

**Oakland City Planning Commission**  
**Informational Report**

**STAFF REPORT**  
**July 21, 2021**

**INFORMATIONAL REPORT:** Status Report on 2021 Mills Act contract recommendations:

1420 Magnolia Street, 1120 Chester Street, 1020-22 Bella Vista Avenue,  
671 Longridge Road, 901 Trestle Glen Road

**BACKGROUND**

Attached as background are the July 12, 2021, Landmarks Preservation Advisory Board staff reports on this year's 5 Mills Act contract applications and associated Heritage Property nominations. The Board reviewed the applications and voted unanimously to designate all 4 previously undesignated Heritage Properties and to recommend all 5 Mills Act Property Tax Abatement Program applications to City Council for approval for contracts. The designations and recommendations are forwarded to the Planning Commission as an information item.

**NEXT STEPS**

This report to the Planning Commission will be followed by City Attorney, Budget, and City Council review, leading to a resolution authorizing the City Administrator to execute Mills Act contracts with the property owners. Contracts must be recorded with the County by the end of calendar year 2021.

  
\_\_\_\_\_  
BETTY MARVIN  
Historic Preservation Planner

Approved by:



\_\_\_\_\_  
CATHERINE PAYNE  
Acting Development Planning Manager

Approved for forwarding to the  
City Planning Commission:

  
\_\_\_\_\_  
Edward Manasse (Jul 9, 2021 15:23 PDT)  
ED MANASSE  
Deputy Director, Bureau of Planning

Attachments:

1. Landmarks Preservation Advisory Board report, Mills Act Contract Applications, July 12, 2021
2. Landmarks Preservation Advisory Board report, Heritage Property Nominations, July 12, 2021

|  |   |  |
|--|---|--|
|  | <b>Proposal:</b>  | Heritage Property Nominations by owner applicants, associated with Mills Act contract applications.  |
|  | <b>Case File Number /Location/ City Council District/ Zoning:</b> | 1) LM21-001: <b>1120 Chester St.</b> (APN 4-85-24); City Council District 3, Zoning RM-2<br>2) LM21-002: <b>1020-22 Bella Vista Av.</b> (APN 23-389-11); City Council District 2, Zoning RM-1<br>3) LM21-003: <b>671 Longridge Rd.</b> (APN 11-885-21); City Council District 2, Zoning RD-1<br>4) LM21-004: <b>901 Trestle Glen Rd.</b> (APN 23-436-26-3); City Council District 2, Zoning RD-1 |
|  | <b>Applicant/Owner:</b>   | Multiple, see individual applications attached   |
|  | <b>Environmental Determination:</b>                               | Categorically Exempt per CEQA Guidelines Sections: 15301 (Existing Facilities); 15305 (Minor Alterations in Land Use Limitations); 15306 (Information Collection); 15308 (Actions by Regulatory Agencies for Protection of the Environment); 15331 (Historical Resource Restoration/Rehabilitation); Section 15183 (Projects consistent with the General Plan or Zoning).                        |
|  | <b>Action to be Taken:</b>  | Determination that properties are eligible for Heritage Property status; and designation of eligible properties as City of Oakland Heritage Properties   |
|  | <b>For Further Information:</b>                                   | Contact case planner <b>Betty Marvin</b> at <b>(510) 238-6879</b> or by email at <a href="mailto:bmarvin@oaklandca.gov">bmarvin@oaklandca.gov</a>  |

## INTRODUCTION

Four properties are before the Landmarks Preservation Advisory Board (LPAB, Board) for review and consideration of Heritage Property eligibility and for Heritage Property designation, as set out in the Historic Preservation Element (HPE) of the Oakland General Plan. These applications have all been submitted in conjunction with applications for Mills Act tax incentive contracts. All four are PDHPs (Potential Designated Historic Properties) by virtue of preliminary or intensive survey ratings of at least “secondary importance,” and therefore appear eligible to apply for Heritage designation. The complete applications and evaluations attached to this report provide detailed documentation of their significance and eligibility.

## BACKGROUND: HERITAGE PROPERTIES

Oakland’s Mills Act program, established in 2006, requires that participating properties be “Designated Historic Properties” designated by the Landmarks Board. Heritage Property is a less exclusive and more expeditious designation than City Landmark, defined in the HPE as appropriate for “Properties which definitively warrant preservation but which are not Landmarks or Preservation Districts.” Heritage Properties may be designated by the Landmarks Board or the Planning Commission, in contrast to City Landmarks and S-7 and S-20 districts which require an ordinance by City Council.

*Eligibility:* According to the Element, a PDHP is eligible for Heritage Property nomination on the basis of its Oakland Cultural Heritage Survey (OCHS) rating if it:

1. has an existing or contingency rating of A (Highest Importance), B (Major Importance), or C (Secondary Importance) “according to the methodology of the intensive survey”; or
2. has an existing or contingency rating of A or B from the preliminary (field) survey; or
3. contributes or potentially contributes to any area potentially eligible for Preservation District designation (Area of Primary or Secondary Importance – API or ASI).

Properties with individual A or B survey ratings and contributors to survey-identified Areas of Primary Importance are automatically on Oakland’s most significant *Local Register* as defined in Preservation Element Policy 3.8. To qualify for Mills Act contracts, however, if they are not already formally designated by the Landmarks Board as Landmarks, Heritage Properties, or S-7 or S-20 district contributors, Oakland’s procedure requires formal Landmarks Board designation. Four Mills applicants this year are for PDHPs seeking Heritage Property designation from the Board concurrently with their Mills Act applications. A fifth Mills applicant property, 1420 Magnolia Street, is already a Designated Historic Property as a contributor to the Oak Center S-20 Historic District.

*Effect of designation:* Like City Landmarks and S-7 and S-20 districts, Heritage Properties are Designated Historic Properties (HPE Policy 1.3), and therefore part of the Local Register – the top 2 to 3% citywide. As such they are Historical Resources for purposes of the California Environmental Quality Act, State Historical Building Code, Demolition Findings, and Mills Act. At a minimum, under the Element, demolition, removal, or “specified major alterations” of Heritage Properties may normally be postponed for up to 120 days. Design Review will require work that maintains the property’s historic character, and the Mills Act contract obligations include adherence to the Secretary of the Interior’s Standards for Rehabilitation.

*Designation process:* Under the Preservation Element, Heritage Properties may be designated by the Landmarks Board or the City Planning Commission after owner notification and acceptance, or by the Planning Director on an emergency or temporary basis. Landmarks Board actions on Heritage Property designations are appealable by anyone to the City Planning Commission. Heritage Properties may be de-designated by the Board at the property owner’s request or at the Board’s initiative, but de-designation must be based on documentation that the property does not meet the Heritage Property eligibility criteria, unless the designation was for a limited period of time.

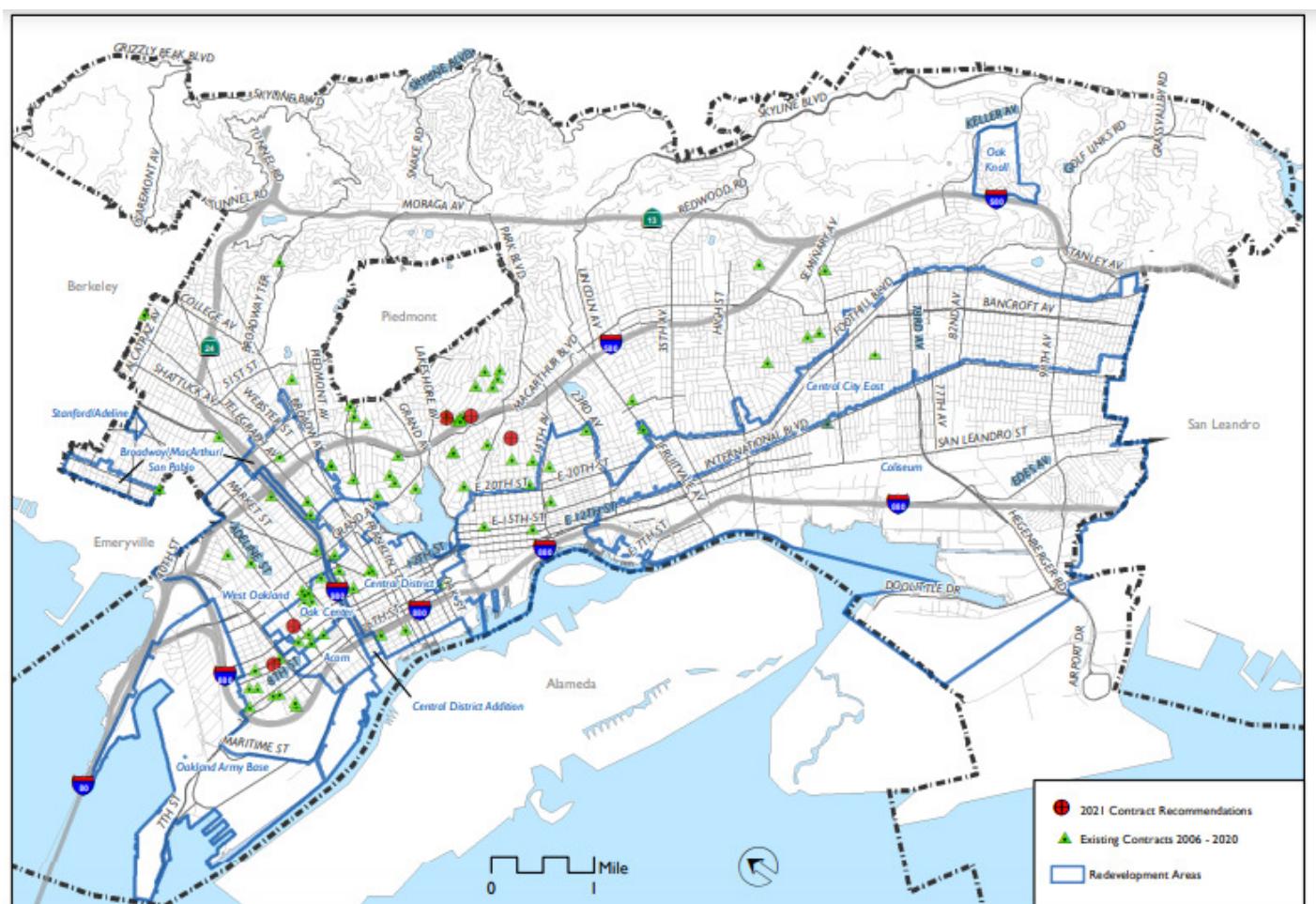
Since the present nominations are all owner-initiated in conjunction with owner-initiated Mills Act contract applications, the Board may designate any or all of the properties as Heritage Properties at this meeting without further hearing or owner notification, provided they meet the eligibility criteria.

## **ELIGIBILITY OF NOMINATED PROPERTIES**

The properties proposed for designation at this meeting are described individually on the following pages. The Landmarks Board has a point system for evaluating Landmark and Heritage Property eligibility, based on but somewhat different from that of the Cultural Heritage Survey. Evaluation criteria and evaluation and tally sheets for Heritage Property eligibility, prepared by staff for Board review and adoption, are attached as Attachment 5 at the end of this report following the individual applications. Because the Mills Act program exists precisely to promote restoration and reversal of alterations, LPAB evaluations do not generally disqualify properties for reversible losses of integrity. Nominated properties all appear eligible and all four are recommended by staff for Heritage Property designation.

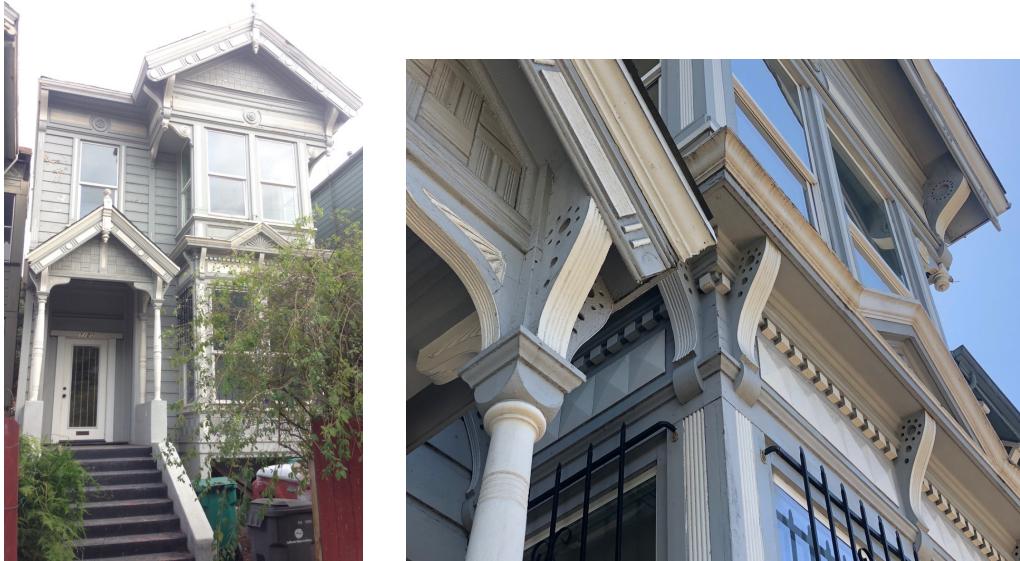
The five 2021 Mills properties are all houses or duplexes. Two are in former redevelopment areas in West Oakland (including the one in the Oak Center S-20), two are in the Lakeshore-Trestle Glen neighborhood, and one is in the Bella Vista district east of Park Boulevard. All are PDHPs in Areas of Primary or Secondary Importance (APIs, ASIs) identified as potential historic districts by the Survey, illustrating the importance of neighborhood character in Oakland.

Some of the applications build upon research begun in the Cultural Heritage Survey's Neighborhoods and West Oakland surveys, while some applicants began documenting their buildings from the ground up, learning techniques of historical research and architectural description in the process. Applications are all well researched and presented, distinctive in style, and make valuable contributions to our (and the applicants') knowledge of Oakland history, buildings, neighborhoods, and research sources and techniques. Work was all done remotely this year, and applicants showed great resourcefulness and persistence in piecing together information. One-page summaries for each Heritage nomination follow, largely based on the applicants' own words and tone, and the full applications accompany this report as Attachments 1 to 4.



## Mills Act Contracts and Contract Recommendations and Heritage Property Nominations, 2021

LM21-001: **1120 Chester St.** (APN 4-85-24), Carter (George & Mollie) house (Attachment 1)  
 Applicants: Reuben Tomar and Dylan Denicke, owners Stick-Eastlake house, 1887-88



OCHS Rating: C1+ (intensive, 1989), individually secondary importance, API contributor  
 Landmark/Heritage Property Eligibility Rating: B (34 points, 29 points as altered)

1120 Chester Street is a Stick style, stoutly constructed two-story Victorian, in the National Register-eligible Oakland Point District. It is two stories, redwood exterior, with a hip and gable roof and a two-story rectangular bay wrapped in tall windows. The studs—balloon framed, and nearly 25' long—as well as the joists, rafters, and tongue and groove flooring, are hard fir, spaced and sized for durability even for a period like the 1880s, abundant of first-rate building materials. The house is one of four semi-quadruplets, 1114 to 1126 Chester. The others are slightly newer and more Queen Anne in ornament and details, with angled rather than square bays. The row is a distinguished streetscape feature, pictured as a character-defining district view in the Oakland Cultural Heritage Survey of Oakland Point and mentioned in the 1978 guidebook *Victoria's Legacy* which specifically notes “a good row of 1890s houses toward the north end, east side” of Chester.

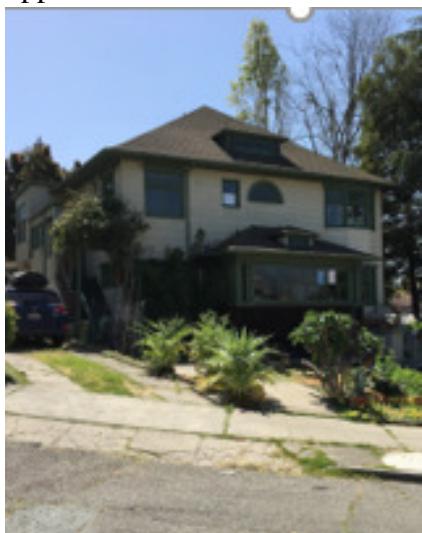
The Carters, an Irish family, had the house built in 1887-88 (first tax assessment for improvements). George Carter was an engineer at the Burnham and Standeford Oakland Planing Mills at 1st and Washington and active in the Woodmen of the World lodge. He may have acted as his own contractor; at any rate, the construction reflects access and attentiveness to quality and quantity of materials. After building 1120 Chester the Carters built 1114 and 1118, the two houses to the south, in 1891. Like other small developers in the area, they built the houses in a similar style, giving coherency and unity to the block. The choice and quality of millwork with elaborate floral and geometric motifs, in the Stick-Eastlake style on 1120 and in the Queen Anne style on 1114 and 1118, represent a rare late 19th century woodwork vocabulary. After the Carters a family named Hernandez had the house in the 1930s, and in the 1960s it was owned by the Mustafa family. The rich ethnic history of Oakland Point is illustrated in the changes of title at 1120 Chester.

In the dark days of the Cypress freeway, the house was parted out like a used car, and the mantel, railings, pocket doors, front door, and most of the interior doors, were stripped and sold off. Gutters and foundation deteriorated. The double hung windows, eleven at the front of the house, were replaced with aluminum, and the front entry was walled off and replaced with a flimsy front door. The Mills work program will remedy these alterations.

LM21-002: **1020-22 Bella Vista Av.** (APN 23-389-11) (Attachment 2)

Myers (J. S.) – Taylor (Fred & Elizabeth) house, Colonial-Craftsman, 1900-01, Leo Nichols arch.

Applicants: Nora Brereton and Patrice Chiquet, owners/residents



OCHS Rating: Dc2+ (San Antonio survey, 1996): secondary imp., altered, district contributor

Heritage Property Eligibility Rating: B/C (33 points without deduction for alterations/20 as altered)

A building contract dated September 18, 1900, identifies the original owner as J.S. Myers, architect as Leo Nichols, and builder as C.M. MacGregor. The house sits on a prominent curve of Bella Vista Avenue in a district of 89 mostly large, individually distinctive homes built c.1890-1910 at the top of the ridge between Park Boulevard and 14th Avenue adjacent to Borax Smith's Arbor Villa estate. The subdividers marketed "lots on Eleventh and Bella Vista Avenues to those who will agree to build Beautiful Residences" (*Oakland Enquirer*, May 31, 1890). J.S. Myers was a prominent real estate operator and developer from about 1898-1915, primarily in North and West Oakland (his own luxurious 1902-03 Craftsman house is at 1494 Alice Street). Reportedly he "developed large tracts of land... and many of these are now among the most beautiful residence sections."

By 1905 the owners and long-time residents were Fred and Elizabeth Taylor. Fred was president of the Bowman Drug Co.. As East Oakland evolved, by 1936 the house had become two flats, and then three apartments by 1946, with side and rear additions. Asbestos siding was applied in 1952.

Oakland architect Leo Nichols worked as a draftsman with A.W. Pattiani and then on his own from the 1890s to the 1910s. He worked in a distinctive shingle and Craftsman-Colonial style, especially in the Linda Vista-Oakland Avenue area which was a showplace of modern shingle architecture at the end of the nineteenth century. Linda Vista somewhat resembles Bella Vista's building stock and contoured terrain. Builder Charles Manning MacGregor, a native of Nova Scotia, was known as "One-Nail MacGregor" either for thriftiness or for never sparing an extra nail. He often worked with Leo Nichols and other well-known architects. His homes are known for being well-built and are prized today; in Albany he is famed for his Mediterranean bungalows and civic activity.

Nichols's design for 1020 Bella Vista is complex and asymmetrical with a striking two-story angled bay wrapping the corner. A photo obtained by the real estate agent shows that the woodwork on the bay was painted white to distinguish it from the brown shingles on the rest of the home. Distinctive features include the flared hip roof, 25 ornamental transoms, a fanlight window with a little shelf at center front, and the front porch with six columns. It is an outstanding restoration opportunity.

LM21-003: **671 Longridge Rd.** (APN 11-885-21), Dowell-Chambliss house, 1919-20 (Att. 3)  
Beaux Arts eclectic house              Applicants: Susie Cohn and Bradley Cohn, owners/residents



OCHS Rating: C2+ (prelim. 1985-86): secondary import., contrib. to Lakeshore-Trestle Glen ASI  
Heritage Property Eligibility Rating: B (33 points, 25 as altered)

Original permit #54252, 12/10/1919, arch. Albert Farr, builder Alfred Peterson, owner W. Dowell

As one of the earliest properties built in the Lakeshore Highlands tract, designed by renowned architect Albert Farr, 671 Longridge Road occupies a unique place in the history of the residential development around it. On its down-sloping double-wide lot, its elegance helped set a design standard for the neighborhood. Its residents exemplify the evolution of the diverse community, and physical changes to the building reflect the tensions between modern tastes and historic character.

In the 1880s, the future Lakeshore area was popularly known as Sather Park and in 1893 transit magnate Francis Marion “Borax” Smith extended a trolley line from downtown Oakland over a new trestle to the area, and soon formed a partnership with Frank C. Havens called the Realty Syndicate to acquire land along trolley lines for real estate development. In 1913, Havens, Smith, and Walter H. Leimert acquired the 212 acres of Sather property to develop “the perfect neighborhood” with “natural woodland retreats” and “high-class residential sites,” and commissioned the nationally prominent Olmsted Brothers to design the tract. Lakeshore Highlands was marketed as the ideal trolley suburb, with easy access to San Francisco. Foretelling the importance of the automobile, however, 671 Longridge Road sits slightly off-center to accommodate a garage and driveway.

Architect Albert Farr (1871-1947) is best known for Jack London's 1910 Wolf House in Sonoma County. For well-heeled clients in San Francisco, Oakland, Belvedere, and Piedmont, Farr designed large, eclectic period-influenced residences known for spacious rooms and "a sense of delight."

The original clients for 671 Longridge (2 stories, 11 rooms, \$15,000) were dentist and music patrons Walter and Audrey Dowell, followed by Chevrolet dealer Frank and Alma Dailey who were supporters of The Baby Hospital, and other professionals active in civic life. Between 1963 and 1988, the house belonged to Charlotte and Robert Chambliss. Charlotte Chambliss graduated from California College of Arts & Crafts, received her doctorate in education at UC Berkeley, and taught art at Prescott School and McClymonds High. Living here not long after restrictive covenants were invalidated, they were likely one of the first African American families in the neighborhood.

In 2013 a speculator replaced the windows and doors “in overt defiance of Lakeshore Homes Association rules.” Restoring the wood sash based on the original is part of the Mills work program.

LM21-004: **901 Trestle Glen Rd.** (APN 23-436-26-3) Tucker - Garden House, 1941 (see Att. 4)  
 Normandy Revival-Moderne house      Applicants: Stephen and Laura Geist, owners/residents



OCHS Rating: C2+ (preliminary survey, 1986): secondary importance, contributor to Lakeshore-Trestle Glen ASI      Landmark/Heritage Property Eligibility Rating: B (34 points)

The first owners of this picturesque house, Arthur J. and Ada Tucker, were English immigrants active in East Bay public health, garden, and civic groups. Arthur was a District Manager for Metropolitan Life Insurance and Ada was active with the Montclair Women's Garden Club. Until 1941 the creekside site of 901 Trestle Glen was the rear yard of the Tuckers' Schirmer-designed 1926 house at 919 Trestle Glen, and they adorned the 901 lot with gardens, walkways, fishponds, a "Walt Disney" shed, and a faux stone lower patio that remains in use. 901 is still commonly known in the neighborhood as the "Garden House" and now has high visibility next to Warren Hook Park. The park was developed after 919 Trestle Glen Road and dozens of other houses in the Lakeshore Homes Association tracts were demolished in the early 1960s for the 580 freeway.

901 Trestle Glen was built under permit A92965, 9/18/1941, builder C. Hansen and architect W.E. Schirmer. The house's most instantly recognizable features are the second story hooded multi-lite casement windows that project through the eave line as semi-dormers, and the first-story bay window with a bell-shaped roof that tapers upward to meet the base of the second story window. The center front door is deeply inset between curved walls, below an original copper light fixture.

Oakland architect William Edward Schirmer has many lavish European revival designs in Lakeshore-Trestle Glen, notable for authentically executed traditional exteriors as well as eloquent and distinctive treatment of interior spaces, favoring barrel vaulted ceilings, curved window frames, arched doorways, oval stairwells, wrought-iron fixtures, and highest quality materials and craftsmanship, all found at 901 Trestle Glen. This elegant house dates from a period when Schirmer was also working on Moderne civic buildings including the Alameda County Courthouse. It represents a unique late, somewhat streamlined version of French-inspired period revival, verging on the Hollywood Regency style associated with Southern California architects like Paul Williams.



**RECOMMENDATIONS**

1. Receive any testimony from applicants and the public;
2. Review application forms; review staff's Heritage Property eligibility rating sheets and summaries and revise as appropriate;
3. Determine that the properties are eligible for City of Oakland Heritage Property designation;
4. Designate as City of Oakland Heritage Properties:

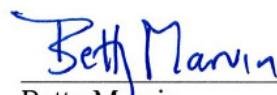
LM21-001: **1120 Chester St.** (APN 4-85-24); City Council District 3

LM21-002: **1020-22 Bella Vista Av.** (APN 23-389-11); City Council District 2

LM21-003: **671 Longridge Rd.** (APN 11-885-21); City Council District 2

LM21-004: **901 Trestle Glen Rd.** (APN 23-436-26-3); City Council District 2

Prepared by:



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Betty Marvin  
Historic Preservation Planner

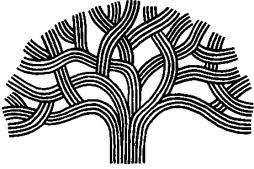
Approved by:



Catherine Payne  
Acting Development Planning Manager

Attachments:

- 1: Heritage Property application, LM21-001, **1120 Chester St.**
  - 2: Heritage Property application, LM21-002, **1020-22 Bella Vista Av.**
  - 3: Heritage Property application, LM21-003, **671 Longridge Rd.**
  - 4: Heritage Property application, LM21-004, **901 Trestle Glen Rd.**
- 5: Heritage Property evaluation forms and Landmarks Board evaluation criteria



# Oakland Landmarks Preservation Advisory Board

## OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to designate a Landmark or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

### 1. IDENTIFICATION

Historic Name: George & Mollie Carter House

and/or Common Name: \_\_\_\_\_

### 2. ADDRESS/LOCATION

Street and number: 1120 Chester St. Zip Code: 94607      Assessor's Parcel Number: 4-85-24

### 3. OWNER OF PROPERTY

Name: Reuben Tomar and Dylan Denicke      email: rubentomar@gmail.com

Street/Number: 1120 Chester St. Telephone 510-314-6768

City: Oakland State: CA Zip Code: 94607

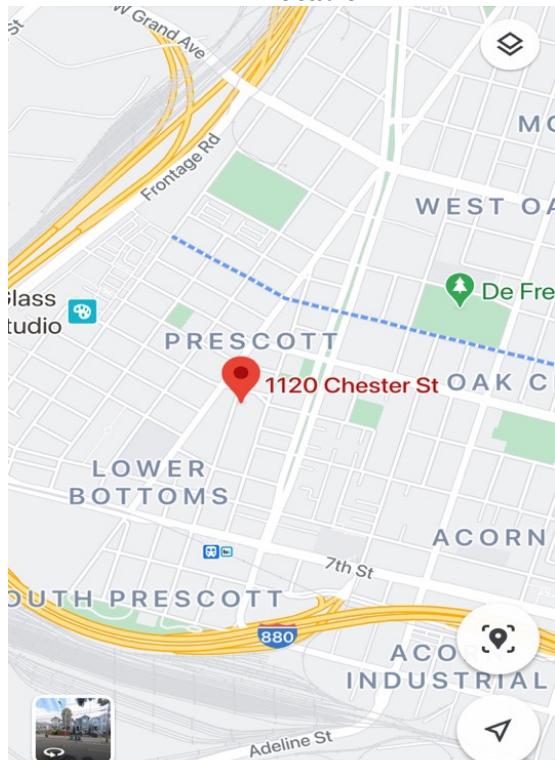
### 4. APPLICATION FOR

City Landmark     Heritage Property     S-7 District     S-20 District

### 5. SURVEY RATING C1+ NAME OF SURVEY DATE 10/8/89 DEPOSITORY

Oakland Cultural Heritage Survey

Oakland City Planning Dept.

| Photo   | Location   |
|---|--|
|  |  |

## 7. DESCRIPTION

### A. Resource Type and Use: Present (P) and Historic (H)

Building(s)       District       Structure       Site       Object  
 Residential       Commercial       Industrial       Institutional  
 Other (specify): \_\_\_\_\_

### B. Condition:

Excellent       Fair       Poor

### C. Alterations:

Unaltered       Altered

### D. Site

Original Site       Moved (Date \_\_\_\_\_)

### E. Style/Type:

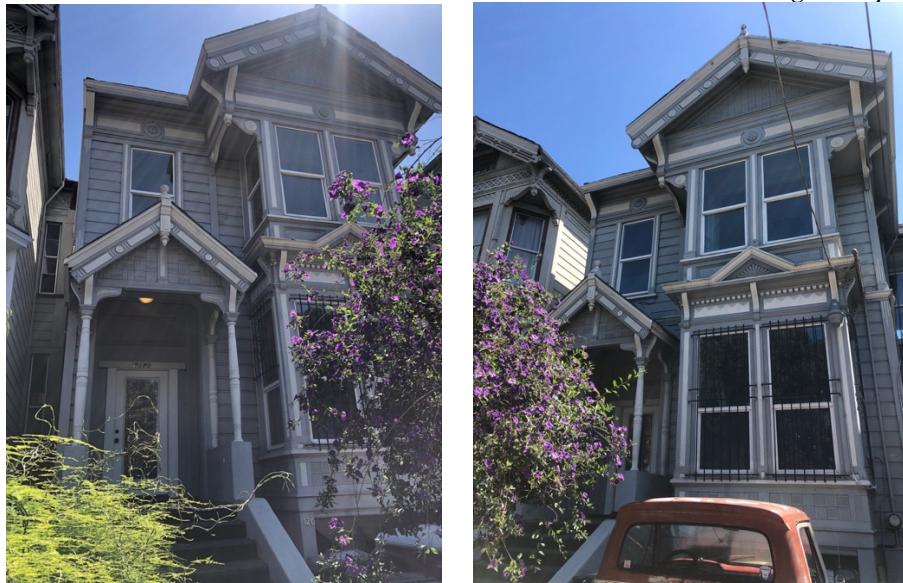
### F. Describe the present and original (if known) physical appearance:

1120 Chester Street is a Stick style, stoutly constructed Victorian, built by George Carter between the years 1887 and 1888, in the Oakland Point District, popularly called Prescott or Lower Bottoms. It is two stories, with a hip and gable roof, arranged in an asymmetrical plan on an interior lot. The right side of the house has a large rectangular bay, wrapped in tall windows and crowned with a gable—a signature of the Stick-Eastlake form. The porch sits in the L between the bay and the hip-roofed body of the house and is covered with a steep gable roof supported by four lathe turned supports, tapered on both ends. Bay corners and gable peaks have pendants and finials, and the bay has horizontal bands of millwork ornament. The Stick-Eastlake geometric motifs of the brackets, medallions, and trim have a mechanical feel, as though they were gears or cogs, cast of metal rather than hewn of redwood. Until I stood on a fully extended extension ladder and touched the medallion (pictured below), I wasn't entirely sure what it was made out of. The exterior of the house is wrapped entirely in redwood, including the siding, trim, and gutters, and the inside has redwood trim and wainscoting. The studs—balloon framed, and nearly 25' long—as well as the joists, studs, rafters, and tongue and groove flooring, are hard fir, and have been spaced and sized for durability. The construction was done especially well, even for a period like the 1880s, which was abundant of first-rate building materials.

