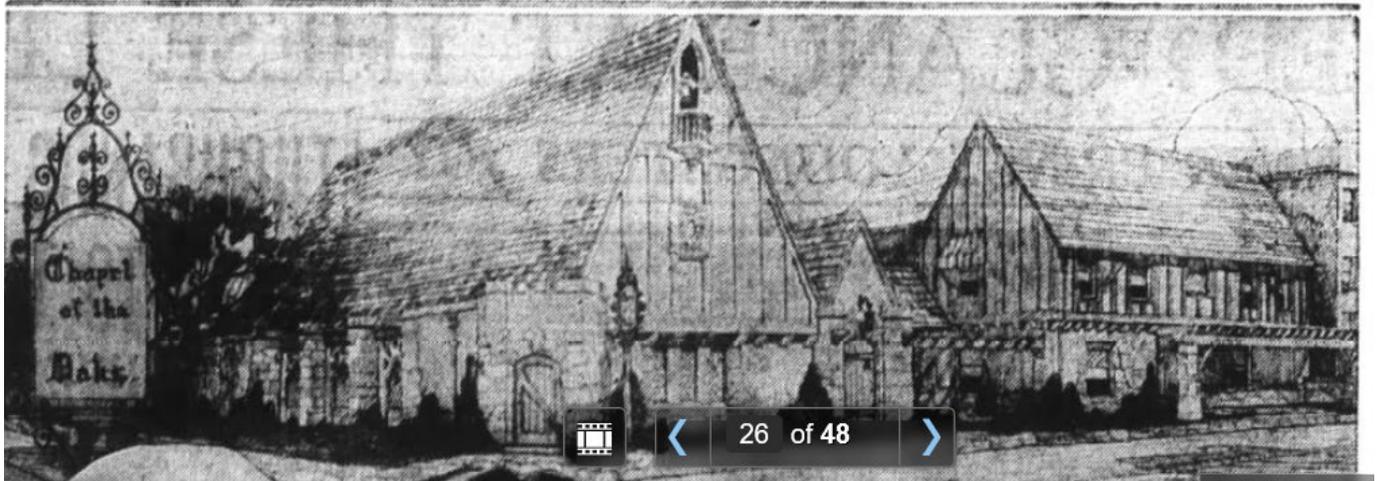
- repair deterioration of wood siding and trim
- replace deteriorated windows with wood-sash replicas
- repair eaves and gutters on house and garage
- reverse alteration of two side windows into doors
- reverse shingling of north chimney

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



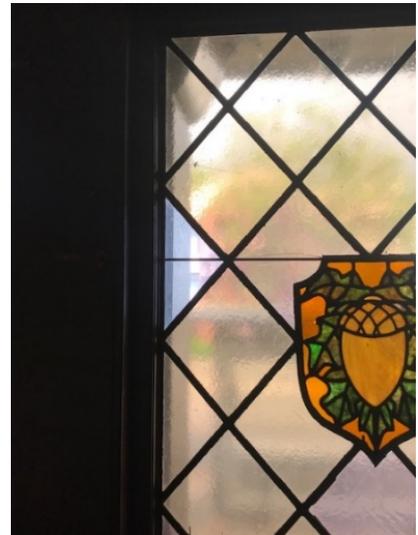
OCHS Rating: B3 (preliminary survey, 1986, 1996): major importance, not in a district (potential discontinuous Pill Hill Funerary District documented in 2009)
 Heritage Property Eligibility Rating: B (34 points)

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

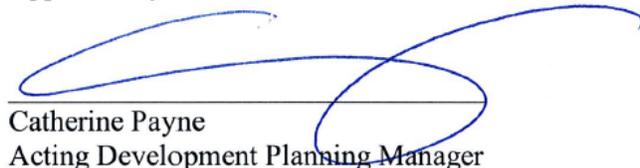
1. Receive any testimony from applicants and interested citizens;
2. Discuss and provide recommendations on Mills Act applications for 2019; and
3. Based on the above discussion:
 - a. Recommend all or selected applications to City Council for 2019 Mills Act contracts;
 - b. Forward the recommendations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

Prepared by:



Betty Marvin
Historic Preservation Planner

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