The house is one of four sharing a facade template—collectively known as the semi-quadruplets—which are tightly set in a group, close to the sidewalk, further emphasizing a balanced loftiness in the structures. The two houses to the south, 1114 and 1118, and the one to the north, are more Queen Anne in ornament and details, with angled rather than square bays.



Brackets and Medallion under the eaves



Front of 1120 Chester Street



Geometric perforated brackets, small under 1<sup>st</sup> story eves, large under the roof line; checkerboard and wing motifs in porch gable (at left)



The semi quadruplets

View from the thoroughfare of 12<sup>th</sup> Street

The quality of materials, and the well-engineered structure, account for the survival of the edifice, which has been much abused and neglected. In the dark days of the Cypress freeway, when the neighborhood had been decimated, the house was parted out like a used car, and the mantel, the railings, the pocket doors, the front door, and most of the interior doors, were stripped and sold off. The neglected redwood gutters, though impressive for the job they were expected to do for 130 years, failed in places, dumping water, presumably for decades, into parts of the frame, rotting the fir in various corners. The brick foundation, likewise, has admirably kept the house upright, but water intrusion, as well as seismic activity, has grievously compromised it.



Peeling paint on south side of house



Fissure on brick foundation

Thankfully, most of the Victorian facade of 1120 Chester Street remains intact. The stairs were replaced, in 1947, with concrete, in a typical midcentury alteration. They are wide and well-poured, showing no sign of decay. The double hung windows, eleven at the front of the house, have been replaced with aluminum. The most offensive change, however, was inflicted on the front entry way. The Victorian door and transom were hacked away and walled off and replaced with a flimsy front door. In the process of cutting a mail slot, I noticed the interior of the new door consists of styrofoam, demonstrative of the precipitous material downgrade of the house's moveable parts. Thankfully, the lamentable facade alterations are relatively easily reversible. Once the house has been seismically protected, and siding and trim has been repaired, prepped, primed, and painted, it will be a pleasure to rebuild the Victorian doors and windows, and restore the facade to what it may have looked like.

## 8. SIGNIFICANCE

A. Construction date(s): 1887

B. Architect/Builder/Designer: unknown

C. Statement of Significance (*include summary statement of significance as first paragraph*):

The semi-quadruplets at 1114 to 1126 are a distinguished feature of Chester Street, and although the street is sleepy, they are easily noticed from the thoroughfare of 12th Street and stand out as a distinct and impressive aesthetic component at the heart of Oakland Point. The houses are pictured as a significant district view in the Oakland Cultural Heritage Survey, volume 28A, on page 10. They are mentioned in the pioneering 1978 guidebook "Victoria's Legacy"; where a section on Prescott specifically mentions Chester Street, "A mixed block with a good row of 1890's houses toward the north end, east side."<sup>1</sup> The north end of Chester Street, on the east side, where Chester Street ends at 12th, is a noticeable and special spot. Besides the eye-catching and largely intact architecture, there is a cohesive sense of community among residents. Uniquely, in the semi-quadruplets, many have lived in the houses for generations. The families at 1114 and 1124 have been there since the 1940s. The neighbor at 1118, an Oakland Point native, has owned the house for 40 years and was an advocate for services and security on the block when the city had all but abandoned the neighborhood.

Oakland Cultural Heritage Survey photo, August 18, 1987



Photo No: 476-3

Date: 08/19/87

Location: OAKLAND POINT API  
1126 TO 1114 CHESTER, 1887-92

The house has a multi-ethnic and varied history, typical of the trajectory of Oakland Point. The Carters, an Irish family, had the house built in 1887. George Carter was an engineer at the Burnham and Standeford Oakland Planing Mills, so he may have acted as his own contractor. Certainly, the choice of dimensions (2 X 6 attic joists, 2 X 12 Floor joists), joist spaces (12" on center on all floors), and length of board (nearly 25' in places), reflects an access and attentiveness to quality and quantity of materials. As mentioned in the description, this is a stoutly engineered edifice, even by Victorian standards.

The Carters were "pioneers of the city", who bought land and built houses. After building the house at 1120 Chester Street, which was their first, they built 1114 and 1118, the two houses to the south. In keeping with a tradition in the area, they built the houses in a similar style, conveying sense of coherency and unity in the group. Like other groups of houses built by small developers in Oakland Point, coherency within the group emphasizes a uniqueness within the neighborhood, and 1114-1124 certainly have a distinctive presence. The choice and quality of brackets, with their elaborate floral and geometric motifs, in the Stick-Eastlake style on 1120, and in the Queen Anne style on 1114 and 1118, represent a rare 1880's woodwork vocabulary. Perhaps precisely because Carter was an engineer at Burnham and Standeford, he had the access and inclination to acquire these remarkable materials. By 1883, the Oakland Planing Mills, at the corner of First and Washington Streets, only one mile from the site where the Carters would build their homes, was "the largest in the county, and would compare favorably with any other of the same kind in the State...they manufactured, to an enormous extent, moldings, brackets, frames, sashes, blinds, stairs, doors, in fact, all descriptions of wood-work finish." (History of Alameda County, M.W. Wood, 1883)

George Carter was a forty-year resident of Oakland and a "loyal booster who had invested a fortune" in the city and held "the highest gift" in "the Ancient Order of the Woodmen of the World" lodge. Having returned from five months in Alaska, in December of 1903, "Neighbor George Carter" "attended (Forest) Camp meeting" shortly after arriving back in town<sup>2</sup>. The matriarch of the family, Mollie Carter, was born in Ireland in 1872, and arrived in Oakland at the age of 13. She lived in the house at 1120, at least until 1920, when the Tribune reports that she chased off an intruder, but who escaped with "a diamond ring, several dollars in change, and a silver vanity box."<sup>3</sup> Her husband had been deceased six years at the time, and perhaps she moved to another Carter property shortly after. The house seems to have been rented for a time. A car thief by the name of Bergeson is listed as having lived in the house in 1926,<sup>4</sup> and a classified ad from 1932 advertises "two large furnished rooms, colored, \$2.50". A family named Hernandez purchased the house in the 1930s, and in the 1960s, it was owned by the Mustafa family. The surnames tell the tale of the ethnic iterations: Carter, Hernandez, Mustafa. The rich ethnic history of Oakland Point, and its transformations, are well illustrated in the changes of title at 1120 Chester Street.

**Oakland Tribune, September 5, 1914**

California Collection

<https://newscomca.newspapers.com/image/80663208>Oakland Tribune (Oakland, California) · Sat, Sep 5, 1914 · Page 7  
Downloaded on Mar 24, 2021

**PIONEER OF OAKLAND  
SUMMONED BY DEATH**

George Carter, a pioneer of this city, died yesterday afternoon at his home, 1120 Chester street. His death was caused by a stroke of apoplexy which occurred several days ago.

Ten years ago, the decedent retired from active life but had been interested in the growth of Oakland, where he invested a fortune. He was one of the loyal boosters of Oakland, where he resided for forty years. He was a member of the Ancient Order of Woodmen of the World, where he held the highest position in the gift of the local lodge.

Besides a widow he is survived by five children—George Carter, Thomas Carter, Dr. John Carter, Dr. William Carter and Miss Agnes Carter, all of this city.

The funeral will be held at the residence and the solemn requiem mass will be said in St. Patrick's church, Monday morning. The burial will be held in St. Mary's Cemetery.

**April 7, 1940**

California Collection

<https://newscomca.newspapers.com/image/136082341>Oakland Tribune (Oakland, California) · Sun, Apr 7, 1940 · Page 11  
Downloaded on Apr 6, 2021

**Mrs. Mollie Carter,  
Oakland Pioneer, Dies**

Mrs. Mollie Carter, 68, member of a pioneer Oakland family, died at a local hospital yesterday following a brief illness.

Born in Ireland, Mrs. Carter came to Oakland at the age of 13.

The widow of George Carter, she is survived by a daughter, Agnes Marcella Carter, who resides at the family home at 521 Zorah Street, and two sons, Thomas Oliver Carter, of Oakland, and Dr. John Carter, of Sacramento.

Requiem high mass will be said Tuesday morning at Corpus Christi Church, with entombment following at Holy Sepulchre Cemetery.

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  - <sup>2</sup> "Woodmen of the World." *Oakland Tribune* 17 Dec. 1903, page 5.
  - <sup>3</sup> "Burglar Bolts When Lights Turned On." *Oakland Tribune* 20 Dec. 1920, page 1.
  - <sup>4</sup> "Two Jailed as Auto is Reported Stolen." *Oakland Tribune* 22 Feb., 1926, page 1.
- Oakland Cultural Heritage Survey, Oakland Point District DPR 523 forms, 1990  
Caltrans I-880 Replacement Project, Finding of Effect, Oakland Point Historic District, April 1991.

**10. FORM PREPARED BY**

Name: Reuben Tomar

Organization>Title (if any): \_\_\_\_\_ Date: 4/20/21

Address: 1120 Chester St. Telephone: 510-314-6768

City/Town: Oakland State: CA Zip: 94607 Email [rubentomar@gmail.com](mailto:rubentomar@gmail.com)

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**DEPARTMENTAL USE ONLY**

*rev. 1/10/2020*

A. Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

B. Action by Landmarks Preservation Advisory Board

(1)  Recommended  Not recommended for Landmark/ S-7/S-20 designation

Date: \_\_\_\_\_ Resolution number: \_\_\_\_\_

(2)  Designated as Heritage Property Date: \_\_\_\_\_

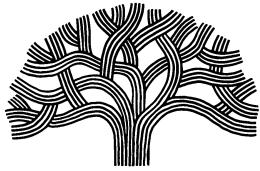
C. Action by City Planning Commission Date: \_\_\_\_\_

Recommended  Not recommended for Landmark/ S-7/S-20 designation

D. Action by City Council Date: \_\_\_\_\_

Designated: Ordinance No: \_\_\_\_\_  Not Designated

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## Oakland Landmarks Preservation Advisory Board

### OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to designate a Landmark or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

#### 1. IDENTIFICATION

Historic Name: The Myers-Taylor House (J.S. Myers and Fred & Elizabeth Taylor)  
and/or Common Name: 1020-22 Bella Vista Ave.

#### 2. ADDRESS/LOCATION

Street and number: 1020-22 Bella Vista Ave., Oakland, CA Zip Code: 94610

Assessor's Parcel Number: 023-0389-011-00

#### 3. OWNER OF PROPERTY

Name: Nora Brereton and Patrice Chiquet email: nbrereton@gmail.com

Street/Number: 1022 Bella Vista Ave. Telephone: 415-424-5770

City: Oakland State: CA Zip Code: 94610

#### 4. APPLICATION FOR

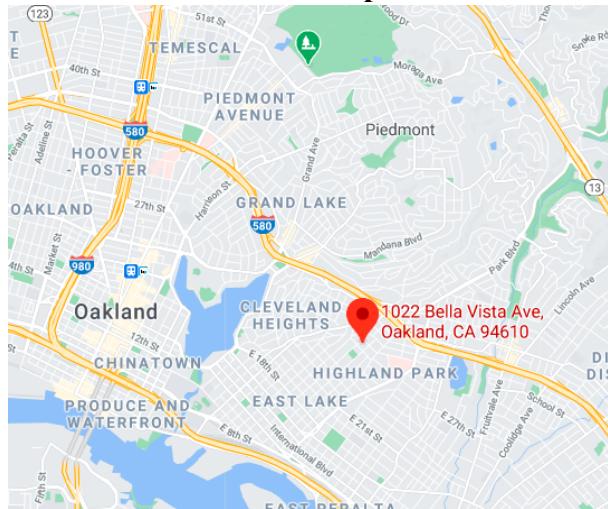
City Landmark  Heritage Property  S-7 District  S-20 District

5. SURVEY RATING NAME OF SURVEY DATE DEPOSITORY  
Dc2+ Oakland Cultural Heritage Survey 3/7/96 Oakland City Planning Dept.

Photo



Location Map



## 7. DESCRIPTION

### A. Resource Type and Use: Present (P) and Historic (H)

|   |                                     |                                     |  |                                 |
|---|-------------------------------------|-------------------------------------|--|---------------------------------|
| <input type="checkbox"/> Building(s)            | <input type="checkbox"/> District   | <input type="checkbox"/> Structure  | <input type="checkbox"/> Site          | <input type="checkbox"/> Object |
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Institutional |                                 |
| Other (specify): _____                          |                                     |                                     |  |                                 |

### B. Condition:

|  |                               |
|--|-------------------------------|
| <input type="checkbox"/> Excellent       | <input type="checkbox"/> Fair |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Poor |

### C. Alterations:

|   |
|---|
| <input type="checkbox"/> Unaltered          |
| <input checked="" type="checkbox"/> Altered |

### D. Site

|   |
|---|
| <input checked="" type="checkbox"/> Original Site |
| <input type="checkbox"/> Moved (Date _____)       |

### E. Style/Type: Colonial Revival-Craftsman

### F. Describe the present and original (if known) physical appearance:

1020-22 Bella Vista Ave. is a large Colonial Revival-Craftsman house in the Bella Vista district. It is two stories, attic and basement, rectangular plan with porches and bays, on an interior lot; at a curve in the street, front and sides of the house are prominently visible. It has a hip roof and hip-roofed dormer; glazed front porch with hip roof, dormer and clustered corner columns; and a two-story angled bay wrapping around the right front corner. Roof is composition shingle. Structure is wood frame. The building has molded window hoods, ornamental transoms or upper sash over tall casement or fixed windows, and a fanlight window above the porch.

As you walk up to the house from the west there is a wide staircase on the corner at the right underneath the angled bay windows that leads to the porch and entrance to the downstairs unit. The home was originally a single family home, so the front porch with the hip roof and small dormer window was the main entrance and the porch still has the original cedar shingle siding. Later on the home was converted to two units, but it's unknown where the original staircase connecting the stories was. The current staircase to the top floor is on the left side of the home. There is a trellis attached to the northwest corner of the building that leads to the upstairs apartment. When you round the other side of the house to the right you'll see additional bay windows in the downstairs unit that look out from the dining room. Above these bay windows in the upstairs unit, the original windows have been replaced with vinyl windows.

The back of the home has an exterior porch in the upstairs unit that is held up by two support beams that sit precariously on a brick foundation. The seismic retrofit that is planned for the home will save this back porch and properly tie it into the main house. The back of the home also has two additions that are not original to the home: downstairs a bedroom was added with cedar shingling on the exterior and vinyl windows, and upstairs the kitchen was expanded also with vinyl windows and wood siding with an old satellite dish attached. Other than these additions in the back and the porch in the front, the rest of the home's original wood shingles have been covered with asbestos siding. After seismic retrofit and replacement of the vinyl windows and restoration of exterior woodwork our work plan includes removal of the asbestos siding and restoration of the cedar shingles and siding beneath, if salvageable, or else replacement. An early photo exists for documentation. The property is in good condition, however it has a lot of deferred maintenance along with the most significant alteration of the asbestos siding which we look forward to fixing.



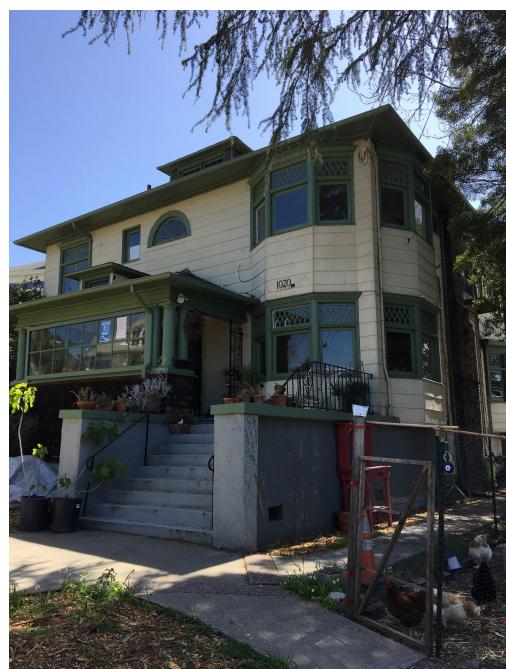
view from across the street (west)



left (NE) side of house and entrance to upper unit



grand entrance to lower unit



corner bay walls that were originally white



southwest corner of house



right (SW) side of house



back of house facing east, exterior porch on upstairs unit



original bay window in bottom story compared to vinyl windows in the top story (right/SW side)

## SIGNIFICANCE

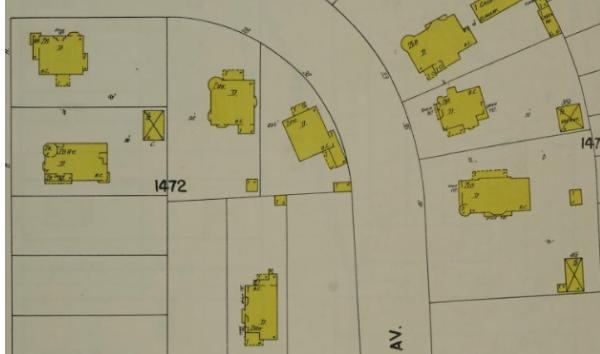
A. **Construction date(s):** 1900-1901

B. **Architect/Builder/Designer:** Architect: Leo Nichols, Builder: C.M. MacGregor

C. **Statement of Significance (*include summary statement of significance as first paragraph*):**

### Summary

The Myers-Taylor House is an excellent example of a Colonial Revival-Craftsman house in the Bella Vista residential district. The house sits on the curve of Bella Vista Avenue surrounded by several other large, stately historic homes. Architect Leo Nichols designed the home and it was built by C.M. MacGregor in 1900-1901 (contract notice, Edwards Transcript of Records, Sept. 19, 1900). Bella Vista's early residents in the 1890s seem to have been prosperous business owners and the district developed rapidly during this time. The Sanborn map shows that by 1903 nineteen homes had already been built so the Myers-Taylor House is one of the earlier homes that established this historic district. The original owner and developer J.S. Myers was responsible for a good deal of Oakland's development from 1898-1915, primarily in North and West Oakland and he built and sold more than two hundred and fifty residences since relocating to the Bay Area from New England (Guinn, 707). The property's second owners Elizabeth and Fred Taylor c. 1905-1925 also had historic significance as Taylor was the president of the Bowman Drug Company.



Sanborn Map 242 detail, home is 28 Bella Vista, to the R of the two homes in the left corner. Note bays on all sides of the house.

### The Myers-Taylor House and Colonial Revival-Craftsman Architecture

The home has many elements of classic colonial revival and craftsman design. The home is uniquely asymmetric with an impressive two-story angled bay window that immediately stands out as you drive up and around the curve of Bella Vista Ave. From the old undated photos below you can see that this two-story bay was painted white to distinguish it from the brown cedar shingles on the rest of the home. Since then the home has been altered and the cedar shingles and wood siding on the bay all covered with asbestos siding. Based on the photo and what is found under the asbestos siding, we hope to restore the home to the original siding including the two-story angled bay. Other distinguishing features include 25 ornamental transoms, a fanlight window at center front, and below the fanlight the front porch roof which is held up by six columns.



undated photos of 1020-22 Bella Vista Ave., source James Schubert, realtor who sold home in 1999 and 2019

### Owners

The original owner/developer of 28 Bella Vista Ave. (the original address when it was a single family home) was J.S. Myers. According to J.M. Guinn, Myers was said to have established one of the oldest realty firms of this city back in 1892. Before that he worked for a street car company first in San Francisco and then in Oakland after moving to the Bay Area from Connecticut. "He has developed large tracts of land...and many of these are now among the most beautiful residence sections." (Guinn, 707-708) Myers was purported to be "an ardent supporter of Oakland who kept the best interests of the city in mind and believed in its great future." His lush 1902-02 Craftsman house at 1494 Alice Street is on the Oakland Landmarks Board Preservation Study List.

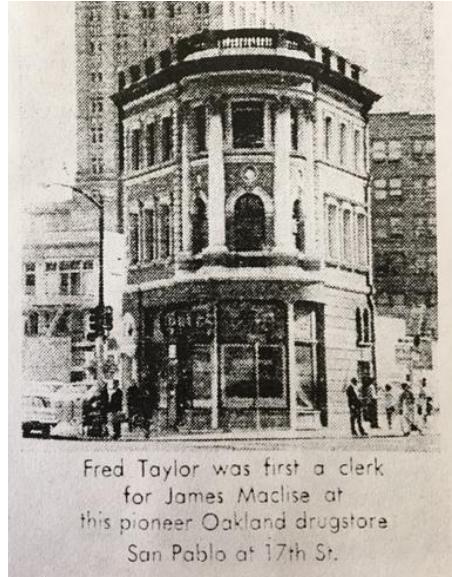
By 1905 the owners and long-time residents were Elizabeth and Fred Taylor who owned the home from 1905-1925 (Lombardi, 1996). Fred Taylor moved to California from Maine in the 1880s and worked as a clerk for James Macrise, another prominent Oakland druggist, before going on to work for Bowman drugstores, which at that time was a household name (The Knave, 1973). Eventually Taylor became the president of the

company and perhaps purchased the “suburban mansion” at 1020-22 Bella Vista Ave. as he rose to the top of the Bowman company.

Subsequent owners made various changes to the home, as we can see by the microfiche records of permits filed over the years. By 1936 the home had become two flats. Then in 1946 permits were filed to convert the home into three apartments, splitting the upstairs unit into two. Lastly, the asbestos siding was applied in 1952.



J.S. Myers and family 1901/02, source James Schubert



Fred Taylor was first a clerk  
for James Maclise at  
this pioneer Oakland drugstore  
San Pablo at 17th St.

Oakland Tribune, May 13, 1973

“Fred Taylor was first a clerk for James Maclise at  
this pioneer Oakland drugstore San Pablo at 17th St.”

### Designer/Builder

The designer of the Myers-Taylor House was prolific Oakland architect Leo Nichols who worked as a draftsman with A.W. Pattiani in the 1890s, and then as an architect from the late 1890s to the 1910s (Lombardi, 1996). Many homes in Oakland were designed by him in his distinctive shingle and craftsman-colonial revival style, especially in the Linda Vista - Oakland Avenue area. The Nova Scotia-born builder Charles Manning (“C.M.”) MacGregor moved to Oakland in 1889 where he worked as a carpenter for hire, and seven years later he had saved enough money to become a builder along with beginning to design as well (Thompson, 2006). According to Thompson, he was known as “One-Nail MacGregor” which either came from his thriftiness or for never sparing an extra nail. MacGregor often worked with Leo Nichols and other well-known architects. His homes are known for being well-built and are prized today, especially in Albany where he is a local hero for his Mediterranean bungalows and civic activity.

### The Bella Vista District

The Bella Vista district is an East Oakland neighborhood consisting of 89 mostly large homes. These homes were built between 1890-1910 on large lots at the top of the ridge between Park Boulevard and 14th Avenue. The district includes Bella Vista Ave. which makes up the north and west boundaries of the district and includes both sides of the street, East 28th St. is the southwest border from Bayview Ave. and 9th Avenue to 13th

Avenue. It is a significant district in the City of Oakland per the district record written by Gail Lombardi in 1996, “for its distinctive setting, individually notable and collectively coherent buildings, strongly surviving period character, and representation of East Oakland development patterns of the late 19th and early 20th century”. Originally the neighborhood consisted of three large rural plots of land owned by Mary F. Templeton, A. Bolles, and Albert Miller. Miller’s 36-acre plot included most of the present district and was subdivided and sold in May 1890 (Lombardi, 1996).

There were even advertisements in newspapers of the day to attract a certain type of buyer. The developer proposed “to confine the sale of lots on Eleventh and Bella Vista Avenues to those who will agree to build Beautiful Residences,” along with “special inducements . . . made to a few purchasers who will immediately build satisfactory Residences.” (advertisement, *Oakland Enquirer*, May 31, 1890.) As the neighborhood developed it boasted utility facilities, two grammar schools, a playground, numerous churches, a 7 minute streetcar ride to downtown Oakland, and was adjacent to millionaire F.M. “Borax” Smith’s Arbor Villa estate which was built in 1882 (Lombardi, 1996). The Smith estate was lined with palm trees along 9th Ave. that still stand today and can be spotted from vistas throughout Oakland. Proximity to the Arbor Villa estate likely encouraged developers to buy and build in the burgeoning Bella Vista district. Another ad described a “Neighborhood Guarantee... All deeds will carry a restrictive building clause, whereby only a fine class of dwellings may be built, insuring forever a high character of neighborhood.” (advertisement, *Oakland Herald*, March 30, 1907) Even though Arbor Villa was torn down and redeveloped in 1931, its grandeur seems to have been a catalyst for the development of the Bella Vista district and the Myers-Taylor House.

The “crown jewel” of the district is the Queen Anne mansion built in 1892 directly across from our home at the curve of Bella Vista Avenue. This mansion was originally built for Mignonette and Austin Hills (of the famed Bills Brothers Coffee) and then became the Fenton Home Orphanage from 1923 to at least 1938 (Gene, 2015). We hope the Myers-Taylor House will be the first home in the Bella Vista district to join the Mills Act while also joining the ranks of many other beautiful homes in the District and adding to the beautification of greater Oakland.



View of Arbor Villa estate from across the road, observation tower on the left



Fenton Home Orphanage



Basketball at Bella Vista Park, the roof of 1020-22 Bella Vista  
is just visible between the two large homes on the right



Children's Corner at Bella Vista Park



Tennis Courts at Bella Vista Park, notice the Arbor Villa  
estate Observation Tower located in the upper left

## 8. SOURCES / BIBLIOGRAPHICAL REFERENCES

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Guinn, J.M. *History of the State of California V.* 2. Historic Record Company, 1907.

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[http://berkeleyheritage.com/eastbay\\_then-now/macgregor.html](http://berkeleyheritage.com/eastbay_then-now/macgregor.html)

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California Photo Co. *Children's Corner, Bella Vista [Park]*. Year unknown. UC Berkeley, Bancroft Library.  
<http://www.oac.cdlib.org/ark:/13030/tf7779p570/?order=1>

**10. FORM PREPARED BY**

Name: Nora Brereton

Organization>Title (if any): n/a

Date: 4/28/2021

Address: 1022 Bella Vista Ave.

Telephone: (415) 424-5770

City/Town: Oakland

State: CA

Zip: 94610

Email: nbrereton@gmail.com

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**DEPARTMENTAL USE ONLY**

1/10/2020

rev.

A. Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

B. Action by Landmarks Preservation Advisory Board

(1)  Recommended  Not recommended for Landmark/ S-7/S-20 designation

Date: \_\_\_\_\_ Resolution number: \_\_\_\_\_

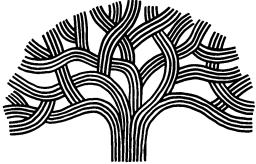
(2)  Designated as Heritage Property Date: \_\_\_\_\_

C. Action by City Planning Commission Date: \_\_\_\_\_

Recommended  Not recommended for Landmark/ S-7/S-20 designation

D. Action by City Council Date: \_\_\_\_\_

Designated: Ordinance No: \_\_\_\_\_  Not Designated



# Oakland Landmarks Preservation Advisory Board

## OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to designate a Landmark or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

### 1. IDENTIFICATION

Historic Name: 671 Longridge Road

and/or Common Name:

### 2. ADDRESS/LOCATION

Street and number: 671 Longridge Road

Zip Code: 94610

Assessor's Parcel Number: 11-885-21

### 3. OWNER OF PROPERTY

Name: The Cohn Family Trust Dated July 16<sup>th</sup> 2020 (Susie Cohn and Bradley Cohn)

email: susiewng@gmail.com

Street/Number: 671 Longridge Road

Telephone: 650-861-1061

City: Oakland

State: California

Zip Code: 94610

### 4. APPLICATION FOR

City Landmark     Heritage Property

S-7 District

S-20 District

### 5. SURVEY RATING    NAME OF SURVEY

C2+    Oakland Cultural Heritage Survey

DATE

1985-86

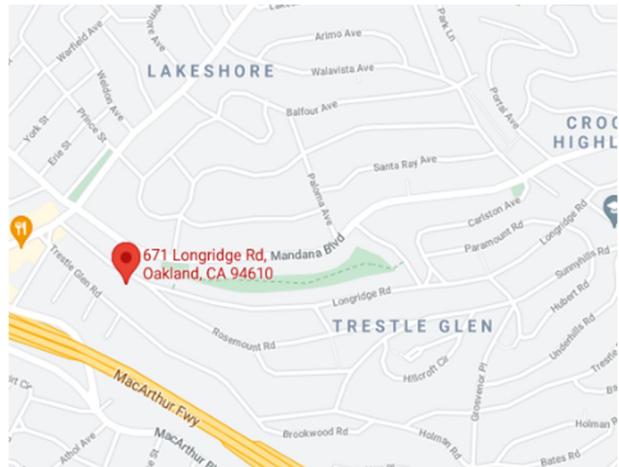
DEPOSITORY

Oakland City Planning Dept.

Photo



Location Map



## 7. DESCRIPTION

### A. Resource Type and Use: Present (P) and Historic (H)

|   |                                   |                                    |                               |                                 |
|---|-----------------------------------|------------------------------------|-------------------------------|---------------------------------|
| <input type="checkbox"/> Building(s)            | <input type="checkbox"/> District | <input type="checkbox"/> Structure | <input type="checkbox"/> Site | <input type="checkbox"/> Object |
| P/H Residential                                 | Commercial                        | Industrial                         | Institutional                 |                                 |
| <input type="checkbox"/> Other (specify): _____ |                                   |                                    |                               |                                 |

### B. Condition:

Excellent  
XX Good

Fair  
Poor

### C. Alterations:

Unaltered  
 Altered

### D. Site

Original Site  
 Moved (Date \_\_\_\_\_)

E. Style/Type: Mediterranean Revival Style Single Family Home

### F. Describe the present and original (if known) physical appearance:

#### The Property

Original permit: 54252, December 10, 1919, Architect Albert Farr, Builder Alfred Peterson, Developer Walter H Leimert, 2 story 11 rm dwelling, \$15,000.

671 Longridge Road (Alameda County APN 11-885-21) is a two-story, single-family Mediterranean Revival style dwelling located in the Lakeshore Highlands neighborhood of Oakland, California. The 3,594 square foot structure was designed by famed architect Albert Farr and built in 1919. It was among the very first residences built in the Lakeshore-Trestle Glen neighborhood and was the first residential structure built on Longridge Road (Figure 1). "Lot 1" - as it was designated on the original planners' plot maps from 1918 - is a 7,455 square foot quadrant-shaped parcel situated between Lakeshore Ave and Rosemount Road on the south side of Longridge Road [Leimert-Olmsted plots map, 1918, from UC Berkeley Library Map Room]. At the time it was developed, views from the unique downsloping double-wide lot overlooked the electric railway and had an undisturbed view of park lands to the west.

With its low-pitched hip and gabled roof, slight overhanging eaves with classical dentils, stucco exterior, arched windows, and decorative portico columns (Figure 2), the property has been variously described as Mediterranean, Italian Renaissance, Georgian, and English Colonial in past sellers' listings. In truth, it is an extraordinary example of architect Albert Farr's eclectic design sensibilities.

The residence and its lot are rotated approximately 30 degrees clockwise from cardinal directions, which are referenced in this report for clarity and ease of reading. The primary (north) façade (Figure 3a and 3b) is set back from Longridge Road, and the front yard is planted with grass, shrubs, and small trees with grey brick planters. Upon first impressions, one of the most notable features of the front façade is its asymmetry, with non-traditional arrangement of thirteen windows featuring multiple sizes and styles, including double hung, fixed sash, double casement, and stacked rectangular windows, some with overlying fanlights or transom windows. The windows are also strikingly incongruous as they are all fiberglass windows with white plastic grilles. The original wood windows (Figure 4) were all replaced as part of an extensive renovation done to the house in 2013-2014.

Taking in the rest of the front façade from east to west, an observer would note an early example of an integrated double car garage. Flanking each garage door are Tuscan pilasters, which are new construction completed in 2018 to extend the garage length. The current pilasters were designed to be similar in appearance to the original Tuscan columns that held up a low sloped roof, topped with an overlying deck. A wide, poured concrete pathway leads from the sidewalk to the primary entrance, which is located slightly west of center. There are two white off-center ornamental balconettes with urn-shaped balustrades punctuating the front façade, adding dimension and architectural interest and further contributing to the impression of free arrangement and asymmetry to the building's appearance. The eastern-most (left) balconette is cantilevered and located in front of a collection of windows - a large fanlight, square fixed window, and rectangular fixed

window (from top to bottom). These windows combined create a seven-foot vertical reach, the light from which helps illuminate the gracious entry hall and staircase inside connecting the first and second levels of the residence. A second balconette juxtaposed to the west is similarly styled but larger, forming a portico over the primary entrance and supported by a set of Tuscan columns as well as pilasters on either side of the front door. Above this faux balcony are two full-height narrow casement windows with overlying fanlights. To the right are two matching sets of windows - on the first floor are two full-height double casement windows with transoms; on the second floor are two double hung sash windows. Dividing each set of windows from east to west is a broad stucco-clad chimney which rises with a stepped profile to a stack with a double flue. This chimney services fireplaces on the first and second levels.

The west (side) elevation of the house (Figure 5a and 5b) faces a largely undeveloped side yard with concrete steps following along the steep sloping contours of the property leading to the back of the residence. On the first floor, seven single hung sash windows (again, all fiberglass with white plastic grilles) are arranged along a curved exterior wall, overlooking what was once the verdant shores of Lake Merritt and now has views of the thriving urban commercial hub of downtown Oakland. Above these windows is a curved balcony which can be accessed through a pair of white double French doors with fixed sidelites. The balcony design echoes the balconettes on the front façade, with white urn-shaped balustrades. Still along the west elevation, moving towards the rear of the property, are a collection of five multi-lite fixed and casement windows on the first floor which illuminate a quadrant-shaped sunken sunroom. The irregular-shaped room mirrors the southwestern arc of the property line.

The rear (south) elevation (Figure 6a and 6b) faces a narrow backyard with trees and small plants. This façade is dominated by a large three level redwood deck with access from both the southwest and eastern elevations. Because the contours of the lot slope steeply to the south, the first and second levels of the house appear on the rear elevation to float above a large uninterrupted stuccoed canvas which covers a crawl space that is entirely above grade. A crawl-space level entry door is located slightly above grade along the southwest edge of the elevation. At the first-floor level are several double hung windows, a large fixed square window, and a set of double French doors leading onto the top of the wood deck. At the second-floor level are two sets of double hung windows and four casement windows, all fiberglass with plastic grilles.

The east (side) elevation (Figure 7a and 7b) is situated close to the property line and faces onto narrow wood steps leading to the wood deck at the back of the residence. At the second-floor level are three picture windows and a single French door leading out onto the deck above the garage.

The property is located in Lakeshore Highlands, which was developed as an exclusive residential subdivision between 1917 and the 1940s. Most houses are two-story single-family residences designed in various architectural styles. Houses in Lakeshore Highlands generally retain their historic appearance, with exterior remodel projects subject to review by the Lakeshore Homes Association, which follows governing documents to maintain a desired aesthetic and architectural integrity of the houses within the neighborhood.

## 8. SIGNIFICANCE

- A. **Construction date(s): 1919**
- B. **Architect/Builder/Designer: Albert L. Farr, Architect/Designer; Alfred Peterson, Builder**
- C. **Statement of Significance (*include summary statement of significance as first paragraph*):**

### Introduction

As one of the earliest properties built within the distinctive Lake Shore Highlands development and designed by renowned architect Albert Farr, the property at 671 Longridge Road occupies a unique place in the history of the residential development that grew around it. Its residents exemplify the evolution of the diverse multicultural community that is synonymous with the city of Oakland. The evolution of the residence reflects the tensions that exist between modernization and historical preservation.

### Historical Context: Lakeshore Highlands

After Spanish settlement in the early 1800s, much of what is now known as Alameda County was granted to retired army sergeant Luis Maria Peralta. Within this large land grant was a “laurel lined area along a mossy creek running into what is now Lake Merritt” (LHA website) known as Indian Gulch, a reminder of its history as a site of seasonal Ohlone Indian encampments. The Peralta Family used Indian Gulch for cattle raising, then subsequently sold lumbering rights to redwoods in the hills to fuel construction of San Francisco during the ensuing gold rush of the mid-1800s.

As Oakland subsequently grew, and especially after the drought of 1862-64 killed off the cattle herds, interest in the outlying land shifted from ranching to recreation. This was furthered by advancements in transportation, first with a horsecar line in 1869 that ran through a significant portion of central Oakland (Broadway and First Street onto Telegraph up to 40th Street), and then with the introduction of the electric trolley system after 1890.

In the 1880s, the area was acquired by Pedar Sather, a prominent banker who became one of the wealthiest men in California during the mid to late 1800s and who donated heavily to what would later become the University of California, Berkeley. In the decades after his death in 1886, the land became known as Sather Park. Access to Sather Park increased when in 1893, business magnate Francis Marion “Borax” Smith built a large wooden train trestle across the area’s natural topography and extended an existing trolley line from downtown Oakland up Park Boulevard to Grosvenor Place. The trolley line brought a steady stream of visitors to the area and connected what had previously been regarded as a remote section of the city to the developed area of Oakland.

In 1895, Borax Smith formed a partnership with Frank C Havens called the Realty Syndicate, which developed projects including the Key System, a major urban and suburban commuter train, ferry, and streetcar system serving the East Bay. In the process, they also acquired land tracts alongside trolley lines for real estate development. In 1913, Havens, Smith, and founding partner Walter H Leimert of the newly established Lakeshore Highlands Company acquired the 212 acres of Sather property for \$4500/acre. They envisioned the land as the future home of “the perfect neighborhood” with “natural woodland retreats” and “high-class residential sites” [1918 Library of Congress article on “Sather Park Opening of Big Import”; personal communique from Olmsted Association to WH Leimert].

To help bring their vision to reality, Havens and Leimert commissioned the Olmsted Brothers to design the roadways for the neighborhood. The Olmsted Brothers were the foremost landscape architecture firm in the country at the time, responsible for several high-profile projects including New York City’s Central Park, Seattle and Portland’s city park system, and the roadways for the Great Smoky Mountains and Acadia National Park. Their model of planning advocated the integration of architecture, planning, and landscape design to create multi-faceted “residential parks”, which were seen as healthful, sustainable alternatives to the unplanned, dense residential environments that had to that point characterized urban residential settlement. They worked

on the principle of incorporating existing topography in the development of street plans, thus creating a naturalistic emphasis on the neighborhoods they built.

The Lakeshore Highlands subdivision was designed and marketed as the ideal trolley suburb, with street cars providing easy access to the urban amenities of San Francisco and the intellectual hub of Berkeley. Promotional materials from that time emphasized the short 36-minute commute from the Highlands to the bustling Market Street across the bay: "No air service of the future can shorten this distance between your office and your home." Building restrictions required that each house cost at least \$3000, with some sites requiring more. The neighborhood was accessed by the Key Route's B line, which was routed through downtown Oakland, across Lakeshore Avenue, and ran along the ridge between Trestle Glen Road and Longridge Road, terminating at a small station on Underhills Road. San Francisco was reached by taking the Key Route trolley to the Key Route Pier followed by a 15-minute ferry ride across the bay.

With the rise of automobiles in the 1910s came the inclusion of garages with residential construction. Perhaps foretelling the importance of the automobile, the design of 671 Longridge Road elevates the prominence of the garage, with the house sited slightly off-center to accommodate a double garage and driveway and incorporating the garage clearly in the front façade of the house with interior access.

Within the Lakeshore Highlands and other subdivisions of the time, it was more common for houses to be built on spec by builders, generally following pattern books for design and construction. 671 Longridge Road is unique in that the lot was purchased by its first owner, who then commissioned directly with an architect (in this case, Albert Farr) to design the house.

#### Albert Farr, Architect

671 Longridge Road was designed by Albert Farr. Albert Lincoln Farr was born in Omaha, Nebraska on October 8, 1871 and grew up in Yokohama, Japan, where his father was assigned by the US Government to assist the Japanese in the installation of a modern postal system. The Farr family returned to the United States in 1891 and settled in the San Francisco Bay Area. Farr worked for several years as a draftsman for local architects, then opened up his own practice in 1897 and obtained one of the first architectural licenses issued in the state of California (A180) in 1901. His long career spanned from the 1890s to 1940s and was primarily focused on residential design work in Northern California. Farr was one of the most successful architects of his time, designing residences for well-heeled clients in San Francisco, Oakland, Belvedere, and Piedmont. He worked in many styles including Tudor, Mediterranean, English cottage, Renaissance, American colonial, often mixing styles in a single building. Admirers point to his exquisite and imaginative designs from which he created "a sense of delight".

His most famous project was the Wolf House - a 15,000 square foot, 26 room dream home commissioned by Jack London and his wife in Glen Ellen, Sonoma County. It featured a library measuring 19 by 40 feet and a living room two stories high. It incorporated amenities modern for its time, including a water heater, electric lighting, refrigeration, a built-in vacuum system, laundry facilities, and a wine cellar. Construction began in late 1910 and was nearing completion in August 1913 when a fire gutted the interior of the house. The ruins of the house and the land on which it stands were donated to California in 1960 and designated a National Historic Landmark in 1963. Forensic analysis in the 1990s concluded that the fire likely began when oil-soaked rags left behind by workers spontaneously combusted overnight.

In addition to his eclectic combinations of various exterior design styles, other common elements of Farr's homes are spacious public rooms and high ceilings. The main level of 671 Longridge Road features a formal sunken living room measuring 18 x 30 feet with 10-foot-tall ceilings as well as a generous formal dining room and foyer. The stairs leading upstairs feature urn-shaped balusters which echo the exterior balconette balustrades. On the second floor are 4 bedrooms, including a large 18 x 24-foot master bedroom with open fireplace, private bathroom and dressing room.

Albert Farr died on July 12, 1947 in Piedmont, California.

### Original Construction and Alterations

The building permit for 671 Longridge Road was issued on December 10, 1919 to owner Walter James Dowell. The residence was designed by Albert Farr and the builder was Alfred Peterson. The permit lists a 2 story 11 room dwelling, and the cost of construction was \$15,000. Photos taken after the house was completed exist today (The Building Review Magazine from April 1921) which clearly show its original appearance. A review of Oakland City permits show minor renovations done in the 1940s (porch renovations), 1960-1963 (termite control and repair), 1970 (repair of stairs and exterior rear wall of basement) and 1993 (plumbing).

In 2013 (Figure 3), the house had fallen into disrepair and was sold under duress to a real estate investment company. The house subsequently underwent extensive renovations including a new roof, foundation, electrical, plumbing, and heating. In a departure from the original design aesthetic of the house and in overt defiance of Lakeshore Homes Association rules, all of the exterior windows were replaced with fiberglass windows during the renovation. French doors leading to the rear wood deck, west façade balcony and east façade deck were replaced by vinyl doors. Renovations were completed in 2014.

In 2018, permitted work to extend the existing garage and replace rotted flooring on the overlying deck was performed. The north wall of the garage (containing garage doors) was extended 4 feet onto the driveway. All efforts to maintain the existing aesthetic of the house from the front façade were made. New wider garage doors were custom designed to have the same appearance as the original doors. The property initially had Tuscan columns supporting a short overhanging roof; the subsequent design employed pilasters with Tuscan design flanking the garage doors in the same location as the prior columns. All design elements of the garage extension were reviewed with and approved by the Lakeshore Homes Association Neighborhood Preservation Committee prior to construction.

### Owner and Occupant History

The first owners of 671 Longridge Road were Walter James Dowell and his wife Audrey. Dr. Dowell was born on July 9, 1882 in Marysville, California and built a successful career as a dentist in West Oakland. He had his offices at the luxurious First National Bank Building in downtown Oakland (now known as the Lionel Wilson Building, itself a historic landmark). He was a lifelong member and former president of the Alameda County District Dental Society [Oakland Tribune, Jan 9, 1955]. His support for music, including the symphony, was recorded frequently in the newspapers of the time. When on December 10, 1919, Dr. Dowell submitted a building permit application for what was to become 671 Longridge Road, the Oakland Tribune reported this news.

From 1923 to 1932, the house was occupied by Frank H Dailey, a successful Chevrolet dealership and service shop owner who along with his wife Alma were active in the community and passionate supporters of The Baby Hospital, later known as Oakland Children's Hospital and Research Center. News articles from that time reported fundraising efforts for the hospital organized by Alma and held at 671 Longridge Road.

In the 1940s, 671 Longridge Road was owned by Bruce and Vivien McCollum. Bruce was well known in the community as a prominent Oakland realtor and served as president of the East Oakland Real Estate Board and chairman of the Salesmen's Division of the state realty association. He was also a talented orator who lectured to numerous groups including the Women in Realty City Club and the California Realtors Association.

The Hemphill family succeeded the McCollum's in ownership of 671 Longridge Road. Arthur D Hemphill was an insurance salesman and agency manager for the Equitable Life Assurance Society, which had offices in San Francisco as well as on 2900 Lakeshore Avenue. His wife Bernice was president of the Oakland Girl Scouts Council. Their son, Arthur C Hemphill, went on to graduate from UC Berkeley and UC San Francisco School of Medicine and rose to prominence as a successful obstetrician in Napa, California. Dr. Hemphill's career spanned four decades and was noteworthy for his role of President of the Napa County Medical Society, Chairman of the Department of Obstetrics and Pediatrics as well as Chief of Staff and Chairman of the Executive Committee at Queen of the Valley Hospital.

Lakeshore Homes Association records show that between 1963 and 1988, Charlotte J. Chambliss and her husband Robert Franklin Chambliss resided at the house. Dr. Chambliss was born on March 6, 1910 in New Orleans and graduated from California College of Arts & Crafts. She later received her doctorate in education at UC Berkeley and spent her teaching career at Prescott and McClymonds High School [Oakland Tribune obituary 12/12/2002]. Robert Franklin Chambliss was born on July 22, 1902 in Portsmouth, VA and was employed by the Southern Pacific Dining Car Department [WWI Draft Card]. Prior to living in Lakeshore Highlands, the Chamblisses lived in Campbell Village, one of the Oakland wartime housing projects.

Restrictive covenants were invalidated in the late 1940s-1950s. Lakeshore Homes formally deleted their restrictive covenant in 1979 (Oakland Heritage Alliance News, Spring 1992). As they were living here over 15 years before this restrictive covenant was lifted, the Chamblisses were likely one of the first African American residents in the neighborhood. Their nephew, Jackson Royster, was a graphic artist and "fixture in West Oakland" who described his aunt as a scholar and principal at McClymond's and was himself a regular researcher at the Oakland Public Library History Center (private communication with Betty Marvin).

The ownership of the house was subsequently transferred to Mr. Ralph Scott in 2004, who is a local African American business owner of Golden Gate Key and Lock, currently located in Emeryville. Mr. Scott and his family have been in the family trade for 75 years and three generations. Edwin Scott, Ralph's father, started the business in 1946 in West Oakland along 7th Street, a thriving epicenter of African American community which was dubbed "The Harlem of the West". Unfortunately, redevelopment plans from the city of Oakland eventually called for a West Oakland Post Office building on top of the black business district which displaced the Scott Family store in 1959. The Scott Family then moved their business to Emeryville, where Golden Gate Key and Lock still operates today at 3620 San Pablo Ave, Emeryville.

In 2013, the house was sold to real estate investment company Yuen Real Estate. At this point, the house had fallen into disrepair. The house subsequently underwent extensive renovations including a new foundation, roof, electrical, and plumbing. In a departure from the original design aesthetic of the house and in overt defiance of Lakeshore Homes Association rules, all of the exterior windows were replaced with fiberglass windows during the renovation. Exterior wood doors except for the primary entrance were replaced with vinyl doors. Renovations were completed in 2014.

After one short term owner, the house was transferred in 2017 to current owners Brad and Susie Cohn.

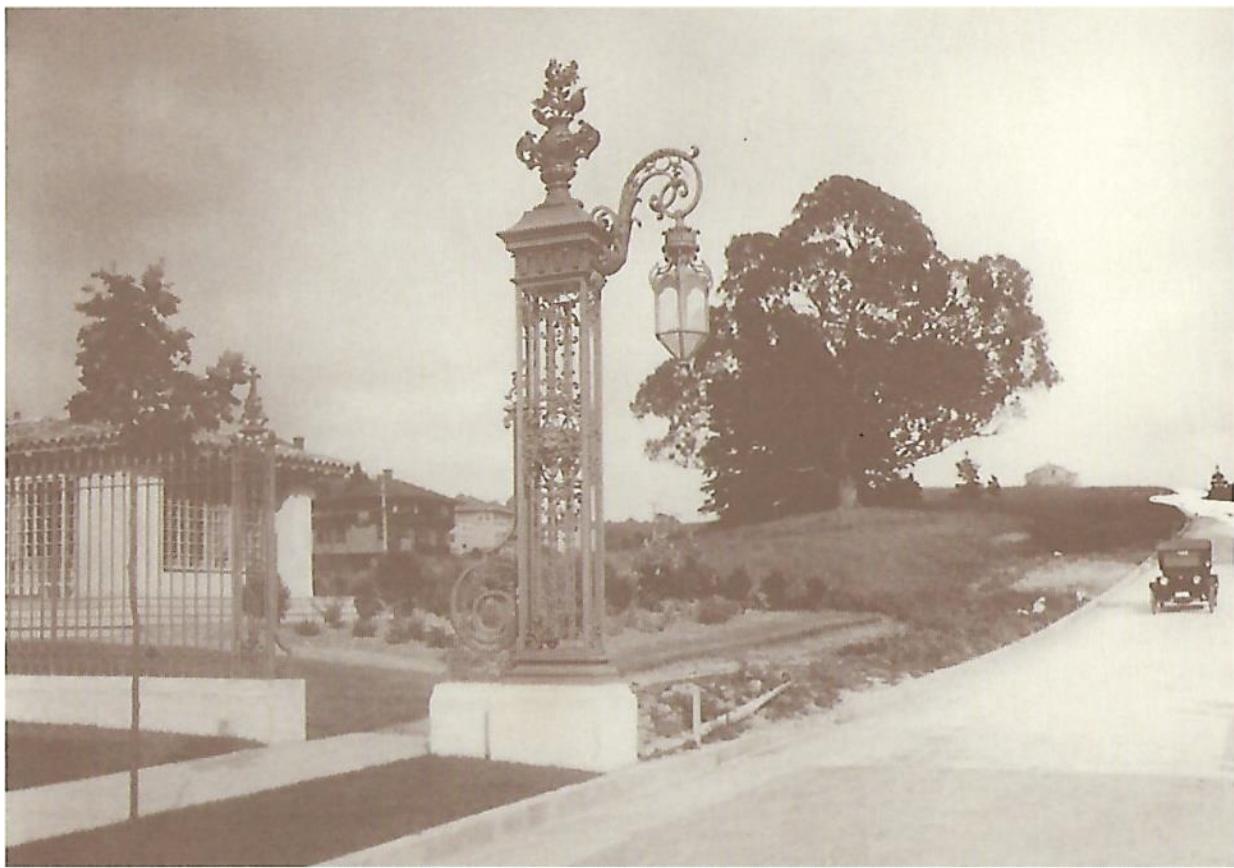


Figure 1: Longridge Road viewed from the ornamental gates at Lakeshore Avenue, circa 1919; 671 Longridge Road in the distance.



LAKESHORE HIGHLANDS, OAKLAND, CALIFORNIA RESIDENCE OF DR. W. J. DOWELL

ALBERT FARR, ARCHITECT

Figure 2: Residence of Dr. W. J. Dowell, Lakeshore Highlands, Oakland, California, Albert Farr, Architect, circa 1921. *The Building Review*, April 1921, Pg 177.



Figure 3a: 671 Longridge Road, Primary (North) Façade, 2021

Figure 3b: 671 Longridge Road, North Elevation, 2021





Figure 4: 671 Longridge Road, Front Elevation, circa 2011, prior to 2013-14 Renovations



Figure 5a: 671 Longridge Road, West Façade, 2021

Figure 5b: 671 Longridge Road, West Elevation, 2021



10 15 FT.

1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



Figure 6a: 671 Longridge Road, Rear Façade, 2021

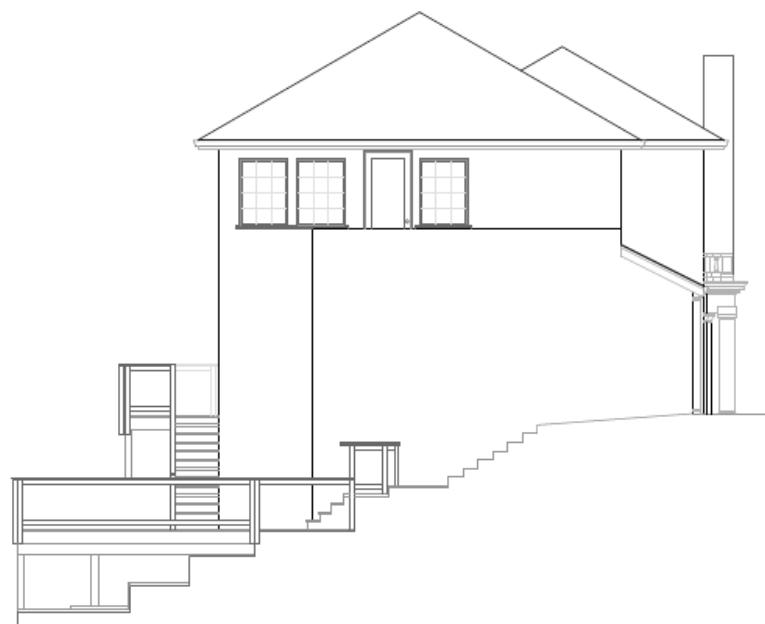


Figure 6b: 671 Longridge Road, Rear Elevation, 2021

Figure 7a: 671 Longridge Road, Northeast Façade, 2021



Figure 7b: 671 Longridge Road, East Elevation, 2021



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13. Prior Mills Act applications, including 2020 Heritage Property Designation application for 676 Longridge Road, Oakland.
14. The Building Review. <https://usmodernist.org/PCA/PCA-19-20.pdf>

**10. FORM PREPARED BY**

Name: Susie Cohn and Bradley Cohn

Organization/Title (if any): Homeowners

Date: April 25, 2021

Address: 671 Longridge Road

Telephone: 650-861-1061

City/Town: Oakland

State: California

Zip: 94610

Email susiewng@gmail.com

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**DEPARTMENTAL USE ONLY**

*rev.*

*1/10/2020*

**A.** Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

**B.** Action by Landmarks Preservation Advisory Board

(1)  Recommended  Not recommended for Landmark/ S-7/S-20 designation

Date: \_\_\_\_\_ Resolution number: \_\_\_\_\_

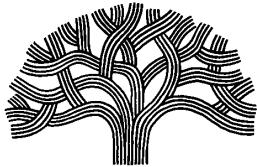
(2)  Designated as Heritage Property Date: \_\_\_\_\_

**C.** Action by City Planning Commission Date: \_\_\_\_\_

Recommended  Not recommended for Landmark/ S-7/S-20 designation

**D.** Action by City Council Date: \_\_\_\_\_

Designated: Ordinance No: \_\_\_\_\_  Not Designated



# Oakland Landmarks Preservation Advisory Board

## OAKLAND LANDMARK, S-7/S20 PRESERVATION COMBINING ZONE, AND HERITAGE PROPERTY APPLICATION FORM

This form is for use in requesting the City of Oakland pursuant to its Zoning Regulations to designate a Landmark or Heritage Property or to rezone one or more properties to the S-7 or S-20 Preservation Combining Zone.

### 1. IDENTIFICATION

Historic Name: Tucker (Arthur & Ada) Residence / The Garden House

and/or Common Name: Geist Residence

### 2. ADDRESS/LOCATION

Street and number: 901 Trestle Glen Road Zip Code: 94610

Assessor's Parcel Number: 23-436-26-3

### 3. OWNER OF PROPERTY

Name: Laura L. and Stephen T. Geist email: [sgeist@geistenvironmental.com](mailto:sgeist@geistenvironmental.com)

Street/Number: 901 Trestle Glen Road Telephone: 510-610-1453

City: Oakland State: CA Zip Code: 94610

### 4. APPLICATION FOR

City Landmark     Heritage Property     S-7 District     S-20 District

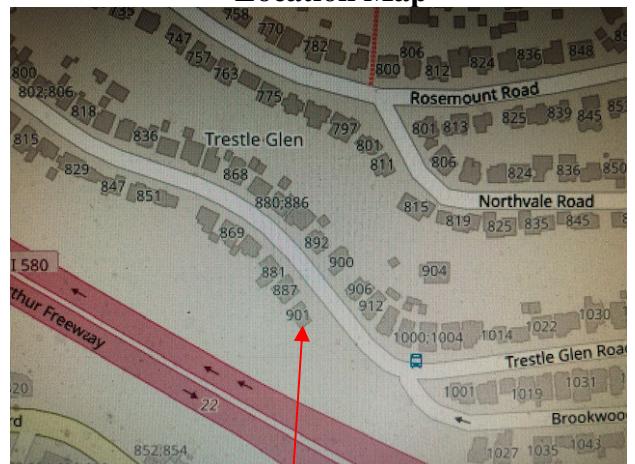
**5. SURVEY RATING NAME OF SURVEY      DATE      DEPOSITORY**  
C2+      Oakland Cultural Heritage Survey 1985-86      Oakland City Planning Dept.

**Photo**



View looking northwest at 901 Trestle Glen

**Location Map**



## 7. DESCRIPTION

### A. Resource Type and Use: Present (P) and Historic (H)

Building(s)       District       Structure       Site       Object  
 Residential       Commercial       Industrial       Institutional  
 Other (specify): \_\_\_\_\_

### B. Condition:

Excellent       Fair       Poor

### C. Alterations:

Unaltered       Altered

### D. Site

Original Site       Moved (Date \_\_\_\_\_)

### E. Style/Type: French Normandy Revival/ Regency

**F. Describe the present and original (if known) physical appearance:** The subject property, built in 1941, is sited on a flat parcel to the northeast of and below Interstate-580 freeway. The stick-framed, stucco-sided, two-story, French Normandy or French Provincial residence has a steep hipped roof, with a shed-roofed front projection at the right that houses the single automotive car garage. The 901 Trestle Glen French Normandy or French Provincial style house appears to have Hollywood Regency elements which draws inspiration from classical sources of architecture such as Beaux Arts, French and English Regency periods. The most instantly recognizable feature of the 901 Trestle Glen Road home are the front eastern elevation second story French inspired hooded second-story multi-lite casement windows that project through the eave line like semi-dormers. The hooded second-story multi-lite casement windows interrupt the roofline by protruding upwards to extend the vertical front profile. The side northern and southern elevations and rear western elevations also have the window interrupted the roofline features. Of particular interest is the interior visual effect of the interrupted roofline as none of the second story interior rooms are rectangular. All interior second story rooms exterior facing walls have the wall/ceiling interface drop at an angle from the ceiling except at the windows which protrude upwards above the roofline. The oriel style bay window on the first-floor eastern elevation with bell-shaped hood or roof that tapers upward to meet the base of the second-story window allows unobstructed views to the interior large living room lighting and interior finishes. Center to the front of the house is a deeply inset main entry door with the original copper light main front elevation light feature. The interior of the house retains distinctive barreled vaulted ceilings, curved window frames, arched doorways, wood neo-Gothic arched wood stairwell and hallway railing, original master fireplace box, random plank oak doweled flooring, original copper front entry lights, original wood-frame multi-lite casement windows on the side and front, and original base and crown molding.

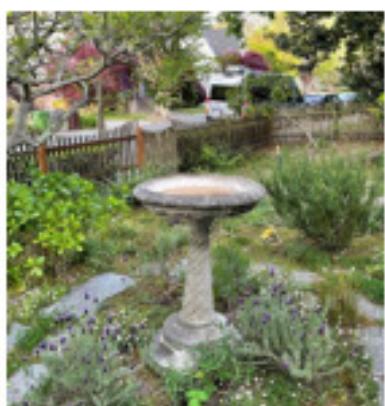
It is commonly referred to in the neighborhood as the “Garden House” a reference to the early if not original picket fence in the center front yard. The original owner Ada Tucker was an avid gardener who was involved in many garden and east bay garden tour clubs. The front yard is filled with roses and other mature ornamental plantings including a mature tulip tree with pronounced and extended limbs. The early if not original front parcel garden stone walkways including a decorative cast concrete bird bath remain in use.

The front house northern elevation is largely original with several original single pane wood framed windows (streamlined/horizontally divided window sash pattern), dormers, front door and stucco with wood painted trim. Six windows in the front of the house were replaced in-kind in 2021 due to their deteriorated condition.

A previous alteration, albeit minor and not affecting the public view of the house, occurred in 1951, when the owner added a second story above the den to the rear southern elevation in 1951 (refer to Figure 1: Plot Plan). The plot plan illustrates that the houses is sited over the creek, culvert, pond, and other landscape features formerly associated with the (older) 919 Trestle Glen Road former house next door.



Exterior details



## 8. SIGNIFICANCE

- A. **Construction date(s):** 1941
- B. **Architect/Builder/Designer:** William Edward Schirmer (architect) /C. Hansen (contractor)
- C. **Statement of Significance (*include summary statement of significance as first paragraph*):**

The subject property at 901 Trestle Glen Road, which was built in 1941, represents a late version of the French inspired revivalist style that gained popularity from the 1910s through the 1930s as well as Hollywood Regency elements which gained popularity in the 1920 to early 1950s. Located in the historic Lakeshore-Trestle Glen Neighborhood of east Oakland, the home is sited on a 6,098 square foot parcel northwest of present-day Interstate-580, just west of the intersection of Trestle Glen and Brookwood Road.

This home is a distinctive example of Oakland architect, William Edward Schirmer, who specialized in “traditional” European revivalist style designs. Although in fair condition due to subsidence of the creek and culvert, the home retains particularly good architectural integrity, and both its exterior and interior craftsmanship are representative of some of the best post-Depression Era residential work by Schirmer in the City of Oakland.

The name Trestle Glen dates back to approximately 1893 when Francis Marion “Borax” Smith’s Oakland Traction Company extended a trolley line from downtown Oakland up Park Boulevard to Grosvenor Place. From a point just above where Holman Road crosses Grosvenor to about Underhill Road, a large wooden trestle bridge was constructed to carry the carloads of picnickers across Indian Gulch and into land known as Sather Park. After the City of Oakland declined to acquire the land, it was sold for development. The Olmsted Brothers (whose father, Frederick Law Olmsted, designed Mountain View Cemetery as well as New York’s Central Park) were retained in 1917-18 by Wickham Havens and Walter Leimert to prepare a site plan for an exclusive residential suburb along the lines of San Francisco’s 1912 St. Francis Wood. Inspired by England’s “garden suburbs” the Olmsteds laid out winding streets following natural contours, leaving natural areas along the Indian Gulch Creek (later Trestle Glen Road) and smaller park areas scattered throughout a series of tracts including Lakeshore Highlands and Lakeshore Oaks. The monumental entrance portals to Trestle Glen Road near Lakeshore Avenue were designed by Bakewell & Brown, architects of San Francisco City Hall and several opulent houses in Adams Point.

The 901 Trestle Glen house is located along a public street with high visibility from the public roadway and sidewalk. The house is located next to Warren Hook Park which enjoys significant usage of various ages by the Oakland public. Specifically, the 901 Trestle Glen house has public visibility along the eastern (front) elevation which is parallel to Trestle Glen Road and the southern side elevation which abuts Warren Hook Park. The park was developed after the adjacent home at 919 Trestle Glen Road was demolished in the early 1960s to make room for the urban replacement Interstate-580 construction project. During the 1960s, the Interstate Highway 580 as proposed cut through the southern end of the Trestle Glen neighborhood and took lands immediately south of Trestle Glen and Brookside Road, including numerous homes within the Lakeshore Homes Association (Association). In the 1950’s, the Association lost a public resource battle that resulted in the loss of 160 homes. However, the association was subsequently able to get the support of the City of Oakland in concert with Mills College and other neighborhood groups for a ban on large trucks. The large truck ban remains in effect and is the only one in the country on an interstate highway (Interstate-580).

Southwest of 901 Trestle Glen Road, for the Interstate 580 improvement project a large section of Brookwood Road was removed and buried. Numerous homes along Brookwood Road were demolished to make room to the new elevated grade portion of Interstate- 580. Active portions of Brookwood Road are located to the west (Brookwood Place) and the east (Brookwood Road). The rear property parcel of 901 Trestle Glen was reduced and acquired by the State of California to allow for the large Interstate-580 project. The State of California constructed a concrete retaining wall in the 1960s. The retaining wall was placed on the rear parcel portion which was acquired by the State. The retaining wall was specifically designed and built to maintain the hillside above the rear portion of 901 Trestle Glen Road. The retaining wall remains in good working order with no issues.

Today, the overall setting of the 901 Trestle Glen Road house is characterized by what is now considered a traditional suburban streetscape having sidewalks, curbs, gutters, underground streetlights, planting beds, and mature manicured trees lining the street. 901 Trestle Glen, although built in 1941, reflects the traditional architectural ambiance of other homes built along the street beginning with Lakeshore's innovative subdivision in the late 1910s.

The first owners of the parcel at 901 Trestle Glen Road were Arthur J. Tucker (A.J. Tucker) and his wife Ada Tucker. A. J Tucker was born in 1873 in Cheriton, England. A. J. Tucker and his wife Ada Tucker were married in 1900. While both immigrated from England A. J. Tucker migrated first to the United States in 1901. He initially lived in a boarding house along Jackson Street in Oakland in 1910 and worked for Prudential Insurance Company of America. At some point after he immigrated and secured stable employment his wife was able to join him in Oakland. A. J. Tucker was an insurance salesman and finished his career as a District Manager for Metropolitan Life Insurance Company. Both Tuckers were active in public health and social groups in Berkeley and Oakland (Mr. A.J Tucker= Berkeley Lodge #363, Oakland Scottish Rite, Aahmes Temple of Oakland (Shriners) / Ada Tucker (Mrs. A.J. Tucker =Women's City Club, Hillside Gardeners of Montclair, Montclair Women's Garden Club, and she was a Christian Science practitioner). In 1922 A. J. Tucker was appointed as chairman by the Berkeley Chamber of Commerce for a competition involving 62 cities to reduce the mortality rate of infants and adults "to coordinate all forces in the community making for health and safety and work and comprehensive campaign" (Oakland Tribune).

The Tuckers first used the 901 Trestle Glen Road parcel as a rear yard for their adjacent 1926 house at 919 Trestle Glen Road. The 901 Trestle Glen Road parcel was developed with gardens, walkways, large fishponds, a "Walt Disney" shed, and a large faux poured concrete stone lower patio with a masonry fireplace and faux stone poured concrete steps (the concrete faux stone lower patio and concrete faux stone steps remain in use). The parcel at 901 Trestle Glen operated as the rear landscaped yard by the Tuckers from at least 1927 through approximately 1940. According to records from the Oakland Building Department, permit number A92965, on September 18, 1941, A.J. Tucker (owner) and C. Hansen (builder) filed an application for framing a residential home located at 901 Trestle Glen Road for a cost of \$8,365.00. The application filed in 1941 described a 2-story dwelling on a 75' x 100' lot with a proposed 36' x 41' building having 9' ceilings, 2' x 6" mud sills and 2' x 4' redwood framing. The new residence was roofed with wood shales and had two chimneys, one brick and one concrete or stucco. C. Hansen is listed at 1500 Santa Clara Avenue, Alameda, and W. Schirmer is listed as the principal architect (City of Oakland Building Department, microfiche files, September 19, 1941, Oakland, California; finalized Feb. 26, 1942).

The construction of the 901 Trestle Glen house during the World War II timeline likely encountered delays with materials and workforce. Although the war began with Nazi Germany's attack on Poland in September 1939, the United States did not enter the war until after the Japanese bombed the American fleet in Pearl Harbor, Hawaii, on December 7, 1941. Per voting records, the Tuckers moved from 919 to 901 Trestle Glen Road by 1943 which was during World War II. Both homes were designed by same architect Mr. William Edward Schirmer.

William Edward Schirmer (1891 - 1957) a very prominent Oakland architect who together with Arthur Bugbee, of Schirmer & Bugbee, designed the Newberry Building at 1921 Broadway in 1923. Schirmer also designed many residential homes, parochial schools, and churches, including the former home of Henry J. Kaiser on Haddon Hill and the Mediterranean villa of Harvey and Maud Sorenson on part of the historic Roselawn estate near the Rockridge BART station. In the late 1940s, Schirmer formed a partnership with William A. Rich, and Schirmer and Rich provided plans for a Roman Catholic School and Convent addition in 1949 in San Francisco. In the period when 901 Trestle Glen was designed Schirmer was also working on Moderne civic buildings including the Alameda County Courthouse. The house represents a unique late, somewhat streamlined version of French-inspired period revival, verging on the Hollywood Regency style associated with Southern California architects like Paul Williams.

Schirmer's father was William Schirmer (1858-1939), a Pacific Coast master mariner. He organized Schirmer Stevedoring Co. in San Francisco, CA, and was the founder of Transoceanic Company and General Steamship Company (Pacific Coast Architectural Database PCAD website, accessed April 18, 2021). Schirmer-designed homes stand out for their "traditional" designs, precision to details, light-filled spaces, evoking both European revivalist styles together with Colonial American. Schirmer homes not only relied on traditional exterior design, but also eloquent and distinctive treatment of interior spaces, particularly barreled vaulted ceilings, curved window frames, arched doorways, oval stairwells, and wrought-iron fixtures. 901 Trestle Glen reflects Schirmer's interior design idiom particularly his use of 9-foot barrel ceilings, barreled archways, curved neo-Gothic arched wood railing, original stone fireplace mantel, random plank oak doweled flooring, original copper front entry lights, original wood-frame multi-lite casement windows on the side and front, and original base and crown molding.

By 1946, according to the *Oakland Tribune*, newspaper, 901 Trestle Glen Road was owned by Charles E. Tye (*Oakland Tribune*, newspaper, June 21, 1946). Charles Tye was the President of the East Bay Baseball Manager Association, organized of the East Bay Eagle Baseball League for boys under the age of 16 and was also the President of the United Tavern Owners, Inc. Interestingly in 1942 he was a member of the Golden Rule Citizens Committee which lobbied the City of Oakland to raise the pay of Firefighters and Police by five cents an hour as they had not received a pay increase since 1925.

In May 1951, a building permit was again filed with the City of Oakland Building Department by its new owners Mr. Robert C. and Mrs. H. Beck and contractor William Blunck. The proposed work, which cost \$1,200, consisted of constructing a children's room above the den with a dormer over the new room (City of Oakland Building Department, microfiche files, May 29, 1951, Oakland, California). In 1952, the home was being offered for sale, listed as a "charming 5-room Colonial" (*Oakland Tribune*, newspaper, April 13, 1952). By the 1980s, the residence was owned by Harry Jacabo. In 1984, Jacabo filed a building permit with the City of Oakland for repairs to the home's foundation due to settling. Numerous piles were added to the building's foundation to stabilize the sinking of the structure of the culvert. Ned Clyde Construction performed the work (City of Oakland Building Department, microfiche files, April 12, 1984, Oakland, California; Figure 1). By 1993, the home was again for sale, listed in the *Oakland Tribune* for \$349,000 as a "beautiful Normandy," a reference to its French architecture design.

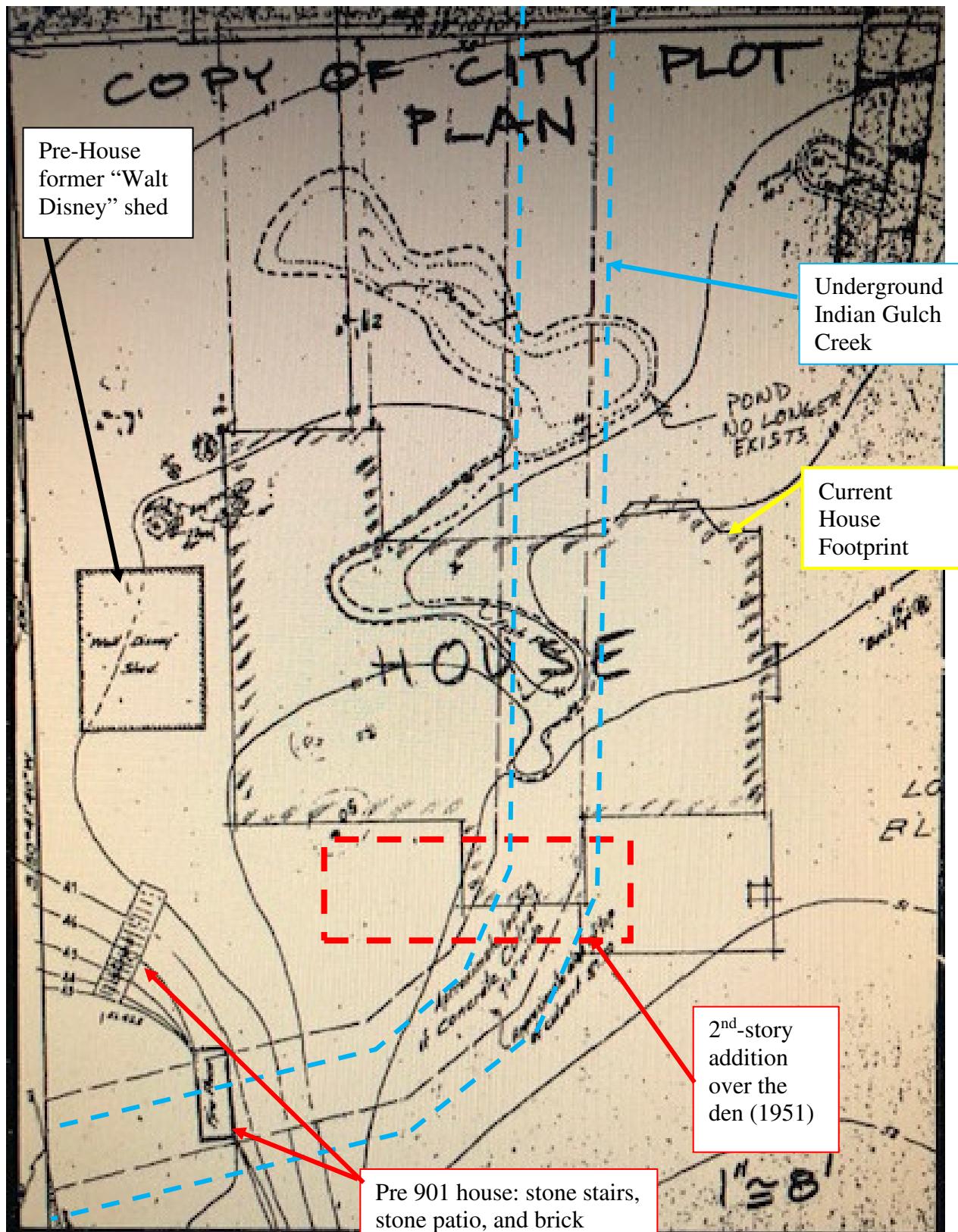
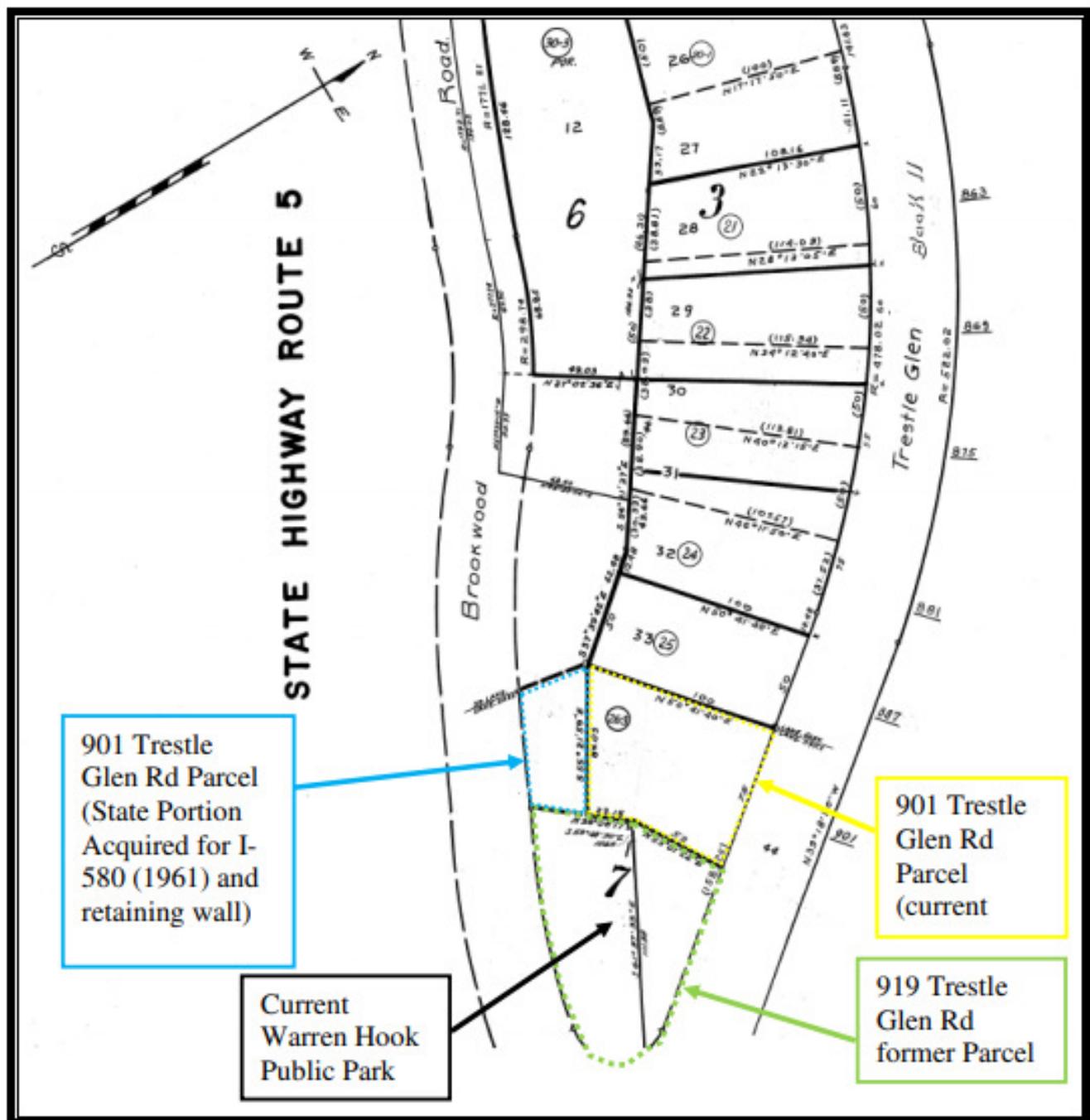


Figure 1: Plot Plan of 901 Trestle Glen illustrating the proposed house footprint over the existing drainage culvert and former "fish pond" under the residence.



**Figure 2: Parcel map depicting the reduced 901 Trestle Glen parcel and surrounding post 1961 vicinity when Interstate 580 was constructed. Former 919 Trestle Glen Parcel depicted. Former Brookwood Drive depicted.**

## **9. SOURCES / BIBLIOGRAPHICAL REFERENCES**

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**10. FORM PREPARED BY**

Name: Ms. Laura L. Geist and Mr. Stephen T. Geist

Organization>Title (if any): N/A  
Date: April 28, 2021

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City/Town: Oakland State: CA Zip: 94160 Email [sgeist@geistenvironmental.com](mailto:sgeist@geistenvironmental.com)

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**DEPARTMENTAL USE ONLY**

*rev. 1/10/2020*

A. Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

B. Action by Landmarks Preservation Advisory Board

(1)  Recommended  Not recommended for Landmark/ S-7/S-20 designation

Date: \_\_\_\_\_ Resolution number: \_\_\_\_\_

(2)  Designated as Heritage Property Date: \_\_\_\_\_

C. Action by City Planning Commission Date: \_\_\_\_\_

Recommended  Not recommended for Landmark/ S-7/S-20 designation

D. Action by City Council Date: \_\_\_\_\_

Designated: Ordinance No: \_\_\_\_\_  Not Designated

# City of Oakland – Landmarks Preservation Advisory Board

## EVALUATION SHEET FOR LANDMARKS ELIGIBILITY

(City Landmark – Heritage Property – S-7 – S-20)

**Address:** 1120 Chester Street

**Name:** Carter (George & Mollie) house

### A. ARCHITECTURE

|    |   |          |           |          |           |
|----|---|----------|-----------|----------|-----------|
| 1. | <b>Exterior/Design:</b> <u>hip &amp; gable roofs, 2 story square bay, finials, bullseyes, checkered gable +</u> | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 2. | <b>Interior:</b> _____  | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 3. | <b>Construction:</b> <u>wood frame, unusually elaborate millwork</u>  | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 4. | <b>Designer/Builder:</b> <u>unknown, possibly owner G.Carter, planing mill engineer, small developer</u>        | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 5. | <b>Style/Type:</b> <u>Stick-Eastlake house – good example, many survive</u>                                     | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |

### B. HISTORY

|     |   |          |           |          |           |
|-----|---|----------|-----------|----------|-----------|
| 6.  | <b>Person/Organization:</b> <u>George &amp; Mollie Carter, Irish, owner/res./dev. 1880s-1920s</u>       | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 7.  | <b>Even</b> _____   | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 8.  | <b>Patterns:</b> <u>19c resid. development of W.Oak., dev't by neighbors, bldg. trades, immigration</u> | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 9.  | <b>Age:</b> <u>1887-88</u>  | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 10. | <b>Site:</b> <u>orig. site</u>  | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |

### C. CONTEXT

|     |  |          |           |          |           |
|-----|--|----------|-----------|----------|-----------|
| 11. | <b>Continuity:</b> <u>Oakland Point API, contributor</u>                               | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 12. | <b>Familiarity:</b> <u>row of semi-quadruplets, noted as prominent view on Chester</u> | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |

### D. INTEGRITY

|     |  |          |          |          |          |
|-----|--|----------|----------|----------|----------|
| 13. | <b>Condition:</b> <u>typical wear – see Mills work program</u>                 | <b>E</b> | <b>G</b> | <b>F</b> | <b>P</b> |
| 14. | <b>Exterior Alterations:</b> <u>door &amp; entry altered; most still there</u> | <b>E</b> | <b>G</b> | <b>F</b> | <b>P</b> |

**Evaluated by:** Betty Marvin 6/8/21

#### STATUS

**City Landmark/Heritage Property Eligibility** (this evaluation): **Rating:** B (34/29 points)

Eligible  Not eligible

Site of Opportunity

#### Other:

National/California Register Status:  Listed  Determined eligible  Appears eligible

Local Register:  Survey A, B, or API  Designated Historic Property \_\_\_\_\_

This evaluation was accepted by the landmarks Preservation Advisory Board at its meeting of \_\_\_\_\_ (date).

**Attest:** \_\_\_\_\_  
Secretary

**City of Oakland – Landmarks Preservation Advisory Board**  
**EVALUATION TALLY SHEET FOR LANDMARKS ELIGIBILITY**

**Address:** 1120 Chester Street

**Name:** Carter (George & Mollie) house

|   |             |          |          |  |           |
|---|-------------|----------|----------|--|-----------|
| 12  | <b>6</b>    | 3        | 0        | 1. Exterior/Design   |           |
| 6   | 3           | 2        | 0        | 2. Interior  |           |
| 6   | <b>3</b>    | 2        | 0        | 3. Construction  |           |
| 4   | 2           | 1        | <b>0</b> | 4. Designer/Builder  |           |
| 6   | 3           | <b>2</b> | 0        | 5. Style/Type  |           |
|   |             |          |          | <b>A. ARCHITECTURE TOTAL</b> (max. 26)                       | <b>11</b> |
| 30  | 15          |          | <b>0</b> | 6. Person/Organization                                       |           |
| 30  | 15          | <b>8</b> | 0        | 7. Event   |           |
| 18  | 9           | <b>5</b> | 0        | 8. Patterns  |           |
| 8   | <b>4</b>    | 2        | 0        | 9. Age   |           |
| <b>4</b>  | 2           | 1        | 0        | 10. Site   |           |
|   |             |          |          | <b>B. HISTORY TOTAL</b> (max. 60)                            | <b>17</b> |
| 4   | <b>2</b>    | 1        | 0        | 11. Continuity   |           |
| 14  | 7           | <b>4</b> | 0        | 12. Familiarity  |           |
|   |             |          |          | <b>C. CONTEXT TOTAL</b> (max. 14)                            | <b>6</b>  |
| <b>PRELIMINARY TOTAL (Sum of A, B and C)</b> (max. 100)   |             |          |          |  | <b>34</b> |
| -0  | -3%         | -5%      | -10%     | 13. Condition (From A, B, and C total)                       |           |
| <b>-0</b>   | <b>-25%</b> | -50%     | -75%     | 14. Exterior Alterations (From A, B and C total excluding 2) |           |
|   |             |          |          | <b>D. INTEGRITY</b>  | <b>-5</b> |
| <b>ADJUSTED TOTAL (Preliminary total minus Integrity)</b> |             |          |          |  | <b>29</b> |

**STATUS/RATING**

Present Rating (Adjusted Total):       A(35+)       B(23-34)       C(11-22)       D(0-10)

Contingency Rating (Preliminary Total):       A(35+)       B(23-34)       C(11-22)      D(0-10)

City Landmark Eligibility:     Eligible (Present Rating is A or B)       Not eligible

**Heritage Property Eligibility:**  Eligible (Present or Contingency A or B)       Not eligible

# City of Oakland – Landmarks Preservation Advisory Board

## EVALUATION SHEET FOR LANDMARKS ELIGIBILITY

(City Landmark – Heritage Property – S-7 – S-20)

**Address:** 1020-22 Bella Vista Avenue

**Name:** Myers (J.S.) – Taylor (Fred & Elizabeth) house

### A. ARCHITECTURE

|    |  |          |           |          |           |
|----|--|----------|-----------|----------|-----------|
| 1. | <b>Exterior/Design:</b> <u>nested hip roof &amp; dormer on house &amp; porch, ornate corner wraparound bay</u> | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 2. | <b>Interior:</b> _____   | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 3. | <b>Construction:</b> <u>wood, shingles, leaded glass – standard materials in unique design</u>                 | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 4. | <b>Designer/Builder:</b> <u>Leo Nichols architect; C.M. MacGregor, builder – both VG</u>                       | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 5. | <b>Style/Type:</b> <u>unusual asymmetrical combination of boxy Colonial and shapely Shingle</u>                | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |

### B. HISTORY

|     |   |          |           |          |           |
|-----|---|----------|-----------|----------|-----------|
| 6.  | <b>Person/Organization:</b> <u>J.S. Myers, developer; Eliz. &amp; Fred Taylor, Bowman Drug Co</u> | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 7.  | <b>Event:</b> _____   | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 8.  | <b>Patterns:</b> <u>pre-1906 suburban tract dev't in Arbor Villa n'h east of the lake</u>         | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 9.  | <b>Age:</b> <u>1900-01</u>  | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 10. | <b>Site:</b> <u>original site</u>   | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |

### C. CONTEXT

|     |  |          |           |          |           |
|-----|--|----------|-----------|----------|-----------|
| 11. | <b>Continuity:</b> <u>contrib. to Bella Vista ASI – 89 houses on contoured</u> | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 12. | <b>Familiarity:</b> <u>prominent location at curve of Bella Vista Avenue</u>   | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |

### D. INTEGRITY

|     |  |          |          |          |          |
|-----|--|----------|----------|----------|----------|
| 13. | <b>Condition:</b> <u>typical wear</u>  | <b>E</b> | <b>G</b> | <b>F</b> | <b>P</b> |
| 14. | <b>Exterior Alterations:</b> <u>asbestos siding, rear additions, porch/steps altered</u> | <b>E</b> | <b>G</b> | <b>F</b> | <b>P</b> |

**Evaluated by:** Betty Marvin 6/8/21

### STATUS

**City Landmark/Heritage Property Eligibility** (this evaluation): **Rating:** B/C 33/20 points

Eligible  Not eligible

**Site of Opportunity**

**Other:**

National/California Register Status:  Listed  Determined eligible  Appears eligible

Local Register:  Survey A, B, or API  Designated Historic Property \_\_\_\_\_

This evaluation was accepted by the landmarks Preservation Advisory Board at its meeting of \_\_\_\_\_ (date).

**Attest:** \_\_\_\_\_  
Secretary

**City of Oakland – Landmarks Preservation Advisory Board**  
**EVALUATION TALLY SHEET FOR LANDMARKS ELIGIBILITY**

**Address:** 1020-22 Bella Vista Avenue

**Name:** Myers (J.S.) – Taylor (Fred & Elizabeth) house

|   |             |             |          |  |            |
|---|-------------|-------------|----------|--|------------|
| 12  | <b>6</b>    | 3           | 0        | 1. Exterior/Design<br>2. Interior<br>3. Construction<br>4. Designer/Builder<br>5. Style/Type |            |
|   |             |             |          | <b>B. ARCHITECTURE TOTAL</b> (max. 26)   |            |
| 30  | 15          | <b>8</b>    | <b>0</b> | 6. Person/Organization<br>7. Event<br>8. Patterns<br>9. Age<br>10. Site                      |            |
| 30  | 15          | 8           | 0        |  |            |
| 18  | 9           | <b>5</b>    | 0        |  |            |
| 8   | <b>4</b>    | 2           | 0        |  |            |
| <b>4</b>  | 2           | 1           | 0        |  |            |
|   |             |             |          | <b>B. HISTORY TOTAL</b> (max. 60)  |            |
| 4   | 2           | <b>1</b>    | 0        | 11. Continuity   |            |
| 14  | 7           | <b>4</b>    | <b>0</b> | 12. Familiarity  |            |
|   |             |             |          | <b>C. CONTEXT TOTAL</b> (max. 14)  |            |
|   |             |             |          |  | <b>3</b>   |
| <b>PRELIMINARY TOTAL (Sum of A, B and C)</b>              |             |             |          | (max. 100)   | 33         |
| -0  | <b>-3%</b>  | -5%         | -10%     | 13. Condition (From A, B, and C total)   | -1         |
| -0  | <b>-25%</b> | <b>-50%</b> | -75%     | 14. Exterior Alterations (From A, B and C total excluding 2)                                 | -12        |
|   |             |             |          | <b>D. INTEGRITY</b>  |            |
|   |             |             |          |  | <b>-13</b> |
| <b>ADJUSTED TOTAL (Preliminary total minus Integrity)</b> |             |             |          |  | <b>20</b>  |

**STATUS/RATING**

Present Rating (Adjusted Total):  A(35+)  B(23-34)  C(11-22)  D(0-10)

Contingency Rating (Preliminary Total):  A(35+)  B(23-34)  C(11-22)  D(0-10)

City Landmark Eligibility:  Eligible (Present Rating is A or B)  Not eligible

Heritage Property Eligibility:  Eligible (Present or Contingency A or B)  Not eligible

# City of Oakland – Landmarks Preservation Advisory Board

## EVALUATION SHEET FOR LANDMARKS ELIGIBILITY

(City Landmark – Heritage Property – S-7 – S-20)

**Address:** 671 Longridge Road

**Name:** Dowell (Walter & Audrey) – Chambliss (Charlotte & Robert) house

### A. ARCHITECTURE

|    |                          |   |          |           |          |           |
|----|--------------------------|---|----------|-----------|----------|-----------|
|    |                          | arches & swags, end bay, columned portico                                       |          |           |          |           |
| 1. | <b>Exterior/Design:</b>  | <u>asymmetrical but balanced façade, tall multi-pane casement windows with^</u> | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 2. | <b>Interior:</b>         |   | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 3. | <b>Construction:</b>     | <u>wood frame &amp; stucco, typical</u>   | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 4. | <b>Designer/Builder:</b> | <u>Albert Farr, arch.; Alfred Peterson, bldr; Olmsted Bros., tract</u>          | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 5. | <b>Style/Type:</b>       | <u>eclectic Beaux Arts/Mediterranean Revival house, fine example</u>            | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |

### B. HISTORY

|     |                             |  |          |   |          |           |          |           |
|-----|-----------------------------|--|----------|---|----------|-----------|----------|-----------|
|     |                             | grad., art teacher in W.Oak., early Af.-Am. family in n'h                                      |          |   |          |           |          |           |
| 6.  | <b>Person/Organization:</b> | <u>W.Dowell, own./res.1920-23; Charlotte Chambliss, 1963-88, CCAC ^</u>                        | <b>E</b> | <b>VG</b>                               | <b>G</b> | <b>FP</b> |          |           |
| 7.  | <b>Event:</b>               |  | <b>E</b> | <b>VG</b>                               | <b>G</b> | <b>FP</b> |          |           |
| 8.  | <b>Patterns:</b>            | <u>planned suburban/streetcar dev't of Lakeshore (Realty Syndicate, Leimert &amp; Havens);</u> | <b>E</b> | <b>VG</b>                               | <b>G</b> | <b>FP</b> |          |           |
| 9.  | <b>Age:</b>                 | <u>1919-20</u>   |          | <u>\waning of restrictive covenants</u> | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 10. | <b>Site:</b>                | <u>original site</u>   | <b>E</b> | <b>VG</b>                               | <b>G</b> | <b>FP</b> |          |           |

### C. CONTEXT

|     |                     |   |          |           |          |           |
|-----|---------------------|---|----------|-----------|----------|-----------|
| 11. | <b>Continuity:</b>  | <u>contributor to Lakeshore – Trestle Glen ASI, Lakeshore Homes Assn.</u> | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |
| 12. | <b>Familiarity:</b> | <u>prominent double-wide lot on Longridge</u>                             | <b>E</b> | <b>VG</b> | <b>G</b> | <b>FP</b> |

### D. INTEGRITY

|     |                              |  |          |          |          |          |
|-----|------------------------------|--|----------|----------|----------|----------|
| 13. | <b>Condition:</b>            | <u>looks good</u>  | <b>E</b> | <b>G</b> | <b>F</b> | <b>P</b> |
| 14. | <b>Exterior Alterations:</b> | <u>windows replaced w synthetic 2013-14, garage enlarged</u> | <b>E</b> | <b>G</b> | <b>F</b> | <b>P</b> |

Evaluated by: Betty Marvin 6/8/21

### STATUS

**City Landmark/Heritage Property Eligibility** (this evaluation):      **Rating:** B (33/25 points)

Eligible     Not eligible       Site of Opportunity

**Other:**

National/California Register Status:  Listed     Determined eligible     Appears eligible

Local Register:  Survey A, B, or API     Designated Historic Property \_\_\_\_\_

This evaluation was accepted by the landmarks Preservation Advisory Board at its meeting of \_\_\_\_\_ (date).

Attest: \_\_\_\_\_  
Secretary

**City of Oakland – Landmarks Preservation Advisory Board**  
**EVALUATION TALLY SHEET FOR LANDMARKS ELIGIBILITY**

**Address:** 671 Longridge Road

**Name:** Dowell (Walter & Audrey) – Chambliss (Charlotte & Robert) house

|   |             |          |          |  |           |
|---|-------------|----------|----------|--|-----------|
| 12  | <b>6</b>    | 3        | 0        | 1. Exterior/Design<br>2. Interior<br>3. Construction<br>4. Designer/Builder<br>5. Style/Type |           |
| 6   | 3           | 2        | 0        |  |           |
| 6   | 3           | <b>2</b> | 0        |  |           |
| <b>4</b>  | 2           | 1        | 0        |  |           |
| 6   | <b>3</b>    | 2        | 0        |  |           |
|   |             |          |          | <b>C. ARCHITECTURE TOTAL</b> (max. 26)   | <b>15</b> |
| 30  | 15          | <b>8</b> | <b>0</b> | 6. Person/Organization<br>7. Event<br>8. Patterns<br>9. Age<br>10. Site                      |           |
| 30  | 15          | 8        | 0        |  |           |
| 18  | <b>9</b>    | <b>5</b> | 0        |  |           |
| 8   | 4           | <b>2</b> | 0        |  |           |
| <b>4</b>  | 2           | 1        | 0        |  |           |
|   |             |          |          | <b>B. HISTORY TOTAL</b> (max. 60)  | <b>17</b> |
| 4   | 2           | <b>1</b> | 0        | 11. Continuity   |           |
| 14  | 7           | 4        | <b>0</b> | 12. Familiarity  |           |
|   |             |          |          | <b>C. CONTEXT TOTAL</b> (max. 14)  | <b>1</b>  |
| <b>PRELIMINARY TOTAL (Sum of A, B and C)</b> (max. 100)   |             |          |          |  | <b>33</b> |
| -0  | -3%         | -5%      | -10%     | 13. Condition (From A, B, and C total)   |           |
| -0  | <b>-25%</b> | -50%     | -75%     | 14. Exterior Alterations (From A, B and C total excluding 2)                                 |           |
|   |             |          |          | <b>D. INTEGRITY</b>  | <b>-8</b> |
| <b>ADJUSTED TOTAL (Preliminary total minus Integrity)</b> |             |          |          |  | <b>25</b> |

**STATUS/RATING**

Present Rating (Adjusted Total):  A(35+)  B(23-34)  C(11-22)  D(0-10)

Contingency Rating (Preliminary Total):  A(35+)  B(23-34)  C(11-22)  D(0-10)

City Landmark Eligibility:  Eligible (Present Rating is A or B)  Not eligible

Heritage Property Eligibility:  Eligible (Present or Contingency A or B)  Not eligible

**EVALUATION SHEET FOR LANDMARKS ELIGIBILITY**(City Landmark – Heritage Property – S-7 – S-20)**Address:** 901 Trestle Glen Road**Name:** Tucker (Arthur & Ada) house – “The Garden House”**A. ARCHITECTURE**

|    |   |   |    |   |    |
|----|---|---|----|---|----|
| 1. | <b>Exterior/Design:</b> <u>steep hip roof extending down over garage; 1st floor bay with flared roof &amp; 2nd fl. semi-dormers extending up through eave line; horiz. sash division; entry walls rolled inward</u> | E | VG | G | FP |
|    | <b>Interior:</b> _____  | E | VG | G | FP |
| 3. | <b>Construction:</b> <u>wood frame &amp; stucco, typical; built over creek &amp; culvert</u>  | E | VG | G | FP |
| 4. | <b>Designer/Builder:</b> <u>William E. Schirmer, arch.</u>  | E | VG | G | FP |
| 5. | <b>Style/Type:</b> <u>French Normandy Revival (Moderne)/Hollywood Regency – rare</u>  | E | VG | G | FP |

**B. HISTORY**Public health & garden clubs

|     |   |   |    |   |    |
|-----|---|---|----|---|----|
| 6.  | <b>Person/Organization:</b> <u>Arthur &amp; Ada Tucker, here &amp; 919 T.G. ~1927-46. Insurance &amp; civic ^</u> | E | VG | G | FP |
| 7.  | <b>Event:</b> <u>580 freeway cut through Lakeshore n'h early 1960s</u>  | E | VG | G | FP |
| 8.  | <b>Patterns:</b> <u>later dev't of tract, uphill on TG; effects of 580 freeway</u>                                | E | VG | G | FP |
| 9.  | <b>Age:</b> <u>1941</u>   | E | VG | G | FP |
| 10. | <b>Site:</b> <u>original site, but rear of lot and site features taken for freeway</u>                            | E | VG | G | FP |

**C. CONTEXT**

|     |  |   |    |   |    |
|-----|--|---|----|---|----|
| 11. | <b>Continuity:</b> <u>contributor to Lakeshore-Trestle Glen ASI</u>                  | E | VG | G | FP |
| 12. | <b>Familiarity:</b> <u>last house before park &amp; freeway, garden known in n'h</u> | E | VG | G | FP |

**D. INTEGRITY**

|     |  |   |   |   |   |
|-----|--|---|---|---|---|
| 13. | <b>Condition:</b> <u>looks good – dealing with water &amp; gravity</u> | E | G | F | P |
| 14. | <b>Exterior Alterations:</b> <u>rear addition</u>                      | E | G | F | P |

**Evaluated by:** Betty Marvin 6/8/21**STATUS****City Landmark/Heritage Property Eligibility** (this evaluation): **Rating:** B, 34 points Eligible     Not eligible     Site of Opportunity**Other:**National/California Register Status:  Listed     Determined eligible     Appears eligibleLocal Register:  Survey A, B, or API     Designated Historic Property \_\_\_\_\_

This evaluation was accepted by the landmarks Preservation Advisory Board at its meeting of \_\_\_\_\_ (date).

**Attest:** \_\_\_\_\_

Secretary

**City of Oakland – Landmarks Preservation Advisory Board**  
**EVALUATION TALLY SHEET FOR LANDMARKS ELIGIBILITY**

**Address:** 901 Trestle Glen Road

**Name:** Tucker (Arthur & Ada) house – “The Garden House”

|   |          |          |          |  |           |
|---|----------|----------|----------|--|-----------|
| 12  | <b>6</b> | 3        | 0        | 1. Exterior/Design<br>2. Interior<br>3. Construction<br>4. Designer/Builder<br>5. Style/Type |           |
| 6   | 3        | 2        | 0        |  |           |
| 6   | 3        | <b>2</b> | 0        |  |           |
| 4   | <b>2</b> | 1        | 0        |  |           |
| 6   | <b>3</b> | 2        | 0        |  |           |
|   |          |          |          | <b>D. ARCHITECTURE TOTAL</b> (max. 26)   | <b>13</b> |
| 30  | 15       | 8        | <b>0</b> | 6. Person/Organization<br>7. Event<br>8. Patterns<br>9. Age<br>10. Site                      |           |
| 30  | 15       | <b>8</b> | 0        |  |           |
| 18  | 9        | <b>5</b> | 0        |  |           |
| 8   | 4        | <b>2</b> | 0        |  |           |
| <b>4</b>  | <b>2</b> | 1        | 0        |  |           |
|   |          |          |          | <b>B. HISTORY TOTAL</b> (max. 60)  | <b>18</b> |
| 4   | 2        | <b>1</b> | 0        | 11. Continuity   |           |
| 14  | 7        | <b>4</b> | <b>0</b> | 12. Familiarity  |           |
|   |          |          |          | <b>C. CONTEXT TOTAL</b> (max. 14)  | <b>3</b>  |
| <b>PRELIMINARY TOTAL (Sum of A, B and C)</b> (max. 100)   |          |          |          |  | <b>34</b> |
| <b>-0</b>   | -3%      | -5%      | -10%     | 13. Condition (From A, B, and C total)   |           |
| <b>-0</b>   | -25%     | -50%     | -75%     | 14. Exterior Alterations (From A, B and C total excluding 2)                                 |           |
|   |          |          |          | <b>D. INTEGRITY</b>  | <b>-0</b> |
| <b>ADJUSTED TOTAL (Preliminary total minus Integrity)</b> |          |          |          |  | <b>34</b> |

**STATUS/RATING**

Present Rating (Adjusted Total):  A(35+)  B(23-34)  C(11-22)  D(0-10)

Contingency Rating (Preliminary Total):  A(35+)  B(23-34)  C(11-22)  D(0-10)

City Landmark Eligibility:  Eligible (Present Rating is A or B)  Not eligible

Heritage Property Eligibility:  Eligible (Present or Contingency A or B)  Not eligible

CITY OF ORLANDO LANDMARKS PRESERVATION ADVISORY BOARD

EVALUATION CRITERIA AND RATINGS  
FOR LANDMARK ELIGIBILITY

**GENERAL NOTE:** IF A PROPERTY HAS EXPERIENCED KNOWN LOSSES OF INTEGRITY CRITERIA GROUP D, CRITERIA GROUPS A, B, AND C SHOULD NORMALLY BE APPLIED TO THE PROPERTY AS IT EXISTED BEFORE THESE LOSSES WERE SUSTAINED. CRITERIA GROUP D SHOULD THEN BE APPLIED TO THE PROPERTY.

| CRITERION          | RATINGS   | COMMENTS AND GUIDELINES  |
|--------------------|---|--|
| A. ARCHITECTURE    |   |  |
| 1. EXTERIOR DESIGN | E Excellent<br>V Very Good<br>G Good<br>P Poor<br>U Uninsured   | APPLIES TO NATURAL FEATURES AS WELL AS TO MAN-MADE FEATURES.<br>A "P" RATING IS APPROPRIATE FOR PROPERTIES WHICH HAVE ANY CLEARLY IDENTIFIABLE VISUAL OR DESIGN VALUE.   |
| 2. INTERIOR        | E Excellent<br>V Very Good<br>G Good<br>P Poor<br>U Uninsured   | AN "E" RATING IS APPROPRIATE FOR PROPERTIES WHICH BASED ON EXTERIOR VISUAL QUALITY ALONE, APPEAR ELIGIBLE FOR ORLANDO LANDMARK DESIGNATIONS.<br>IN MOST USES, THIS CRITERION WILL BE APPLIED ONLY TO INTERIORS WHICH ARE ACCESSIBLE TO THE PUBLIC.<br>UNLESS THE USE OF EXTERIORS THIS CRITERION SHOULD BE APPLIED TO INTERIORS AS THEY PRESENTLY EXIST, REGARDLESS OF ALTERATIONS.  |
| 3. CONSTRUCTION    | E ESPECIALLY FINE OR VERY EARLY EXAMPLE<br>IF HAD SURVIVED<br>VS ESPECIALLY FINE OR VERY EARLY EXAMPLE<br>IF HAD SURVIVED;<br>GOOD EXAMPLE IF FINE SURVIVING.<br>G GOOD EXAMPLE IF MANY SURVIVE OF ANY MATERIAL OR METHOD NOT GENERALLY IN CURRENT USE (SUCH AS BRICK, MASONRY OR BALLOON FRAMING) OR OF A HIGHLY DURABLE METHOD OF CONSTRUCTION DURABLE METHODS OF CONSTRUCTION (STEEL FRAME, REINFORCED CONCRETE, ETC.)<br>IP NO PARTICULAR INTEREST. | EXAMPLES OF "ESPECIALLY FINE" CONSTRUCTION METHODS OR STRUCTURAL MATERIALS INCLUDE THOSE WHICH SUCCESSFULLY ADDRESS CHALLENGING STRUCTURAL PROBLEMS, OR WHICH ARE TREATED AS VISIBLE DESIGN ELEMENTS THAT CONTRIBUTE SIGNIFICANTLY TO THE FEATURE'S OVERALL DESIGN QUALITY, OR WHICH CONTRIBUTED TO CRAFTSMANSHIP.<br>SURFACE MATERIALS SHOULD BE TREATED UNDER THIS CRITERION ONLY ACCORDING TO THEIR TYPE AND ACCORDING TO THE LEVEL OF CRAFTSMANSHIP WHICH THEY REPRESENT. THE CONTRIBUTION OF SURFACE MATERIALS TO A FEATURE'S DESIGN QUALITY SHOULD BE TREATED IN CRITERION 1. (CRAFTSMANSHIP)<br>EXAMPLES OF "ESPECIALLY FINE" SURFACE MATERIALS INCLUDE STONE (GRANITE, MARBLE) AND POLY-SOCHE TERRA COTTA. |

## CRITERION

## PRINCIPLES

## HISTORY/ASSOCIATION

| CRITERION   | PRINCIPLES  | HISTORY/ASSOCIATION   |
|---|---|---|
| 4. DESIGNER/BUILDER<br>DESIGNED OR BUILT BY AN ARCHITECT,<br>ENGINEER, BUILDER, ARTIST, OR OTHER DE-<br>SIGNER WHO HAS MADE A SIGNIFICANT CONTRI-<br>BUTION TO THE COMMUNITY, STATE, OR NATION. | <p>E DESIGNER OF PRIMARY IMPORTANCE.<br/>VS DESIGNER OF SECONDARY IMPORTANCE.<br/>S DESIGNER OF TERTIARY IMPORTANCE.<br/>FP DESIGNER UNKNOWN OR OF NO PAR-<br/>TICULAR INTEREST.</p> <p>E SPECIALLY FINE OR VERY EARLY EX-<br/>AMPLE IF FEW SURVIVE.<br/>VS ESPECIALLY FINE OR VERY EARLY<br/>EXAMPLE IF MANY SURVIVE; GOOD EX-<br/>AMPLE IF FEW SURVIVE.<br/>S GOOD EXAMPLE OF ANY TYPE, STYLE OR<br/>EIGHT USE.<br/>FP OF NO PARTICULAR INTEREST.</p> | <p>A "GOOD EXAMPLE" SHOULD GENERALLY EXHIBIT MOST OF THE ARCHITECTURAL CHARACTERISTICS OF THE TYPE, STYLE OR CONVENTION THE EXAMPLE IS INTENDED TO REPRESENT.</p> <p>E PERSON/ORGANIZATION OF PRIMARY IM-<br/>PORTANCE INTIMATELY CONNECTED WITH<br/>THE PROPERTY.<br/>VS PERSON/ORGANIZATION OF PRIMARY IM-<br/>PORTANCE LOOSELY CONNECTED, OR PERSON/<br/>ORGANIZATION OF SECONDARY IMPORTANCE<br/>INTIMATELY CONNECTED.<br/>S PERSON/ORGANIZATION OF SECONDARY IMPOR-<br/>TANCE LOOSELY CONNECTED, OR PERSON/<br/>ORGANIZATION OF TERTIARY IMPORTANCE<br/>INTIMATELY CONNECTED.<br/>FP PERSON/ORGANIZATION OF TERTIARY<br/>IMPORTANCE LOOSELY CONNECTED OR<br/>NO CONNECTION WITH PERSON/ORGANIZA-<br/>TION OF IMPORTANCE.</p> |
| 5. STYLE/TYPE<br>SIGNIFICANCE AS AN EXAMPLE OF A PARTICULAR<br>TYPE, STYLE OR CONVENTION.   | <p>E SPECIALLY FINE OR VERY EARLY EX-<br/>AMPLE IF FEW SURVIVE.<br/>VS ESPECIALLY FINE OR VERY EARLY<br/>EXAMPLE IF MANY SURVIVE; GOOD EX-<br/>AMPLE IF FEW SURVIVE.<br/>S GOOD EXAMPLE OF ANY TYPE, STYLE OR<br/>EIGHT USE.<br/>FP OF NO PARTICULAR INTEREST.</p>  | <p>A "GOOD EXAMPLE" WILL OFTEN MEAN THAT THE FEATURE HAS INTIMATELY ASSOCIATED WITH AN IMPO-<br/>RTANT PERIOD IN THE LIFE OR ACTIVITIES OF THE PERSON,<br/>GROUP, ORGANIZATION OR INSTITUTION.</p>  |

The SIGNIFICANCE OF THE PERSON, GROUP, ORGANIZATION OR INSTITUTION MUST ITSELF BE ESTABLISHED BEFORE THIS CRITERION IS APPLIED. SUCH SIGNIFICANCE MAY BE AT EITHER THE LOCAL, STATE OR NATIONAL/INTERNA-  
TIONAL LEVELS.

"INTIMATELY CONNECTED" WILL OFTEN MEAN THAT THE FEATURE HAS INTIMATELY ASSOCIATED WITH AN IMPO-  
RTANT PERIOD IN THE LIFE OR ACTIVITIES OF THE PERSON,  
GROUP, ORGANIZATION OR INSTITUTION.

A PERSON/ORGANIZATION OF PRIMARY IMPORTANCE AT THE LOCAL LEVEL WILL HAVE PLAYED A DECISIVE AND FAR REACHING ROLE IN THE DEVELOPMENT OF A PARTICULAR NEIGHBORHOOD OR OF A PARTICULAR ETHNIC GROUP OR SEG-  
MENT OF THE COMMUNITY (EXAMPLES: H.C. (CARROLL) JAMES LAGE, LEW HANS, REALTY SPECIALE). A PERSON/ ORGANIZATION OF TERTIARY IMPORTANCE AT THE LOCAL LEVEL WILL HAVE PLAYED A PROMINENT ROLE (BUT NOT A REAL LEADERSHIP ROLE) IN THE DEVELOPMENT OF A PAR-  
TICULAR NEIGHBORHOOD OR OF A PARTICULAR ETHNIC GROUP OR SEGMENT OF THE COMMUNITY (EXAMPLES: JOHN NICKOLL, DWYERS (ESSENDEN), THE STATE AND NATIONAL/INTERNA-  
TIONAL LEVELS ARE TREATED SIMILARLY).

IF THE PROPERTY HAS BEEN SIGNIFICANTLY ALTERED SINCE THE TIME OF ITS ASSOCIATION WITH THE PERSON/ORGANI-  
ZATION AND IF SUCH ALTERATION IS NOT NEGLIGIBLE IN CRITERIA GROUP D, THEN THE PERSON/ORGANIZATION WILL BE CONSIDERED TO BE ONLY "LOOSELY CONNECTED" WITH THE PROPERTY.

| CRITERION   | PATTERNS   | COMMENTS AND GUIDELINES   |
|---|--|---|
| 7. EVENT ASSOCIATED WITH AN EVENT THAT HAS MADE A SIGNIFICANT CONTRIBUTION TO THE COMMUNITY, STATE OR NATION.   | <p>E Event of primary importance intimately connected with the property.</p> <p>W Event of primary importance loosely connected, or event of secondary importance intimately connected,</p> <p>G Event of secondary importance loosely connected, or event of tertiary importance intimately connected,</p> <p>PP Event of tertiary importance loosely connected or no connections with event of importance.</p>                     | SEE COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).   |
| 8. PATTERNS ASSOCIATED WITH AND EFFECTIVELY ILLUSTRATIVE OF BROAD PATTERNS OF CULTURAL, SOCIAL, POLITICAL, ECONOMIC, OR INDUSTRIAL HISTORY, OR OF THE DEVELOPMENT OF THE CITY, OR OF DISTINCT GEOGRAPHIC REGIONS OR ETHNIC GROUPS, OR OF A PARTICULAR WELL-DEFINED ERA. | <p>E Patterns of primary importance intimately connected with the property.</p> <p>W Patterns of primary importance loosely connected, or patterns of secondary importance intimately connected,</p> <p>G Patterns of secondary importance loosely connected, or patterns of tertiary importance intimately connected,</p> <p>PP Patterns of tertiary importance loosely connected or no connection with patterns of importance.</p> | <p>A HELPFUL MEASURE OF THIS CRITERION IS TO CONSIDER HOW USEFUL THE PROPERTY WOULD BE FOR THE TEACHING OF CULTURAL HISTORY.</p>  |
| 9. AGE, COMPARATIVELY OLD IN RELATION TO DEVELOPMENT OF THE CITY.   | <p>E Established prior to 1859.</p> <p>W Established between 1859 and April 1865.</p> <p>G Established between May 1865 and 1945.</p> <p>PP Established since 1945.</p>  | <p>A PROPERTY IS NORMALLY "INTIMATELY CONNECTED" WITH A PATTERN IF THE PROPERTY EXHIBITS THE ESSENCE OF THE PATTERN. A PROPERTY IS NORMALLY "LOOSELY CONNECTED" WITH A PATTERN IF THE PROPERTY ONLY EXHIBITS THE INFLUENCE OF THE PATTERN. A PATTERN WILL NORMALLY BE CONSIDERED "INTIMATELY CONNECTED" WITH THE PROPERTY IF ONLY A FEW EXAMPLES ASSOCIATED WITH THE PATTERN SURVIVE.</p> <p>"INTIMATE" AND "LOOSE" CONNECTIONS FOR SIGNIFICANTLY ALTERED PROPERTIES ARE TREATED THE SAME WAY AS FOR CRITERION 6 (PERSON/ORGANIZATION).</p> <p>SEE ALSO OTHER COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).</p> <p>THE WESTERN TERMINUS OF THE TRANSCONTINENTAL RAILROAD WAS COMPLETED IN OAKLAND IN 1869, INAUGURATING AN IMPORTANT PERIOD OF RAPID URBAN DEVELOPMENT.</p> <p>THE 1906 EARTHQUAKE HELPED STIMULATE ANOTHER IMPORTANT PERIOD OF RAPID DEVELOPMENT IN OAKLAND.</p> <p>AT THE END OF WORLD WAR II, URBAN DEVELOPMENT BEGAN TO SHIFT FROM CENTRAL CITIES LIKE OAKLAND TO THE SUBURBS.</p> <p>IF THE PROPERTY HAS BEEN SIGNIFICANTLY ALTERED SINCE THE TIME OF ITS ORIGINAL CONSTRUCTION OR ESTABLISHMENT, USE THE ORIGINAL DATE IF THE NATURE OF THE ORIGINAL DESIGN IS STILL RECOGNIZABLE (E.G., ROOF SHAPE OR AT LEAST SOME ELEMENTS OF THE ORIGINAL FAÇADE COMPOSITION). USE THE DATE OF THE ALTERATION IF THE NATURE OF THE ORIGINAL DESIGN IS NOT RECOGNIZABLE.</p> |

## CRITERION

### PATRIOTS

12. SITE  
RELATION OF FEATURE TO ITS ORIGINAL SITE  
AND NEIGHBORHOOD.

- E HAS NOT BEEN MOVED.
- G HAS BEEN MOVED WITHIN THE BOUNDARIES OF ITS ORIGINAL SITE.
- F HAS BEEN RELOCATED TO A NEW SITE IN THE SAME NEIGHBORHOOD AS THE ORIGINAL SITE.
- P HAS BEEN RELOCATED TO A NEW SITE IN A DIFFERENT NEIGHBORHOOD.

### C. CONTEXT

11. CONTINUITY  
CONTRIBUTES TO THE VISUAL, HISTORIC OR OTHER ENVIRONMENTAL CONTINUITY OR CHARACTER OF THE STREET OR AREA.

- E HELPS ESTABLISH THE CHARACTER OF AN AREA OF PRIMARY IMPORTANCE OR CONSTITUTES A DISTRICT.
- G MAINTAINS THE CHARACTER OF AN AREA OF PRIMARY IMPORTANCE OR HELPS ESTABLISH THE CHARACTER OF AN AREA OF SECONDARY IMPORTANCE OR CONSTITUTES A FEATURE GROUP.
- G COMPATIBLE WITH THE CHARACTER OF AN AREA PRIMARY IMPORTANCE OR MAINTAINS THE CHARACTER OF AN AREA OF SECONDARY IMPORTANCE.
- F INCOMPATIBLE WITH AN AREA OF PRIMARY IMPORTANCE OR NOT LOCATED IN AN AREA OF PRIMARY OR SECONDARY IMPORTANCE.

12. FAMILIARITY  
PROMINENCE OR FAMILIARITY WITHIN THE NEIGHBORHOOD, CITY OR REGION.

- E A FEATURE WHICH MAY BE TAKEN AS SYMBOL FOR THE CITY OR REGION AS A WHOLE.
- G A CONSOLIDOUS AND FAMILIAR FEATURE IN THE CONTEXT OF THE CITY OR REGION.
- G A CONSOLIDOUS AND FAMILIAR FEATURE IN THE CONTEXT OF THE NEIGHBORHOOD.
- F NOT PARTICULARLY CONSOLIDOUS OR FAMILIAR.

### D. INTEGRITY

13. CONDITION  
EXTENT TO WHICH THE FEATURE HAS EXPERIENCED DEGRADATION.

- E NO APPARENT SURFACE WEAR OR STRUCTURAL PROBLEMS.
- G EXHIBITS ONLY MINOR SURFACE WEAR.
- F EXHIBITS CONSIDERABLE SURFACE WEAR.
- P EXHIBITS SIGNIFICANT STRUCTURAL PROBLEMS, AND SIGNIFICANT STRUCTURAL PROBLEMS,

### DOCUMENTS AND GUIDELINES

"ORIGINAL SITE" MEANS THE SITE OCCUPIED BY THE FEATURE AT THE TIME THE FEATURE ACHIEVED SIGNIFICANCE, WHICH IN SOME CASES MAY HAVE BEEN AFTER THE FEATURE WAS CONSTRUCTED OR ESTABLISHED.

"AREA OF PRIMARY OR SECONDARY IMPORTANCE" GENERALLY MEANS A DISTRICT, GROUP OF PROPERTIES, OR OTHER AREA NOTABLE ENOUGH TO WARRANT SPECIAL RECOGNITION, SUCH AS INCLUSION IN THE CITY'S "SITES/PRESERVATION COMBINING ZONE". AREAS OF PRIMARY IMPORTANCE ARE LIMITED TO POTENTIAL NATIONAL REGISTER DISTRICTS.

"IF THE FEATURE HAS BEEN REMOVED (I.E., GIVEN A "NEW SITE UNDER CRITERION 10), AND THE PROPERTY HAS THEREFORE BECOME ONLY A "SITE", CONTINUITY SHOULD BE EVALUATED BY IMAGINING THE FEATURE RESTORED TO ITS SITE, BUT IN THE EXISTING SURROUNDINGS.

A HELPFUL MEASURE OF THIS CRITERION IS TO CONSIDER WHETHER A TYPICAL RESIDENT OF THE NEIGHBORHOOD, CITY OR REGION WOULD NOTICE THE FEATURE AND REMEMBER IT.

IF THE FEATURE HAS BEEN REMOVED, THIS CRITERION SHOULD BE EVALUATED BY CONSIDERING THE FEATURE'S ROLE (IF ANY) AS A "LANDMARK" PRIOR TO ITS REMOVAL.

"MINOR SURFACE WEAR" GENERALLY MEANS THAT NO REPLACEMENT OF DESIGN ELEMENTS DUE TO DEGRADATION IS REQUIRED.

"CONSIDERABLE SURFACE WEAR" GENERALLY MEANS THAT SOME DESIGN ELEMENTS HAVE DETERIORATED TO SUCH AN EXTENT THAT THEY MUST BE REPLACED.

"SIGNIFICANT STRUCTURAL PROBLEMS" WILL GENERALLY BE ASSOCIATED WITH SAGGING FLOOR LINES, OUT-OF-PLUMB WALLS AND FINE DAMAGE.

COMBATS AND OUTLINE

FOOTNOTES

#### **14. EXTERIOR ALTERNATIVES DEGREE OF ALTERNATION TO IMPORTANT EXTERIOR MATERIALS AND DESIGN FEATURES.**

- E No changes or very minor alterations which do not change the overall character.  
F Minor changes to overall character.  
P Feature has been removed or dead (red).

F-  
FEUILLITE, B  
August 6, 1987

|   |  |
|---|--|
| <b>Proposal:</b>  | <b>Mills Act Contract Applications by owners.</b>  |
| <b>Case File Number /Location/ City Council District /Zoning:</b> | <p>1) MA21-003: <b>1420 Magnolia St.</b> (APN 5-378-21);<br/>City Council District 3, Zoning RM-2 S-20</p> <p>2) MA21-004: <b>1120 Chester St.</b> (APN 4-85-24); City Council District 3, Zoning RM-2</p> <p>3) MA21-001: <b>1020-22 Bella Vista Av.</b> (APN 23-389-11); City Council District 2, Zoning RM-1</p> <p>4) MA21-005: <b>671 Longridge Rd.</b> (APN 11-885-21); City Council District 2, Zoning RD-1</p> <p>5) MA21-002: <b>901 Trestle Glen Rd.</b> (APN 23-436-26-3); City Council District 2, Zoning RD-1</p> |
| <b>Applicant/Owner:</b>   | Multiple, see five individual applications attached  |
| <b>Environmental Determination:</b>                               | Categorically Exempt per CEQA Guidelines Sections: 15301 (Existing Facilities); 15305 (Minor Alterations in Land Use Limitations); 15306 (Information Collection); 15308 (Actions by Regulatory Agencies for Protection of the Environment); 15331 (Historical Resource Restoration/Rehabilitation); Section 15183 (Projects consistent with the General Plan or Zoning).  |
| <b>Action to be Taken:</b>  | Discuss and select applications to recommend for 2021 Mills Act contracts. Forward to Planning Commission as informational item. Forward recommendations to City Council.  |
| <b>For Further Information:</b>                                   | Contact case planner <b>Betty Marvin</b> at <b>(510) 238-6879</b> or by email at: <a href="mailto:bmarvin@oaklandnet.com">bmarvin@oaklandnet.com</a>   |

## BACKGROUND

The Mills Act is a California state law passed in 1972 that allows property owners and local governments to contract for a potential property tax reduction for participating historic properties, using an alternate tax assessment formula. The state law 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 and/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 92 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, partly as a recommended action from the West Oakland and Central City East redevelopment plans. In 2009 the City Council expanded the program and made it permanent. The 2009 ordinance authorized a City property tax revenue loss of \$25,000 a year in new contracts, with additional larger reductions in Redevelopment areas (\$250,000 a year in the Central Business District and \$25,000 a year in each of the other areas). Since the abolition of Redevelopment in 2012, the special Redevelopment tax formula no longer exists, but the (former) Redevelopment areas continue to be targeted for Mills Act contracts. The ordinance also provides that tax losses may exceed any of the limits with approval of the City Council.

To be eligible for a Mills Act contract, a property must be on an official register of historical resources (California Government Code [ARTICLE 12. Historical Property Contracts \[50280. - 50290.\]](#)).

Oakland's Local Register - about 3% of buildings citywide - is an umbrella category defined in Historic Preservation Element Policy 3.8 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 (Landmarks, Heritage Properties, and properties in S-7 and S-20 districts). Oakland's Mills Act program requires that Local Register properties not already formally designated by the Landmarks Board must concurrently obtain Heritage Property or other formal designation from the Board.

By State law 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 each year from actual or potential estimated rental income, using a capitalization rate or multiplier. Under the Mills Act the capitalization rate, usually around 10%, is adjusted by the County Assessor for "historic property risk" of 4% for owner-occupied residential properties or 2% for all others, giving potentially a 20 to 40 percent reduction of ad valorem property tax to Mills Act ("historical restricted") properties. (Special assessments are not affected.) Assessment may be pro-rated between owner-occupied and income portions of a property, or between historic and non-historic portions ([Revenue and Taxation Code - RTC / ARTICLE 1.9. Historical Property \[439. - 439.4.\]](#); <https://www.boe.ca.gov/proptaxes/pdf/lta05035.pdf> - State Board of Equalization).

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 agreement provides for periodic inspections to determine compliance with the contract.
- The penalty for breach of contract is 12.5 percent of the property's current market 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 entire tax savings be invested back into the property according to a ten-year future 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 largest tax reductions usually occur for properties purchased or reassessed in recent years and at high market values. For properties with existing low assessments, such as long-time owners, taxes cannot increase due to a Mills Act contract, but it is likely that they will 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 6), and apply whenever permits are requested to carry out work program items. Especially in regard to windows, a significant item in most of this year's 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 6) 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 439.2(a) 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 Department of Planning and Building of the City of Oakland.

## 2021 MILLS ACT APPLICATIONS

Mills Act applications are accepted from January to May of each year, to allow time for processing by the City and recording with the County by December 31. Five completed Mills Act applications were submitted this year and are before the Landmarks Board for review. Four of the five are also applying for Heritage Property designation at this meeting, while one is already a Designated Historic Property in the Oak Center Historic District (S-20 Preservation Combining Zone). All the 2021 applications are for small residential buildings (houses and duplexes).

## Geographic Distribution and Outreach

The map on the next page illustrates geographic distribution of all Oakland's current and proposed Mills Act properties. For 2021, two of the five are in West Oakland, one in Bella Vista, and two in Lakeshore-Trestle Glen.

As in past years, at least weekly phone and email inquiries about the program were received from all parts of Oakland during 2020-2021. Applicants heard about the program from neighbors, real estate agents, neighborhood and preservation organizations, and the City website. In addition, staff mentions the program whenever contacted by owners, permit applicants, or real estate agents about seemingly eligible properties. Staff also emailed reminders to potential applicants from a list of 2019-20 and earlier inquiries. Staff and potential applicants discuss in detail to find out if the property is a good match for the program in terms of building significance, restoration needs, tax status, risk tolerance, commitment to a long-term work program, and more, and applicants ultimately self-select. This year several owners of highly qualified properties decided to wait till next year to apply, citing current economic uncertainty, pandemic conditions, and a desire to take time to better know their buildings. Staff will continue to remind them next year.

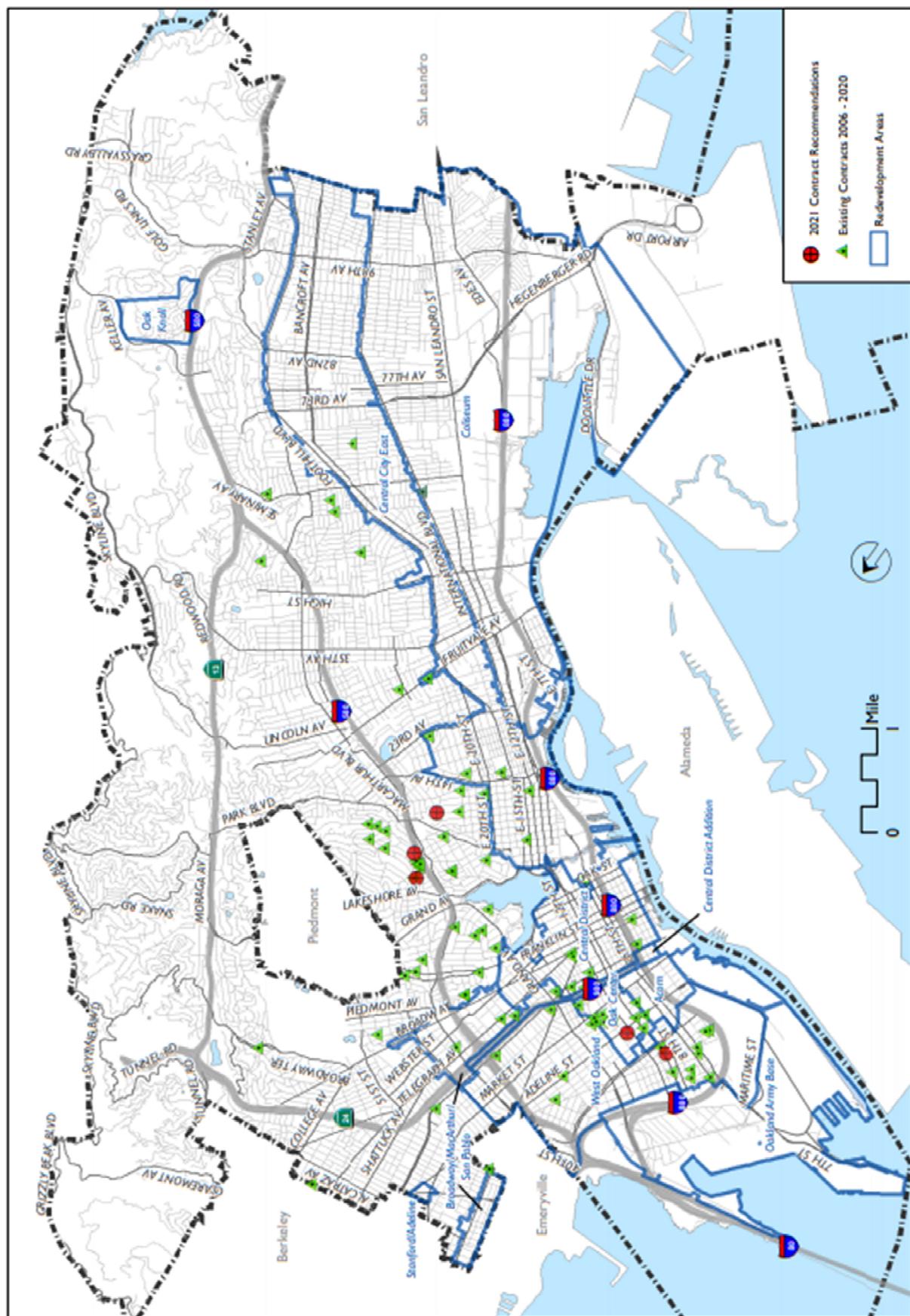
Applications were fewer than last year, and not as diverse in location and building type. Last year and the year before, planners actively encouraged several large-scale adaptive reuse applicants to use the Mills Act to support historically appropriate exterior restoration of significant but challenging properties, but similar projects were not forthcoming in 2021.

## 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, as well as to direct applicants as they develop their applications. Evaluation focuses on:

- *significance* of the property;
- immediate *necessity* of the work to prevent 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 2021 Mills Act contract applications, as satisfying the applicable criteria for both historic designation and Mills Act participation. The Class of 2021's Mills and Heritage applications are all well researched, documented, and explained, and all present thoughtful plans to address significant restoration needs. Two properties are in the targeted former Redevelopment area of West Oakland (19 contracts so far), and the other three are east of the Lake in the enthusiastically participating Lakeshore-Trestle Glen neighborhood (12 Mills contracts so far) and in nearby Bella Vista. Further details are provided in the individual property summaries on the following pages and in the full applications, Attachments 1 through 5.



Planning & Building Department  
May 2021

## Mills Act Contracts and Contract Recommendations



## Financial Impacts - 2021 Mills Act Applications

A simplified calculator on the City website <https://www.oaklandca.gov/search?query=mills+act> allows applicants to make a *rough estimate* of tax outcomes: see table of estimates for 2021 applications on the next page. Calculations are based on tax assessment data from Alameda County records and rental estimates from applicants.

Columns 2 and 3 list the current assessed value and ad valorem property tax for each property (note that special assessments – about \$1000 to \$1500 a year for most properties - are not affected by the Mills Act and are not reflected in the table).

Column 4 lists the *estimated* Mills Act ad valorem tax, using the state formula based on square footage and hypothetical or actual rent.

Column 5 lists the difference between current taxes and the *estimated* tax under the Mills Act.

Column 6 is 27.28% of the estimated change in taxes due to the Mills Act formula. The City receives approximately 27.28% of ad valorem property taxes, so 27.28% of the change is the estimated first-year reduction of property tax revenue to the City.

The range of estimates confirms the rough nature of these figures, especially as 2021-22 assessments have not been published at the time of this report. The 2022-23 Mills Act or “historical restricted” assessments based on the Assessor’s judgment of market rents will not be calculated and billed by the County until 2022.

Since the 1970s when the Mills Act program was created by the California legislature, and even since 2007-09 when Oakland’s program was adopted, tax outcomes of the Mills formula have been affected by changes in the California real estate market. 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-time owners. Because the Mills Act assessment formula is based on the income method of appraisal (using a hypothetical market rent), rising rental prices mean that Mills Act savings may be less than in early years of the program. 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.” Assessment is done property by property in the new tax year (i.e., in 2022 for 2021’s contracts). Applicants were advised to put a higher rent per square foot in the calculator (at least \$2.50 to \$3 in 2021, vs. \$1.25 when the calculator was designed by consultants Economic Planning Systems Inc. in 2006). Lower Mills Act savings for owners would, of course, also mean less revenue reduction for the City.

*Disclaimer (accompanies calculator on the City website and in instructions to applicants):*

*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, 2021 MILLS ACT APPLICATIONS

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| 1<br>Mills Act Application                      | 2<br>Assessed Value<br>2021 (land &<br>imps - county<br>record) | 3<br>Current ad<br>valorem property<br>tax (county rec.) | 4<br>Mills ad valorem tax<br>from calculator<br>(based on owner's<br>rent estimate) | 5<br>Change in taxes<br>(current less<br>Mills estimate) | 6<br>City Revenue<br>Loss, Year 1<br>(27.28% of tax<br>change) |
|---|---|--|---|--|--|
| MA21-003, Magnolia                              | \$836,000   | \$11,676   | \$3,267   | (\$8,409)  | (\$2,294)  |
| MA21-004, Chester                               | \$652,000   | \$9,128  | \$2,756   | (\$6,372)  | (\$1,738)  |
| MA21-001, Bella Vista                           | \$1,150,000   | \$16,100   | \$6,406   | (\$9,694)  | (\$2,645)  |
| MA21-005, Longridge                             | \$2,189,000   | \$26,221   | \$9,044   | (\$17,177)   | (\$4,686)  |
| MA21-002, Trestle Glen                          | \$1,052,383   | \$14,457   | \$7,760   | (\$6,697)  | (\$1,827)  |
| <b>TOTAL estimated taxes<br/>and reductions</b> |   | <b>\$77,582</b>  | <b>\$29,233</b>   | <b>(\$48,349)</b>  | <b>(\$13,190)</b>  |

An estimated City revenue reduction of \$13,190 for the five residential properties applying this year is well below the annual City revenue loss limit of \$25,000 for new Mills Act contracts. The City's share of ad valorem property tax revenue, and therefore of any tax reduction to the owners, is 27.28%. Since property owners must reinvest the *entire* tax saving in the restoration program, the City tax reduction leverages almost four times its value in reinvestment in Oakland's historic buildings. As the Mills work programs are carried out, this reinvestment will in turn result in higher assessed property values as well as tax revenues arising from the actual labor, materials, and permit fees.

### 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 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 nominated properties are all eligible for Heritage Property designation and Mills Act participation.

## MILLS ACT CONTRACT APPLICATIONS

MA21-003: **1420 Magnolia Street** (APN 5-378-21) (see Att. 1)

Ellen Wyrick-Parkinson house, Stick-Italianate cottage, 1886-87

Applicants: Naveed Namaky and Victoria Hernandez, owners/residents

1980



OCHS Rating: C2+ (intensive, 1992), secondary importance or superior example.

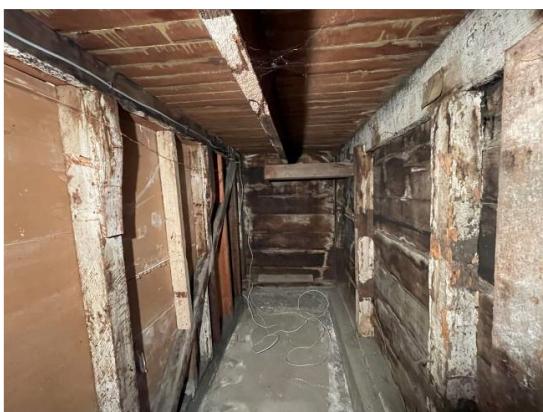
Designated Historic Property as contributor to Oak Center S-20 Preservation Combining Zone.

### *Work Program (Attachment 1):*

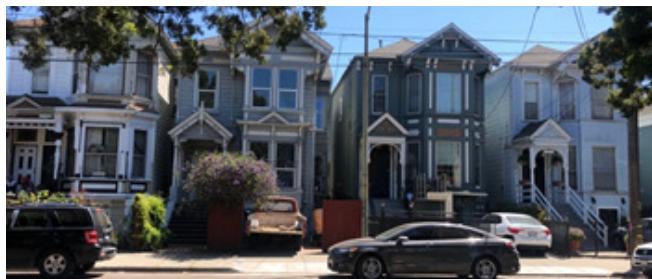
- anchor foundation, install shear walls, transfer ties, and blocking
- repair brick chimney
- restore windows from aluminum sash to authentic wood replica sash
- repair and restore ornamental woodwork, especially at front porch; paint house
- replace roof and gutters, repair eaves, fascia, and trim at roofline

### *Application Strengths:*

- systematic repair program
- maintaining elaborate millwork
- 20th Mills Act project in West Oakland, 8th in Oak Center
- illustrates importance and quality of builder-designed houses in the neighborhood
- City Landmark potential as 40-year home of community activist Ellen Wyrick-Parkinson



**MA21-004: 1120 Chester St. (APN 4-85-24) (see Att. 2)**  
 Carter (George & Mollie) house, Stick-Eastlake house, 1887  
 Applicants: Reuben Tomar and Dylan Denicke, owners/residents



OCHS Rating: C1+ (intensive, 1989), indiv. secondary importance, Oakland Point API contributor  
 Heritage Property Eligibility Rating: B (34/29 points) Determined eligible for National Register

*Work Program (Attachment 2):*

- seismic retrofit – replace brick foundation with concrete
- repair siding and trim and paint house
- double-hung wood-sash windows to replace aluminum throughout
- rebuild front stairs and railings; rebuild and restore Victorian entry door and transom

*Application Strengths:*

- thorough repair and reversal of alterations, hands-on understanding of building's needs
- highly visible project with catalyst potential for Prescott neighborhood
- 21st Mills Act project in West Oakland, target area in original Mills ordinance



**MA21-001: 1020-22 Bella Vista Av. (APN 23-389-11) (see Att. 3)**

Myers (J. S.) – Taylor (Fred & Elizabeth) house, Colonial-Craftsman, 1900-01, Leo Nichols arch., C. M. MacGregor bldr. Applicants: Nora Brereton and Patrice Chiquet, owners/residents



Right side of house – asbestos siding, original vs aluminum sash



Rear – stabilize upper sunporch as part of foundation work

OCHS Rating: Dc2+ (San Antonio survey, 1996): secondary imp., altered, district contributor

Heritage Property Eligibility Rating: B/C (33 points without deduction for alterations/20 as altered)

#### *Work Program (Attachment 3):*

- seismic retrofit of foundation including support for rear porch
- window repair and casement restoration including dry rot repair, sealing, and painting
- replacement of non-original windows with wood windows of matching design
- removal of asbestos siding to be based on exploratory assessment
- replacement and/or repair of shingles, siding, and wood trim

#### *Application Strengths:*

- transformative restoration of distinguished and prominently located house
- catalyst for neighborhood and example for other owners of asbestos-clad buildings
- sequence of work carefully thought out to suit owners' budget and comfort level
- foundation work coordinated with City's Brace and Bolt program
- first application in little-known historic Bella Vista Area of Secondary Importance



**MA21-005: 671 Longridge Rd.** (APN 11-885-21) (see Att. 4)

Dowell-Chambliss house, Beaux Arts eclectic house, 1919-20, Albert Farr architect

Applicants: Bradley and Susie Cohn, owners/residents



2011>



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

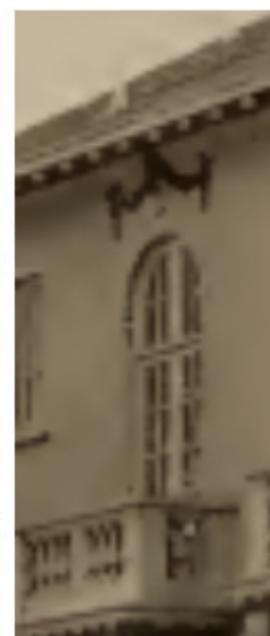
Landmark/Heritage Property Eligibility Rating: B (33/25 points)

*Work Program (Attachment 4):*

- seismic retrofit of foundation including support for rear porch
- retain eroding hillside on southwest property line
- replace fiberglass windows with period-appropriate wood windows
- restore cantilevered balconette on north (front) façade
- exterior stucco repair and paint

*Application Strengths:*

- addresses widespread problem of site stability on Lakeshore's hilly contoured lots
- 1921 published photo available to guide restoration
- first Mills application representing work of major California architect Albert Farr
- 13th application in Lakeshore Homes neighborhood, seeds of possible district designation



MA21-002: **901 Trestle Glen Rd.** (APN 23-436-26-3) (see Att. 5)

Tucker - Garden house, Normandy Revival-Moderne house, 1941, William E. Schirmer, architect  
Applicants: Stephen and Laura Geist, owners/residents



OCHS Rating: C2+ (prelim., 1986): secondary importance, contrib. to Lakeshore-Trestle Glen ASI  
Landmark/Heritage Property Eligibility Rating: B (34 points)

*Work Program (Attachment 5):*

- structural reinforcement: completing extensive foundation work over culvert
- repair steps, paths, driveway, garden features, etc. due to sinking ground
- repair windows and doors throughout
- wood shingle roof replacement, gutters and downspouts, rebuild failing upper chimney
- repair original copper light fixture
- exterior stucco repair and paint

**Application strengths**

- work addresses ongoing challenges of site over creek and culvert
- ambitious and comprehensive work program
- unusual 1940s Period Revival house by major Oakland architect W.E. Schirmer
- location marks effect of 580 freeway construction on the Lakeshore district
- 14th application in Lakeshore Homes neighborhood, seeds of possible district designation



## RECOMMENDATIONS

1. Receive any testimony from applicants and interested citizens;
2. Discuss and provide recommendations on Mills Act applications for 2021; and
3. Based on the above discussion:
  - a. Recommend all or selected applications to City Council for 2021 Mills Act contracts;
  - b. Forward the recommendations to the Planning Commission as an informational report.

Prepared by:



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Betty Marvin  
Historic Preservation Planner

Approved by:



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Catherine Payne  
Acting Development Planning Manager

Attachments:

1. Application, work program, and photos: MA21-003: **1420 Magnolia Street**
2. Application, work program, and photos: MA21-004: **1120 Chester Street**
3. Application, work program, and photos: MA21-001: **1020-22 Bella Vista Avenue**
4. Application, work program, and photos: MA21-005: **671 Longridge Road**
5. Application, work program, and photos: MA21-002: **901 Trestle Glen Road**
6. Model Mills Act Agreement, including Secretary of the Interior's Standards for Rehabilitation



# **Oakland Landmarks Preservation Advisory Board**

## **MILLS ACT APPLICATION**

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612-2031 Phone: 510-238-3941

## **1. GENERAL INFORMATION**

**Property Address:** 1420 Magnolia Street

**Assessor's Parcel Number(s):** 005-0378-021-00

**Property Owner(s):** Naveed Namaky & Victoria Hernandez

**Applicant's Name:** \_\_\_\_\_ Naveed Namaky & Victoria Hernandez \_\_\_\_\_

**Phone:** (day) (972)-408-7118 (evening) (972)-408-7118 **email:** ndnamaky@gmail.com

**Year of Purchase:** 2020 **Assessed Value:** 836,000 **(assumed)**

**Existing Use of Property:** \_\_\_\_\_ owner occupied residence \_\_\_\_\_

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

U.S. GOVERNMENT PRINTING OFFICE: 1913. 10-1250

Please see the attached.

## **2. HISTORIC PROPERTY INFORMATION**

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

**HISTORIC/COMMON NAME:** 1420 Magnolia street

**CONSTRUCTION DATE:** approximately 1887

**HISTORIC STATUS as of application date** (contact Preservation staff at 510-238-6879 to confirm):  
Designated Historic Resource Date of Designation: July 15, 2002

**Designated Historic Property**      **Date of Designation: July 15, 2003**

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

# Local Register of Historical Resources

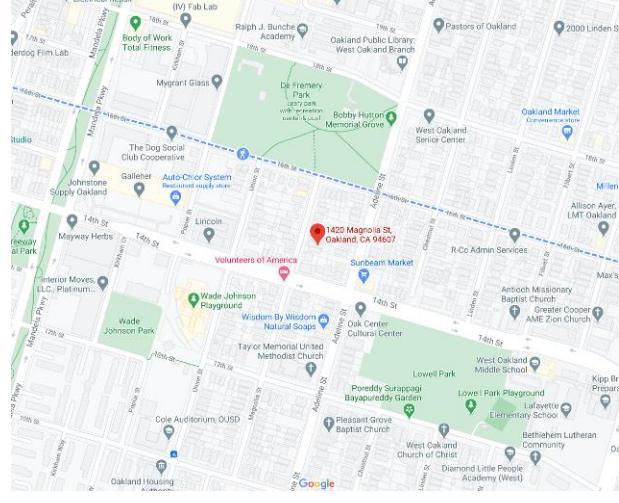
Survey Rating A or B     Area of Primary Importance     National Register

**Oakland Cultural Heritage Survey:** Survey Rating: \_\_\_\_\_ Date: \_\_\_\_\_ Prelim/Intensive: C2+ \_\_\_\_\_

## Photo



# Location Map



**Summary of property's history:**

The earliest record of 1420 Magnolia Street found is from the *Oakland, Alameda, and Berkeley City Directory* (Husted, F.M; L.M. McKenny & Co) from 1887. (Call number: 1595069 At San Francisco Main Public Library). The directory lists Thomas Blachowski, carpenter, residing at 1216 Magnolia (the previous designation for this lot). The architect and builder of the home are unknown. It can be inferred that the house was constructed in 1886 or 1887.

The property is an early example of a “stick” style Victorian era cottage. As an early prototype, it contains some features of the prior prominent style (Italianate); arguably the building’s style is translational between these two styles. The house is a contributing structure in the locally significant Defremery neighborhood district (District name DF2). It also contributes architecturally to the larger Oak Center district, formally designated by the Oakland Landmarks Board.

Visible alterations include aluminum windows with exterior steel security bars, a basement exit, and reconstructed entry steps with period inappropriate banisters and ornamental planters. The building also has many exterior lights and security elements not original to the structure. The roof (composite shingles) and gutters (steel) are also not original, nor in the original style. Much of the siding and ornamental wood work does appear to be original or historically accurate.

A previous owner of the property (from 1976 - 2017) was Ms Ellen Wyrick-Parkinson. Ellen Wyrick-Parkinson was “a respected community and social activist who fought for historic preservation, the rerouting of the dreaded Cypress Freeway and creation of the Mandela Parkway” (Mercury News). She was also largely responsible organizing the recognition of Oak Center as a designated historic district (S-20 zone) in 2002.



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

**Property Address:** \_\_\_\_\_ **1420 Magnolia Street** \_\_\_\_\_

Please list the improvements to take place over the next 10 years. Listed work should be limited to stabilization or maintenance of the historic structure and restoration or repair of exterior character defining features. State anticipated costs of improvements, including but not limited to materials, labor, permits and fees. Anticipated cost must equal or exceed tax savings: see Mills Act Calculator for a rough estimate of potential property tax reduction. Attach additional text and photos as necessary to fully describe work program. *This page will become part of the contract: please keep to one page.*

**1. Year: 2022** \_\_\_\_\_ **Cost: \$20K** \_\_\_\_\_ **Improvement: Seismic retrofit. Work includes anchoring mudsills to the foundation, installing shear walls and shear transfer ties, and blocking in floor framing. Repair brick chimney (currently a seismic hazard)**

**2. Year: 2023** \_\_\_\_\_ **Cost:** \_\_\_\_\_ **Improvement: 2022 Work continued**

**3. Year: 2024** \_\_\_\_\_ **Cost:** \_\_\_\_\_ **Improvement: 2022 Work continued**

**4. Year: 2025** \_\_\_\_\_ **Cost: \$25K** \_\_\_\_\_ **Improvement: Replace post-war aluminum windows and doors with historically accurate replica wood windows**

**5. Year: 2026** \_\_\_\_\_ **Cost:** \_\_\_\_\_ **Improvement: 2025 Work continued**

**6. Year: 2027** \_\_\_\_\_ **Cost:** \_\_\_\_\_ **Improvement: 2025 Work continued**

**7. Year: 2028** \_\_\_\_\_ **Cost: \$20K** \_\_\_\_\_ **Improvement: Repair and restore remaining ornamental woodwork, particularly at front porch. Repaint entire house with historical painting contractor.**

**8. Year: 2029** \_\_\_\_\_ **Cost: \$20K** \_\_\_\_\_ **Improvement: Replace roof and gutters. Repair, restore, and repaint rotten eaves, fascias, and ornamental woodwork at the eaves.**

**9. Year: 2030** \_\_\_\_\_ **Cost:** \_\_\_\_\_ **Improvement: 2029 Work continued**

**10. Year: 2031** \_\_\_\_\_ **Cost:** \_\_\_\_\_ **Improvement: 2029 Work continued**

**Note:** Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

**Seismic retrofit**



Work includes anchoring mudsills to the foundation, installing shear walls and shear transfer ties, and blocking in floor framing.  
Observe the absence of shear walls.



Observe the absence of shear transfer ties or blocking between joists.



Repair brick chimney  
(currently a seismic hazard).

Replace windows and doors

Replace post-war aluminum windows and doors with historically accurate replica wood windows



Observe aluminum window frames.  
Original windows would have been wood.

Intent is to replace windows with replica wood windows (double or triple glazed for increased energy efficiency).

Intent is to remove security bars and replace with security bug screens.



Observe aluminum window frames. Casing appears to be original.  
Intent is to replace aluminum windows with replica wood windows (double or triple glazed for increase energy efficiency).

**Repair  
Ornamental  
Woodwork**



Repair and restore remaining ornamental woodwork, particularly at front porch. Repaint entire house with historical painting contractor.



Observe rotted and deteriorated bracket. This damage is typically painted over throughout the house.

Intent is to repair and restore all ornamental woodwork. Any woodwork unable to be repaired will be replaced in kind.



Observe this rotten door casing. All wood with ground contact will be repaired or replaced in kind with historically accurate moldings.

**Replace roof at end of feasible lifespan**



Replace roof and gutters. Repair, restore, and repaint rotten eaves, fascias, and ornamental woodwork at the eaves.



Observe asphalt composite shingle roof. At the end of the usable life, the intent is to replace the roof with a standing seam metal roof.

The original structure would have had redwood shakes as roofing with redwood internal gutters.

Standing seam roofing was common at the time of construction (historically they were typically tin).

**Legal Description:**

**For APN/Parcel ID(s): 005-0378-021-00**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERN LINE OF MAGNOLIA STREET, DISTANT THEREON 140 FEET NORTHERLY FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHERN LINE OF 14TH STREET; THENCE NORTHERLY ALONG SAID LINE OF MAGNOLIA STREET 35 FEET; THENCE AT RIGHT ANGLES EASTERLY 128 FEET 3 INCHES; THENCE AT RIGHT ANGLES SOUTHERLY 35 FEET; THENCE AT RIGHT ANGLES WESTERLY 128 FEET 3 INCHES TO THE POINT OF COMMENCEMENT ON SAID LINE OF MAGNOLIA STREET.

BEING A PORTION OF BLOCK 587, ACCORDING TO BOARDMAN'S MAP OF OAKLAND AND VICINITY OF FILE IN THE COUNTY RECORDER'S OFFICE OF ALAMEDA COUNTY.

#### 4. SELECTION CRITERIA

The City of Oakland has adopted a Mills Act Property Tax Abatement Program for qualified historic properties. The 2006-08 ordinances creating the program limit impact on City revenues to \$25,000/year, plus \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000 a year for all redevelopment areas outside the Central Business District. In the Central Business District, impact on Redevelopment revenues is limited to \$100,000/building/year with a cumulative limit of \$250,000/year. Any property tax loss that exceeds the above limits requires special consideration by the City Council.

If applications exceed the above limits, selection will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

##### **Necessity, quality, and impact of proposed work program:**

- The property needs exterior or structural work (e.g., stabilization, maintenance, reversal of inappropriate modifications, etc. - not interior work or additions) and the cost of the proposed work is equal to or greater than the potential reduction of property taxes.
- The proposed work program has strong potential to act as a catalyst for neighborhood revitalization by increasing architectural integrity, preserving neighborhood character, and conserving materials and energy embodied in the existing building.
- The application exhibits timely completion, quality of documentation, well thought out and realistic work program, clear understanding of work program and contract, ability to follow through.

##### **Diversity of property types and locations:**

- Geographic distribution: The property's location contributes to the goal of Mills Act contracts in neighborhoods throughout the City.

Contracts will be especially encouraged for properties in the (former) West Oakland and Central City East Redevelopment Areas because implementation of the Mills Act was a mitigation measure in the West Oakland and Central City East Redevelopment Plans.

- Building type and nature of significance: The property contributes to the goal of a variety of Mills Act building types (e.g., residential, commercial, industrial; rarity, age, style, use, etc.).

##### **Historic and architectural significance of building:**

- Either currently a Designated Historic Property, *or* a Heritage Property, Landmark, or S-7/S-20 District application is submitted concurrently and building is eligible for designation.
- Oakland Cultural Heritage Survey rating and Landmarks Board eligibility determination.
- Timely completion, quality, depth, and active involvement in Heritage Property application.

## 5. SUBMITTAL REQUIREMENTS

- Mills Act Application Form: This application form completed and signed.
- Assessor's Parcel Map and Legal Description: From deed or County Assessor's office.
- For corporate owners (LLC, condo, etc.): Document exact entity name and signatory/ies.
- Photographs
  - Photographs must be in color, labeled, and printed on 8-1/2" x 11" paper.
  - Illustrate the overall exterior condition and character of the property.
  - Show the structure from across the street and from front, side and rear.
  - Include detailed close up views of each feature listed in the work program.
  - Label each photo (e.g., Work Program Item #1, #2, etc.).
- Oakland Landmark, Heritage Property or S-7/S-20 Preservation District Application
  - Required for properties that are not already designated by Landmarks Board.
- Additional pages to describe and illustrate the work program, as necessary.
- Copy of last property tax bill.
- Printout of Mills Act Calculator estimate, showing anticipated tax saving.
- Filing Fee - \$601.29, due at the time of application submittal.

Please read and review (online at [www.oaklandnet.com/historicpreservation](http://www.oaklandnet.com/historicpreservation)):

- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- (Model) Mills Act Agreement for Preservation of Historic Property (contract you will sign);
- Secretary of the Interior's Standards for Rehabilitation (included in Mills contract);
- Minimum Property Maintenance Standards (included in Mills contract); and
- Mills Act Property Tax Calculator (for rough estimate of potential change in taxes).

**NOTICE:** Each property owner is advised to consult legal counsel and/or a financial advisor concerning the advisability of entering into a Mills Act agreement, prior to completing and submitting this application. The City makes no warranties or representations about the accuracy or validity of the Mills Act Property Tax Calculator – it is merely an information tool that applicants may use at their sole risk, which does not substitute for or replace legal counsel or a financial advisor.

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

Owner's Signature

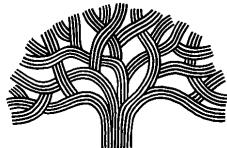


Date 04/26/2021

**APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER**

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

Monday, Tuesday, Thursday & Friday: 8am-3pm; Wednesday: 9:30 – 3pm



# Oakland Landmarks Preservation Advisory Board

## MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612-2031 Phone: 510-238-3941

### 1. GENERAL INFORMATION

Property Address: 1120 Chester Street, Oakland, CA 94607

Assessor's Parcel Number(s): 4-85-24

Property Owner(s): Reuben Tomar, Dylan Denicke

Applicant's Name: Reuben Tomar

Phone: (day) 510-314-6768 (evening) same email rubentomar@gmail.com

Year of Purchase: 2020 Assessed Value: 652,000

Existing Use of Property: Owner Residence

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

Lot 5, Block 557, "Map of Chester and Center Street Lots," filed April 6, 1886, Map book 4, Page 28, Alameda County.

### 2. HISTORIC PROPERTY INFORMATION

HISTORIC/COMMON NAME: George & Mollie Carter House CONSTRUCTION DATE: 1887

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

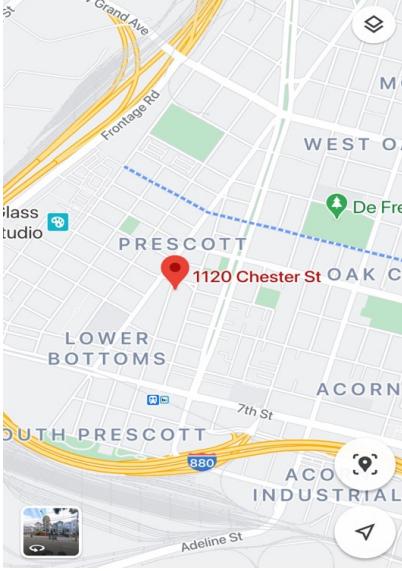
Designated Historic Property                              Date of Designation \_\_\_\_\_

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

Local Register of Historical Resources

Survey A or B     Area of Primary Importance     National Register: determined eligible

Oakland Cultural Heritage Survey: Survey Rating: C1+ Date: 10/8/1989 Intensive

| Photo   | Location Map   |
|---|--|
|  |  |

### 3. PRESERVATION WORK PROGRAM AND TIMELINE

**Property Address: 1120 Chester St., Oakland, California 94607**

Please list the improvements to take place over the next 10 years. Listed work should be limited to stabilization or maintenance of the historic structure and restoration or repair of exterior character defining features. State anticipated costs of improvements, including but not limited to materials, labor, permits and fees. Anticipated cost must equal or exceed tax savings: see Mills Act Calculator for a rough estimate of potential property tax reduction. Attach additional text and photos as necessary to fully describe work program. *This page will become part of the contract: please keep to one page.*

**1. Year: 2021 Cost: 19,500 Improvement: replace brick foundation with reinforced concrete**

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**2. Year: 2022 Cost: 9,500 Improvement: continue seismic retrofit**

---

**3. Year: 2023 Cost: 12,500 Improvement: repair siding and trim**

---

**4. Year: 2024 Cost: 11,000 Improvement: paint house**

---

**5. Year: 2025 Cost: 9,500 Improvement: rebuild and restore the Victorian entry way (door and transom), originals having been walled over and replaced with modern inexpensive 36" door**

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**6. Year: 2026 Cost: 12,000 Improvement: rebuild original double-hung windows for first floor**

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**7. Year: 2027 Cost: 11,000 Improvement: replace roof, gutters**

---

**8. Year: 2028 Cost: 12,000 Improvement: rebuild original double hung windows for second floor**

---

**9. Year: 2029 Cost: 6,000 Improvement: rebuild front stairs in Victorian style**

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**10. Year: 2030 Cost: 6,000 Improvement: rebuild Victorian railings for front steps**

**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.**

**Years 1 -2:**



**Fissures in the brick foundation**



**Rotting corners**



**Collapsing sill plate and hollowed out brick foundation**

**Years 3 – 4:**



**The siding is warped, and the paint is deeply blighted on the south and east sides. The rear of the house is dilapidated and rotten.**

**Year 5:**



**The entrance is a shell of its former self. Where there was a magnificent entryway and transom now hangs a flimsy Styrofoam-core door.**

#### 4. SELECTION CRITERIA

The City of Oakland has adopted a Mills Act Property Tax Abatement Program for qualified historic properties. The 2006-08 ordinances creating the program limit impact on City revenues to \$25,000/year, plus \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000 a year for all redevelopment areas outside the Central Business District. In the Central Business District, impact on Redevelopment revenues is limited to \$100,000/building/year with a cumulative limit of \$250,000/year. Any property tax loss that exceeds the above limits requires special consideration by the City Council.

If applications exceed the above limits, selection will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

**Necessity, quality, and impact of proposed work program:**

- The property needs exterior or structural work (e.g., stabilization, maintenance, reversal of inappropriate modifications, etc. - not interior work or additions) and the cost of the proposed work is equal to or greater than the potential reduction of property taxes.
- The proposed work program has strong potential to act as a catalyst for neighborhood revitalization by increasing architectural integrity, preserving neighborhood character, and conserving materials and energy embodied in the existing building.
- The application exhibits timely completion, quality of documentation, well thought out and realistic work program, clear understanding of work program and contract, ability to follow through.

**Diversity of property types and locations:**

- Geographic distribution: The property's location contributes to the goal of Mills Act contracts in neighborhoods throughout the City.

Contracts will be especially encouraged for properties in the (former) West Oakland and Central City East Redevelopment Areas because implementation of the Mills Act was a mitigation measure in the West Oakland and Central City East Redevelopment Plans.

- Building type and nature of significance: The property contributes to the goal of a variety of Mills Act building types (e.g., residential, commercial, industrial; rarity, age, style, use, etc.).

**Historic and architectural significance of building:**

- Either currently a Designated Historic Property, or a Heritage Property, Landmark, or S-7/S-20 District application is submitted concurrently and building is eligible for designation.
- Oakland Cultural Heritage Survey rating and Landmarks Board eligibility determination.
- Timely completion, quality, depth, and active involvement in Heritage Property application.

## 5. SUBMITTAL REQUIREMENTS

- Mills Act Application Form: This application form completed and signed.
- Assessor's Parcel Map and Legal Description: From deed or County Assessor's office.
- For corporate owners (LLC, condo, etc.): Document exact entity name and signatory/ies.
- Photographs
  - Photographs must be in color, labeled, and printed on 8-1/2" x 11" paper.
  - Illustrate the overall exterior condition and character of the property.
  - Show the structure from across the street and from front, side and rear.
  - Include detailed close up views of each feature listed in the work program.
  - Label each photo (e.g., Work Program Item #1, #2, etc.).
- Oakland Landmark, Heritage Property or S-7/S-20 Preservation District Application
  - Required for properties that are not already designated by Landmarks Board.
- Additional pages to describe and illustrate the work program, as necessary.
- Copy of last property tax bill.
- Printout of Mills Act Calculator estimate, showing anticipated tax saving.
- Filing Fee - \$601.29, due at the time of application submittal.

Please read and review (online at [www.oaklandnet.com/historicpreservation](http://www.oaklandnet.com/historicpreservation)):

- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- (Model) Mills Act Agreement for Preservation of Historic Property (contract you will sign); Secretary of the Interior's Standards for Rehabilitation (included in Mills contract); Minimum Property Maintenance Standards (included in Mills contract); and Mills Act Property Tax Calculator (for rough estimate of potential change in taxes).

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

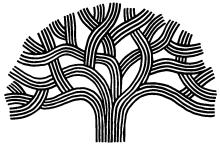
Owner's Signature

   
Reuben Togdar ; Dylan Denicke

Date 4/18/21

### APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612  
 Monday, Tuesday, Thursday & Friday: 8am-3pm; Wednesday: 9:30 – 3pm



# Oakland Landmarks Preservation Advisory Board

## MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612-2031 Phone: 510-238-3941

### 1. GENERAL INFORMATION

**Property Address:** 1020-22 Bella Vista Ave., Oakland, CA 94610

**Assessor's Parcel Number(s):** 023-0389-011-00

**Property Owner(s):** Nora Brereton and Patrice Chiquet

**Applicant's Name:** Nora Brereton

**Phone:** (day) (415) 424-5770 (evening) \_\_\_\_\_ **email:** nbrereton@gmail.com

**Year of Purchase:** 2019      **Assessed Value:** \$1,150,000

**Existing Use of Property:** owner-occupied duplex

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

### 2. HISTORIC PROPERTY INFORMATION

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

**HISTORIC/COMMON NAME:** Myers-Taylor House (J.S. Myers and Fred & Elizabeth Taylor)  
/ 1020-22 Bella Vista Ave.

**CONSTRUCTION DATE:** 1900-1901

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

**Designated Historic Property**      **Date of Designation** \_\_\_\_\_

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

**Local Register of Historical Resources**

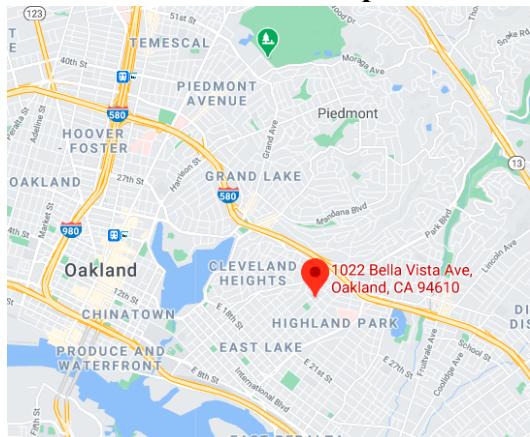
Survey Rating A or B     Area of Primary Importance     National Register

**Oakland Cultural Heritage Survey:** Survey Rating: Dc2+ Date: 3/7/96 Prelim/Intensive: Int.

**Photo**



**Location Map**



**Mills Act Application****3. PRESERVATION WORK PROGRAM AND TIME LINE**

**Property Address:** 1020-22 Bella Vista Ave., Oakland, CA 94610

Please list the improvements to take place over the next 10 years. Listed work should be limited to stabilization or maintenance of the historic structure and restoration or repair of exterior character defining features. State anticipated costs of improvements, including but not limited to materials, labor, permits and fees. Anticipated cost must equal or exceed tax savings: see Mills Act Calculator for a rough estimate of potential property tax reduction. Attach additional text and photos as necessary to fully describe work program. *This page will become part of the contract: please keep to one page.*

- 1. Year:** 2021   **Cost:** \$7,500   **Improvement:** Seismic retrofit of foundation including Hardy Frame (prefab shear wall panel) for upstairs back porch.
- 2. Year:** 2022   **Cost:** \$7,500   **Improvement:** Seismic retrofit, continued.
- 3. Year:** 2023   **Cost:** \$7,500   **Improvement:** Seismic retrofit, continued.
- 4. Year:** 2024   **Cost:** \$7,500   **Improvement:** Seismic retrofit, continued.
- 5. Year:** 2025   **Cost:** \$7,500   **Improvement:** Window repair and casement restoration, incl. replacement of non-original windows with wood windows of matching design.
- 6. Year:** 2026   **Cost:** \$7,500   **Improvement:** Window repair, continued.
- 7. Year:** 2027   **Cost:** \$7,500   **Improvement:** Removal of asbestos siding and restoration of cedar shingle siding or wood siding, based on period photo and traces under asbestos. Phased work, prioritizing most prominent views of home.
- 8. Year:** 2028   **Cost:** \$7,500   **Improvement:** Removal of asbestos siding and restoration of cedar shingle siding or wood siding, continued.
- 9. Year:** 2029   **Cost:** \$7,500   **Improvement:** Removal of asbestos siding and restoration of cedar shingle siding or wood siding, continued.
- 10. Year:** 2030   **Cost:** \$7,500   **Improvement:** Removal of asbestos siding and restoration of cedar shingle siding or wood siding, continued.

**Note:** Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

## Mills Act Application

### 4. SELECTION CRITERIA

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## Mills Act Application

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Owner's Signature \_\_\_\_\_

Date 4/28/21

## Mills Act Application

### APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612  
 Monday, Tuesday, Thursday & Friday: 8am-3pm; Wednesday: 9:30 – 3pm

*Rev.1/9/2020*

## Work Program Details

### Work items #1-4: Seismic retrofit of foundation including hardy frame for original back porch.

The first most pressing work to be done is to secure the house to the foundation for earthquake safety. We have applied to the EBB program and have had our plans approved by the city. The plan includes the hardy frame for the upper-story back porch as well as bracing and bolting work for the entire foundation. Securing the porch in compliance with current earthquake safety standards helps to preserve the structural integrity of the house. The estimate for this work by the contractor is \$30,000, plus \$2,500 for the structural engineer. The work was permitted by the city of Oakland and the seismic retrofit plans are attached to our application.



back porch which will be held up by a hardy frame, notice the brick foundation under the wood columns

**Mills Act Application**

right side foundation wall



shear panels to be added to cripple walls,  
current support beams are leaning



left side foundation wall



addition foundation

## Mills Act Application

### Work items #5-6: Window repair and casement restoration, incl. replacement of non-original windows with wood windows of matching design.

There is much window restoration to be done in this house that includes repairing old wooden windows that are non-functional and need to be repainted and resealed. In some places dry rot has to be repaired before resealing and repainting. There are also several aluminum and vinyl windows that will be replaced with more historically fitting wood windows. This work will upkeep the historical integrity of the house and prevent further damage to the exterior.



right side of home, aluminum windows above bay



back of home, aluminum windows in porch and vinyl windows upstairs and downstairs on the right



detail of aluminum windows on right side



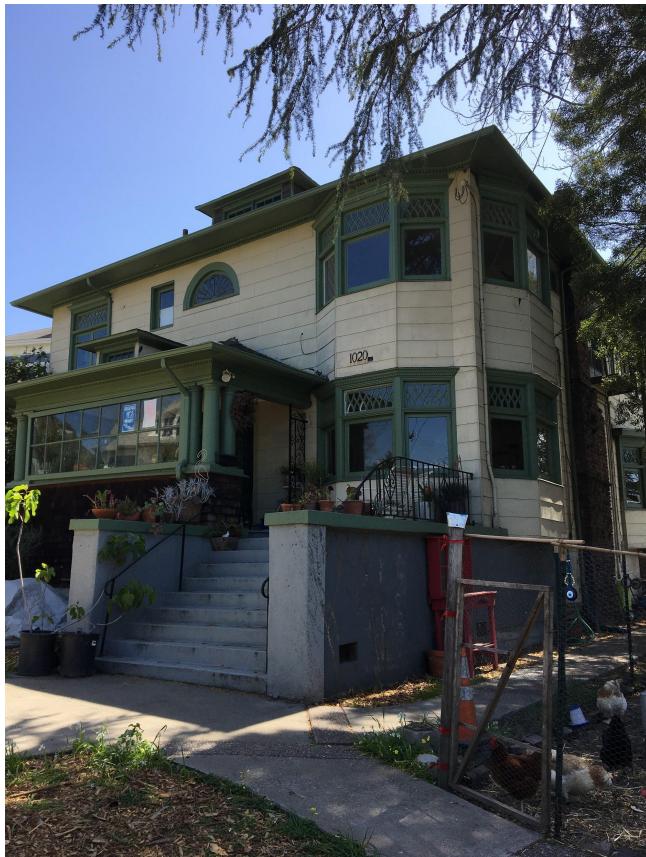
detail of downstairs addition window

## Mills Act Application

### **Work items # 7-10: Removal of asbestos siding and restoration/replacement of cedar shingle siding or wood siding.**

Like many homes in the area, the previous owners were sold on covering the wood shingles with asbestos siding to reduce fire risk. This has greatly altered the beauty and historic significance of the home. We plan on starting with exploratory removal of asbestos siding in areas that are protected from rain/sun (like under the porch in the back, or under large overhangs). This initial work will inform us about the state of the cedar shingles underneath the asbestos siding.

We hope to preserve and repair the original cedar shingles, however, that may not be possible. We've spoken with several contractors and opinions are split. Some think that the removal of the asbestos shingles will cause the cedar shingles to come off like fish scales and be too damaged to save. But some contractors predict that possibly only 20-30% of the cedar shingles would be damaged and therefore they might be worth saving. This scenario would still be a significant cost and require much restoration of the original. Condition of shingles and amount of reshingling needed will not be known until after exploratory asbestos removal, and work will be phased and prioritized accordingly. Either way, we are committed to the removal of the asbestos siding and in order to restore the home to it's historically accurate splendor.



then vs. now, we hope to replicate the original design by painting the siding on the angled bay white

**Mills Act Application**

left side of home



back of home, cedar shingles on the downstairs addition



asbestos shingles along left side of home



notice the detail work, small asbestos shingles between the windows,  
original window trim surviving in part

## **Mills Act Application**

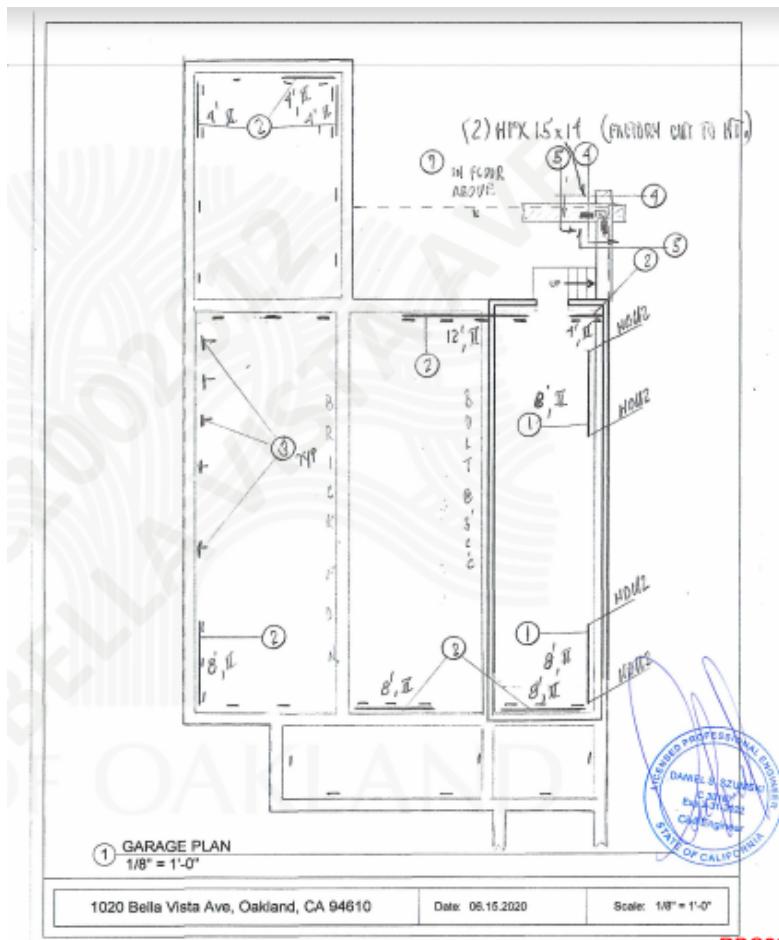
**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 023-0389-011-00

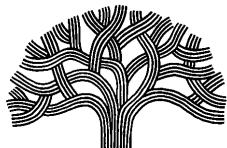
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PORTIONS OF LOTS 7 AND 8, BLOCK B, BELLA VISTA PARK, FILED JUNE 13, 1890, MAP BOOK 17, PAGE 90, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF BELLA VISTA AVENUE DISTANT THEREON NORTHEASTERLY 131.69 FEET FROM THE NORTHEASTERN LINE OF EAST 28TH STREET, AS SAID STREET AND AVENUE ARE SHOWN ON SAID MAP; AND RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF BELLA VISTA AVENUE ON THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 155 FEET, A DISTANCE OF 81.60 FEET; THENCE PARALLEL WITH SAID LINE OF EAST 28TH STREET SOUTHEASTERLY 115 FEET MORE OR LESS, TO A LINE DRAWN PARALLEL WITH THE SOUTHEASTERN LINE OF SAID LOT 8, AND DISTANCE THEN 15 FEET NORTHWESTERLY THEREFROM, MEASURED PARALLEL WITH SAID LINE OF EAST 28TH STREET; THENCE ALONG THE LINE SO DRAWN, SOUTHWESTERLY 59.3 FEET, MORE OR LESS, TO A LINE DRAWN PARALLEL WITH THE SOUTHWESTERN LINE OF SAID LOT 7, AND DISTANT 19 FEET, NORTHEASTERLY THEREFROM, MEASURED ALONG THE SOUTHEASTERLY LINE OF SAID LOT 8; THENCE ALONG THE LINE SO DRAWN NORTHWESTERLY 13 FEET; THENCE PARALLEL WITH THE SOUTHEASTERN LINE OF SAID LOT 8, SOUTHWESTERLY 19 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 7; THENCE ALONG THE LAST NAMED LINE NORTHWESTERLY 127 FEET TO THE POINT OF BEGINNING.



## seismic retrofit plans



# **Oakland Landmarks Preservation Advisory Board**

## MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612-2031 Phone: 510-238-3941

## **1. GENERAL INFORMATION**

**Property Address: 671 Longridge Road**

**Assessor's Parcel Number(s): 11-885-21**

**Property Owner(s): The Cohn Family Trust Dated July 16<sup>th</sup> 2020 (Susie and Bradley Cohn)**

**Applicant's Name: Susie and Bradley Cohn**

**Phone:** (day) 650-861-1061 (evening) 650-861-1061      **email:** susiewng@gmail.com

**Year of Purchase: 2017**      **Assessed Value: \$1,908,788.00**

## **Existing Use of Property: Single Family Residence**

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

**Exhibit A Attached, p. 10**

## **2. HISTORIC PROPERTY INFORMATION**

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

**HISTORIC/COMMON NAME: 671 Longridge Road**

**CONSTRUCTION DATE: 1919**

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

**Designated Historic Property** \_\_\_\_\_ **Date of Designation** \_\_\_\_\_

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

## **Local Register of Historical Resources**

Survey Rating A or B       Area of Primary Importance       National Register

**Oakland Cultural Heritage Survey:** Survey Rating: C2+ Date: 1985-86 Prelim/Intensive: Prelim

The image consists of two side-by-side panels. The left panel, titled "Photo" in bold black text at the top, shows a single-story, light-colored stucco house with a dark roof and a central chimney. It features a small balcony over the front entrance and several arched windows. A white garage door is visible on the left. The house is surrounded by a lawn, shrubs, and a large tree. The right panel, titled "Location Map" in bold black text at the top, is a street map of the Oakland area. It highlights the "LAKESHORE" neighborhood in blue and the "TRESTLE GLEN" neighborhood in green. A red location pin marks the address "671 Longridge Rd, Mandana Blvd, Oakland, CA 94610". A yellow line representing "MacArthur Fwy" runs diagonally across the map. Other labeled streets include Wadsworth Ave, York St, Prince St, Eric St, Wadsworth Ave, Balfour Ave, Santa Ray Ave, Paramount Rd, Carlton Ave, Longridge Rd, Sunnyhills Rd, Hubert Rd, Underhills Rd, Trebil Rd, Bates Rd, Holman Rd, Grosvenor Rd, Hillcroft Cr, Rosemount Rd, Athol Ave, Ione St, MacArthur Blvd, Alma Pl, and Park Ln.

### 3. PRESERVATION WORK PROGRAM AND TIMELINE

**Property Address: 671 Longridge Road, Oakland, California 94610**

Please list the improvements to take place over the next 10 years. Listed work should be limited to stabilization or maintenance of the historic structure and restoration or repair of exterior character defining features. State anticipated costs of improvements, including but not limited to materials, labor, permits and fees. Anticipated cost must equal or exceed tax savings: see Mills Act Calculator for a rough estimate of potential property tax reduction. Attach additional text and photos as necessary to fully describe work program. *This page will become part of the contract: please keep to one page.*

- 1. Year: 2022 Cost: \$100,000 \_\_\_\_\_ Improvement: Retain eroding hillside on southwest property line.**
- 2. Year: 2023 Cost: (continued) \_\_\_\_\_ Improvement: Retain eroding hillside on southwest property line.**
- 3. Year: 2024 Cost: \$150,000 \_\_\_\_\_ Improvement: Replace fiberglass windows on north façade with period-appropriate wood windows.**
- 4. Year: 2025 Cost: (continued) \_\_\_\_\_ Improvement: Replace fiberglass windows on north façade with period-appropriate wood windows.**
- 5. Year: 2026 Cost: (continued) \_\_\_\_\_ Improvement: Replace fiberglass windows on north façade with period-appropriate wood windows.**
- 6. Year: 2027 Cost: (continued) \_\_\_\_\_ Improvement: Replace fiberglass windows on north façade with period-appropriate wood windows.**
- 7. Year: 2028 Cost: (continued) \_\_\_\_\_ Improvement: Replace fiberglass windows on north façade with period-appropriate wood windows.**
- 8. Year: 2029 Cost: (continued) \_\_\_\_\_ Improvement: Replace fiberglass windows on north façade with period-appropriate wood windows.**
- 9. Year: 2030 Cost: \$30,000 \_\_\_\_\_ Improvement: Restore cantilevered balconette on north façade**
- 10. Year: 2031 Cost: \$40,000 \_\_\_\_\_ Improvement: Stucco replacement and painting of north façade**

**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. SELECTION CRITERIA

The City of Oakland has adopted a Mills Act Property Tax Abatement Program for qualified historic properties. The 2006-08 ordinances creating the program limit impact on City revenues to \$25,000/year, plus \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000 a year for all redevelopment areas outside the Central Business District. In the Central Business District, impact on Redevelopment revenues is limited to \$100,000/building/year with a cumulative limit of \$250,000/year. Any property tax loss that exceeds the above limits requires special consideration by the City Council.

If applications exceed the above limits, selection will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

##### **Necessity, quality, and impact of proposed work program:**

- The property needs exterior or structural work (e.g., stabilization, maintenance, reversal of inappropriate modifications, etc. - not interior work or additions) and the cost of the proposed work is equal to or greater than the potential reduction of property taxes.
- The proposed work program has strong potential to act as a catalyst for neighborhood revitalization by increasing architectural integrity, preserving neighborhood character, and conserving materials and energy embodied in the existing building.
- The application exhibits timely completion, quality of documentation, well thought out and realistic work program, clear understanding of work program and contract, ability to follow through.

##### **Diversity of property types and locations:**

- Geographic distribution: The property's location contributes to the goal of Mills Act contracts in neighborhoods throughout the City.

Contracts will be especially encouraged for properties in the (former) West Oakland and Central City East Redevelopment Areas because implementation of the Mills Act was a mitigation measure in the West Oakland and Central City East Redevelopment Plans.

- Building type and nature of significance: The property contributes to the goal of a variety of Mills Act building types (e.g., residential, commercial, industrial; rarity, age, style, use, etc.).

##### **Historic and architectural significance of building:**

- Either currently a Designated Historic Property, *or* a Heritage Property, Landmark, or S-7/S-20 District application is submitted concurrently and building is eligible for designation.
- Oakland Cultural Heritage Survey rating and Landmarks Board eligibility determination.
- Timely completion, quality, depth, and active involvement in Heritage Property application.

## 5. SUBMITTAL REQUIREMENTS

- Mills Act Application Form: This application form completed and signed.
- Assessor's Parcel Map and Legal Description: From deed or County Assessor's office.
- For corporate owners (LLC, condo, etc.): Document exact entity name and signatory/ies.
- Photographs
  - Photographs must be in color, labeled, and printed on 8-1/2" x 11" paper.
  - Illustrate the overall exterior condition and character of the property.
  - Show the structure from across the street and from front, side and rear.
  - Include detailed close up views of each feature listed in the work program.
  - Label each photo (e.g., Work Program Item #1, #2, etc.).
- Oakland Landmark, Heritage Property or S-7/S-20 Preservation District Application
  - Required for properties that are not already designated by Landmarks Board.
- Additional pages to describe and illustrate the work program, as necessary.
- Copy of last property tax bill.
- Printout of Mills Act Calculator estimate, showing anticipated tax saving.
- Filing Fee - \$601.29, due at the time of application submittal.

Please read and review (online at [www.oaklandnet.com/historicpreservation](http://www.oaklandnet.com/historicpreservation)):

- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- (Model) Mills Act Agreement for Preservation of Historic Property (contract you will sign);
- Secretary of the Interior's Standards for Rehabilitation (included in Mills contract);
- Minimum Property Maintenance Standards (included in Mills contract); and
- Mills Act Property Tax Calculator (for rough estimate of potential change in taxes).

**NOTICE:** Each property owner is advised to consult legal counsel and/or a financial advisor concerning the advisability of entering into a Mills Act agreement, prior to completing and submitting this application. The City makes no warranties or representations about the accuracy or validity of the Mills Act Property Tax Calculator – it is merely an information tool that applicants may use at their sole risk, which does not substitute for or replace legal counsel or a financial advisor.

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

Owner's Signature

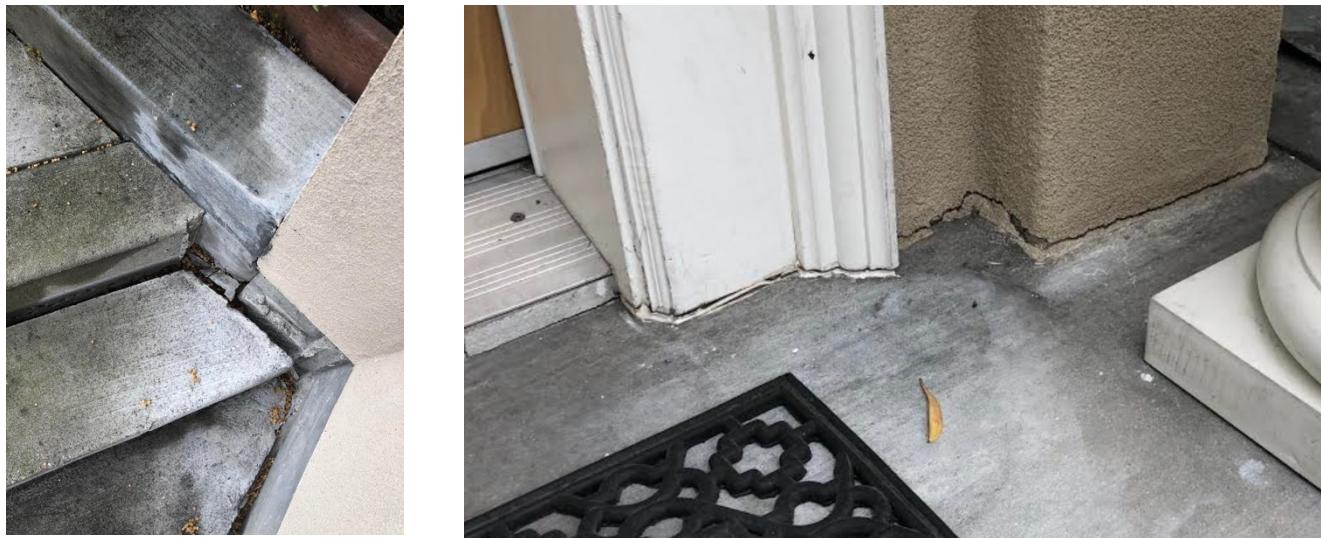
Date 24 April 2021

### APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612  
 Monday, Tuesday, Thursday & Friday: 8am-3pm; Wednesday: 9:30 – 3pm

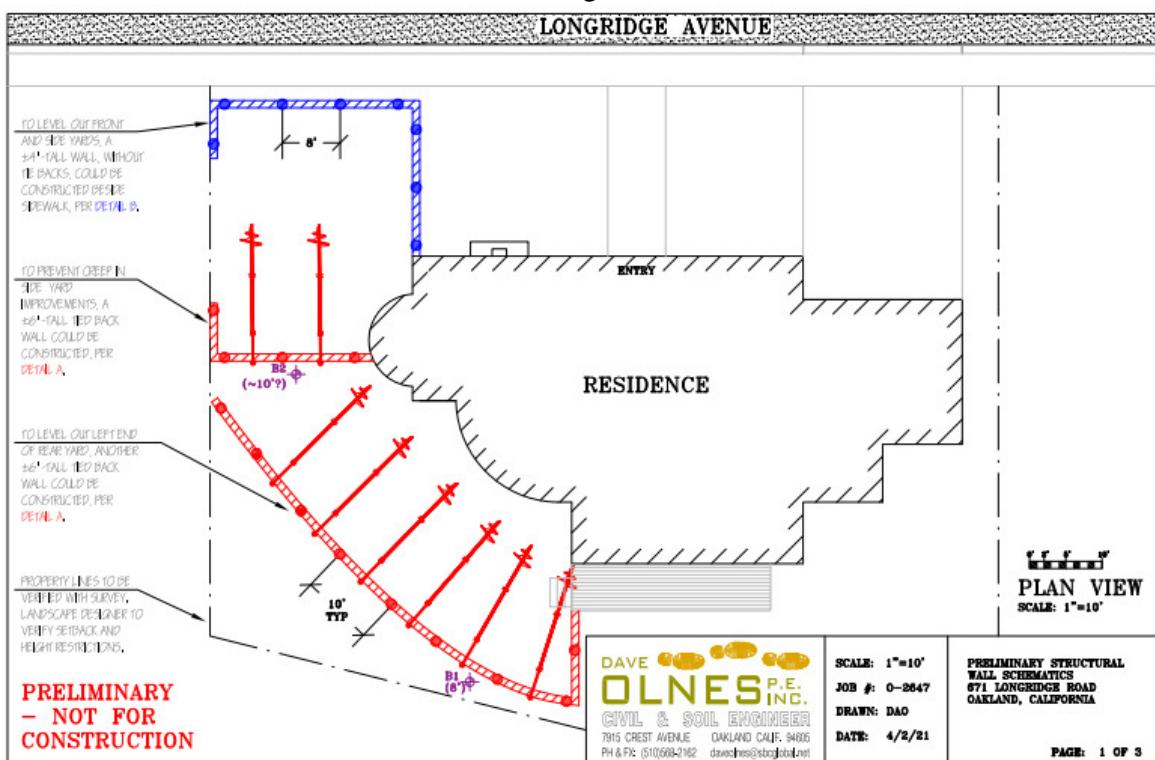
## 2022-2023 Retain Eroding Hillside on Southwest Property Line

In 2013 the house was extensively upgraded, with a new pier and grade beam foundation. However, the concrete stairs along the west side of the house, which were likely replaced as part of the foundation work, are not supported on piers, have separated from the house, and have shifted dramatically toward the rear slope. The existing retaining walls opposite the southwest corner of the house are also badly rotated and are at risk of failing. The movement of earth has also resulted in the sinking of the entry walkway with separation of the front porch from the residence and the general movement of unretained soil to the west and south. The Cohn family has engaged the support of a geotechnical engineering firm and prepared schematics for retaining the southwest hillside to prevent further degradation to the property.



Work Program Item #1, Figures A and B: Separation of the concrete stairs from the residence foundation as a result of soil shifting to the rear slope (left). Sinking of the entry walkway and separation of the front porch as a result of general movement of earth to the west and south (right).

Work Program Item #1, Figure C: Preliminary schematics for retaining southwest hillside, preliminary schematics for retaining southwest hillside



## 2024-2029 Replace Fiberglass Windows on North Façade with Period-Appropriate Wood Windows

As you can see from the reference photographs from this Application Page 1, the photos in the Historic Resources Report, and the paired images below, captured approximately 100 years apart, the original thirteen windows on the street-facing façade were replaced with non-period appropriate fiberglass windows during a 2013-2014 renovation. The Cohn family intends to replace each of these windows with period appropriate wood alternatives. The anticipated cost exceeds \$150,000.



LAKESHORE HIGHLANDS, OAKLAND, CALIFORNIA RESIDENCE OF DR. W. J. DOWELL

ALBERT FARR, ARCHITECT

671 Longridge Road, Residence of Dr. W. J. Dowell, Lakeshore Highlands, Oakland, California, Albert Farr, Architect, circa 1921. The Building Review, April 1921, Pg 177.



671 Longridge Road, Northwest Façade, 2021



Work Program Item #2 Figure A: Full height double casement window with fixed transom



Work Program Item #2 Figure B: Two full-height narrow casement windows with overlying fanlights



Work Program Item #2 Figures C and D: Eastern-most (left) cantilevered balconette partially obscuring large fanlight, square fixed window, and rectangular fixed window. French windows with an incorporated semicircular arch were featured in the original design (right)

**2030 Restore Cantilevered Balconette on North Façade**

The cantilevered faux balcony was a signature feature of Albert Farr's original design. The current balconette dates back to the original 1919 construction. The balconette is sagging and showing signs of decay and dry rot. The Cohn family intends to rebalance, strengthen, repair and restore this original feature of the residence. The estimated cost for this work is approximately \$30,000.



Work Program Item #3 Figures A, B and C: Restoration of Cantilevered Balconette

**2031 Stucco Replacement and Painting of North Façade**

Once the window replacement and balcony restoration are complete, the Cohn family intends to remove and replace the stucco for the entire street-facing façade of the residence to minimize inconsistencies in the stucco associated with the proposed renovations.

**EXHIBIT A**

Order No.: FWAC-5851701134

**For APN/Parcel ID(s): 011-0885-021-00**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**PARCEL ONE:**

LOT 1, IN BLOCK 14, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP OF "LAKESHORE HIGHLANDS, OAKLAND, ALAMEDA COUNTY, CALIFORNIA", FILED JUNE 18, 1917 IN BOOK 16 OF MAPS, PAGE 37 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

**PARCEL TWO:**

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERN LINE OF LONGRIDGE ROAD, WITH THE LINE DIVIDING LOTS 1 AND 2 IN BLOCK 14, AS SAID ROAD, LOTS AND BLOCK ARE SHOWN ON THE MAP HERINAFTER REFERRED TO; RUNNING THENCE SOUTHEASTERLY, ALONG SAID LINE OF LONGRIDGE ROAD, 10 FEET; THENCE SOUTHWESTERLY IN A DIRECT LINE, 81 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERN BOUNDARY LINE OF LOT 2, AFORESAID, DISTANT THEREON SOUTHEASTERLY 8 FEET 6 INCHES FROM THE LINE DIVIDING SAID LOTS 1 AND 2; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERN BOUNDARY LINE OF LOT 2 AFORESAID, 8 FEET 6 INCHES TO THE SAID LINE DIVIDING LOTS 1 AND 2; AND THENCE ALONG SAID LINE NORTH 24 DEGREES 43' 10" EAST 80.70 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF LOT 2 IN BLOCK 14, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP OF "LAKESHORE HIGHLANDS, OAKLAND, ALAMEDA COUNTY, CALIFORNIA", FILED JUNE 18, 1917 IN BOOK 16 OF MAPS, PAGE 37 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.



# **Oakland Landmarks Preservation Advisory Board**

## MILLS ACT APPLICATION

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612-2031 Phone: 510-238-3941

## 1. GENERAL INFORMATION

**Property Address:** 901 Trestle Glen Road Oakland CA 94610

**Assessor's Parcel Number(s): 23-436-26-3**

**Property Owner(s):** Laura L. and Stephen T. Geist

**Applicant's Name:** Laura L. and Stephen T. Geist

**Phone:** (day) (510) 610-1453    **(evening)** (510) 238-8851    **email** sgeist@geistenvironmental.com

**Year of Purchase: 2002**      **Assessed Value: \$1,052,383**

## **Existing Use of Property: Single family Residential**

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

Please see the attachment for the Legal Description of Assessor's Map 23, Page 436

## **2. HISTORIC PROPERTY INFORMATION**

Please see the attachment for the Landmarks Board, Heritage Property application.

**HISTORIC/COMMON NAME:** Tucker Residence / The Garden House

**CONSTRUCTION DATE:** 1941

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

| <b>Designated Historic Property</b> | <b>Date of Designation</b> |
|-------------------------------------|----------------------------|
|-------------------------------------|----------------------------|

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

## **Local Register of Historical Resources**

Survey Rating A or B       Area of Primary Importance       National Register

**Oakland Cultural Heritage Survey: Survey Rating: C2+ Date: Prelim/Intensive:**

The image is a composite of two parts. On the left, a photograph shows a light-colored, two-story house with a dark roof and white-framed windows, surrounded by lush green trees and bushes. A red car is parked in front of the house. In the foreground, the back of a blue car is visible. On the right, a detailed location map shows the area around Trestle Glen. The map includes street names like Rosemount Road, Northvale Road, and Trestle Glen Road. It also shows the I-580 freeway and the Thur Freeway. A red arrow points from the house in the photo to the address 901 Trestle Glen on the map.

### 3. PRESERVATION WORK PROGRAM AND TIME LINE

**Property Address:** 901 Trestle Glen Road Oakland CA 94610

Please list the improvements to take place over the next 10 years. Listed work should be limited to stabilization or maintenance of the historic structure and restoration or repair of exterior character defining features. State anticipated costs of improvements, including but not limited to materials, labor, permits and fees. Anticipated cost must equal or exceed tax savings: see Mills Act Calculator for a rough estimate of potential property tax reduction. Attach additional text and photos as necessary to fully describe work program. *This page will become part of the contract: please keep to one page.*

**\*Note per the parcel owner: The below annual costs listed are a limited percentage of the restoration financial expenses and represent the estimated tax reduction under the Mills Act. The extensive foundation remediation and repair cost alone was more than \$150,000. The costs below do not include the interior work since it is not covered under the Mills Act (replace original plumbing, replace original electrical, etc.)**

**1. Year: 2021 Cost: \$6,973 Improvement: 1) Foundation with grade beam installation (x3) over the culvert.**

**2. Year: 2022 Cost: \$6,973 Improvement: 1) Upper window and front elevation oriel style bay window repair, 2) Front center rose garden picket fence and Bird Bath Repair and 3) Repair original copper light feature.**

**3. Year: 2023 Cost: \$6,973 Improvement: 1) house exterior stucco new paint, and 2) Front House Elevation Decorative Garden Fence Restoration and Repair.**

**4. Year: 2024 Cost: \$6,973 Improvement: 1) Wood shingle roof replacement, 2) Front Garden Stone Pathway and Entry Stairs to be repaired due to sinking ground, and 3) Repair cracked front door as needed and paint.**

**5. Year: 2025 Cost: \$6,973 Improvement: 1) Upper masonry main failing chimney replacement and 2) Maintain the front eastern elevation original bay window and upper gable wood windows**

**6. Year: 2026 Cost: \$6,973 Improvement: 1) Front house elevation single garage door repair and paint**

**7. Year: 2027 Cost: \$6,973 Improvement: 1) Front house elevation gutter and downspout replacement and paint to match.**

**8. Year: 2028 Cost: \$6,973 Improvement: 1) Maintain the side south elevation first floor windows and upper second story wood windows**

**9. Year: 2029 Cost: \$6,973 Improvement: 1) Front house elevation concrete block driveway repair, and 2) Front house utility exposed panel box concealment.**

**10. Year: 2030 Cost: \$6,973 Improvement: 1) Front east and side southern Stucco paint and repair, 2) Wood roof clean and Repair**

**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. SELECTION CRITERIA

The City of Oakland has adopted a Mills Act Property Tax Abatement Program for qualified historic properties. The 2006-08 ordinances creating the program limit impact on City revenues to \$25,000/year, plus \$25,000/year in any single redevelopment area with a cumulative limit of \$250,000 a year for all redevelopment areas outside the Central Business District. In the Central Business District, impact on Redevelopment revenues is limited to \$100,000/building/year with a cumulative limit of \$250,000/year. Any property tax loss that exceeds the above limits requires special consideration by the City Council.

If applications exceed the above limits, selection will be evaluated on the following criteria. These criteria may also be used to evaluate applications for completeness and eligibility.

##### **Necessity, quality, and impact of proposed work program:**

- The property needs exterior or structural work (e.g., stabilization, maintenance, reversal of inappropriate modifications, etc. - not interior work or additions) and the cost of the proposed work is equal to or greater than the potential reduction of property taxes.
- The proposed work program has strong potential to act as a catalyst for neighborhood revitalization by increasing architectural integrity, preserving neighborhood character, and conserving materials and energy embodied in the existing building.
- The application exhibits timely completion, quality of documentation, well thought out and realistic work program, clear understanding of work program and contract, ability to follow through.

##### **Diversity of property types and locations:**

- Geographic distribution: The property's location contributes to the goal of Mills Act contracts in neighborhoods throughout the City.

Contracts will be especially encouraged for properties in the (former) West Oakland and Central City East Redevelopment Areas because implementation of the Mills Act was a mitigation measure in the West Oakland and Central City East Redevelopment Plans.

- Building type and nature of significance: The property contributes to the goal of a variety of Mills Act building types (e.g., residential, commercial, industrial; rarity, age, style, use, etc.).

##### **Historic and architectural significance of building:**

- Either currently a Designated Historic Property, or a Heritage Property, Landmark, or S-7/S-20 District application is submitted concurrently and building is eligible for designation.
- Oakland Cultural Heritage Survey rating and Landmarks Board eligibility determination.
- Timely completion, quality, depth, and active involvement in Heritage Property application.

## 5. SUBMITTAL REQUIREMENTS

- Mills Act Application Form: This application form completed and signed.
- Assessor's Parcel Map and Legal Description: From deed or County Assessor's office.
- For corporate owners (LLC, condo, etc.): Document exact entity name and signatory/ies.
- Photographs
  - Photographs must be in color, labeled, and printed on 8-1/2" x 11" paper.
  - Illustrate the overall exterior condition and character of the property.
  - Show the structure from across the street and from front, side and rear.
  - Include detailed close up views of each feature listed in the work program.
  - Label each photo (e.g., Work Program Item #1, #2, etc.).
- Oakland Landmark, Heritage Property or S-7/S-20 Preservation District Application
  - Required for properties that are not already designated by Landmarks Board.
- Additional pages to describe and illustrate the work program, as necessary.
- Copy of last property tax bill.
- Printout of Mills Act Calculator estimate, showing anticipated tax saving.
- Filing Fee - \$601.29, due at the time of application submittal. *\*will pay invoice*

Please read and review (online at [www.oaklandnet.com/historicpreservation](http://www.oaklandnet.com/historicpreservation)):

- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- (Model) Mills Act Agreement for Preservation of Historic Property (contract you will sign);
- Secretary of the Interior's Standards for Rehabilitation (included in Mills contract);
- Minimum Property Maintenance Standards (included in Mills contract); and
- Mills Act Property Tax Calculator (for rough estimate of potential change in taxes).

**NOTICE:** Each property owner is advised to consult legal counsel and/or a financial advisor concerning the advisability of entering into a Mills Act agreement, prior to completing and submitting this application. The City makes no warranties or representations about the accuracy or validity of the Mills Act Property Tax Calculator – it is merely an information tool that applicants may use at their sole risk, which does not substitute for or replace legal counsel or a financial advisor.

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

Owner's Signature

*Laura Geist* Date 5/1/2021

Owner's Signature

*[Signature]* Date 5/1/2021

### APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612  
 Monday, Tuesday, Thursday & Friday: 8am-3pm; Wednesday: 9:30 – 3pm

## Baseline Elevation Photos



*Photo A Front Eastern Elevation House View (facing Trestle Gen Road)*



*Photo B Side Southern Elevation House View (facing Warren Hook Park)*

This work plan focuses on the front eastern elevation facing Trestle Glen and side adjoining southern elevation facing the public use Warren Hook park. Foundation and Chimney Repair design approved by our engineer and City of Oakland (2020). The below items do not include the interior work since it is not covered under the Mills Act (replace original plumbing, replace original electrical, etc.)

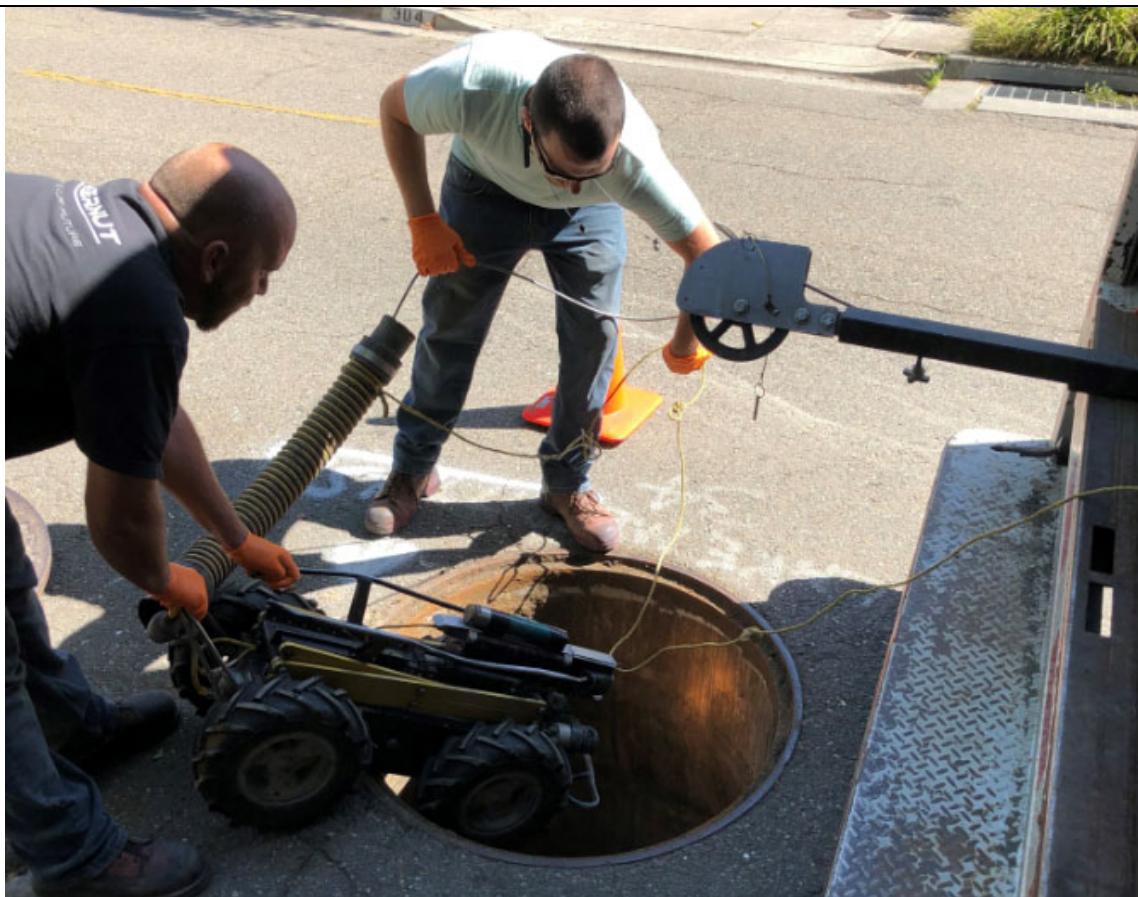
### Work Plan Item #1

#### Foundation with Grade Beam Installation over the Culvert:

Stabilize the house structure which is located over a City of Oakland underground culvert (~6-feet wide and ~5-feet tall ~17-feet directly below the house structure footprint. The City of Oakland operated culvert supports year-round water flow for Indian Gulch Creek. The house structure has unevenly sunk almost 12-inches since 2002. Install three grade beam foundations to stabilize the house from further sinking and house damage cracking on exterior front eastern elevation towards Trestle Glen Road and southern side elevation next to Warren Hook Public Park vertical surfaces. Fifteen (15) geotechnical helix foundation screws installed to stabilize the house (installed up to 50-feet below the house).



*Work Item #1 - Photo 1 The stone step was installed ~2011 (yellow arrow) and pathway (red arrow) were originally level in 2002. The vertical displacement depicts significant and continued ground settling. Install support foundation under the house.*



*Work Item #1 - Photo 2 Robot with camera entry into Trestle Glen Road culvert access port directly in front of 901 Trestle Glen Road (2019).*



*Work Item #1 - Photo 3 Robot "BOB-4" with camera. TV view of the poured concrete 100 plus year-old culvert directly under 901 Trestle Glen Rd (2019). Install three grade beams to further separate the house from the culvert 17-ft below the house grade level.*



*Work Item #1 - Photo 4 Interior original staircase cracking due to settling.  
Foundation repair to stabilize.*

**Work Plan Item #2****Upper Window and front elevation oriel style bay window Repair and Paint:**

Remove and replace upper front gable windowpanes update with historically correct wood widows by saving and stabilizing the window wood frames.**Front center rose garden picket fence and Bird Bath Repair:**

The front center rose garden picket fence Facing Trestle Gen Road near the front elevation of the house to be rehabbed and or replaced as needed with replacement rose and leaf hand carved vertical pickets. The original house rose fence hand carved posts and pickets are in place but over time many pickets have degraded fallen off or are missing. The support posts are original and will be stabilized. The current placement picket interval is too wide, and the refurbishment will bring this historical element back to the original design. The front concrete original bird bath will be rehabilitated so that this visual element is repaired.

**Repair Original Copper Light Feature:**

Rewire original house main porch copper light and replace.



*Work Item #2 - Photo 1 Second Floor Window with dry rot and slipping window panes.*



*Work Item #2 - Photo 2 Rehab and restore the front elevation oriel style bay window on the first-floor eastern elevation.*



*Work Item #2 - Photo 3 Example of rose garden fence and posts carved and mounted to the house. Several fence items are damage or missing.*



*Work Item #2 - Photo 4 &5 Early if not original bird bath to be repaired. Red arrow is a crack on the pedestal post.*



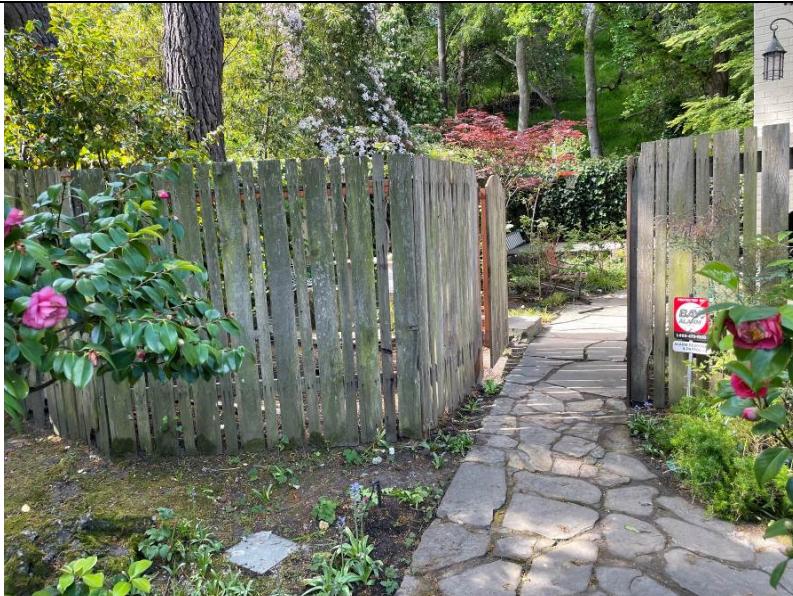
*Work Item #2 - Photo 6 Remove repair and rewire original light feature. Exposed wire insulation present. Patch and paint exterior wood and stucco.*

**Work Plan Item #3****Cracks Stucco Repair and Paint:**

Patch cracked stucco house walls and paint.

**Front House Elevation Decorative Garden Fence Restoration and Repair:**

Front garden fence replacement along the eastern front elevation facing Trestle Glen Road. Remove and replace the left front wood fence and gate with decorative hardware. The house is adjacent to the Warren Hooker public park with high visibility and use. Remove and replace the right front garden wood fence and gate with decorative hardware. Current fences are failing. Both garden fences will be designed and constructed to better match the house design with a decorative wood-based design to complement the front garden. Both fences are bolted and part of the front house eastern elevation.



*Work Item #3 - Photo 1 Left front garden fence between the house and Warren Hook Park. Current fence has wood rot and missing panels.*



*Work Item #3 - Photo 2 Right front garden fence front elevation. Fence has wood rot and missing panels.*

**Work Plan Item #4****Wood Shingle Roof:**

Remove and replace roof wood shingles with new fire-retardant wood shingles. Include rooftop sheathing and breather strips for replacement wood shingles.

**Front Garden Stone Pathway to be repaired due to sinking ground:**

The early if not original stone walkway from the front sidewalk along Trestle Glen to the front door has become destabilized with the ground condition so that several inches off offset are present with loose rocks and tripping hazards present. The stone walkway will be repaired to make access safe and improve walking conditions. The character of the original stone walkway will be retained.

**Repair/replace original front door:**

*Work Item #4 - Photo 1 Replace wood shingle roof with new fire-retardant rated wood shingle roof on upper & lower portions. Wood roof dated early 1990s.*



*Work Item #4 - Photo 2 Red arrow depicts significant separation based on ground settling.*



*Work Item #4 - Photo 3 Red arrows show missing and or significant separation based on ground settling.*

Continued next page

**Work Plan Item #5****Upper Masonry Chimney Replacement and Repaint to Match Existing:**

Remove masonry cracked and failing chimney and replace with steel supports and brick façade to match prior chimney.

**Maintain the front eastern elevation original bay window and upper wood gable walls above the roofline and wood windows:**

Maintain the front eastern elevation original bay window and upper gable wood windows. These features are directly visible from Trestle Glen Road. The bay window is original to the house and it is exposed to the elements. Window muntin and frame repair. Upper gable wood windows muntin, frame repair, and wood gable side features. Paint to keep the bay window and dormer windows features watertight and in good condition.



*Work Item #5 - Photo 1 Replace upper masonry chimney stack to make seismic safe (yellow bracket) (visually “like for like”). Lower fire box remains. Red arrow depicts a large horizontal crack. Chimney leaning towards roof.*



*Work Item #5 - Photo 2 Bay window maintenance.*



*Work Item #5 - Photo 3 Bay window and upper gable maintenance.*

Continued next page:

**Work Plan Item #6****Front house elevation single garage door repair:**

Front house elevation single car original garage door repair and upgrade. Current garage door feature has been damaged by individuals trying to break in through this front element. The garage door feature is sagging and has cracked panels. The wood garage door to be rehabbed or replaced as needed to that it is remains historically accurate to the house. Paint.



*Work Item #6 - Photo 1 Original House 1941 garage door to be repaired and updated.*

**Work Plan Item #7****Front house elevation gutter and downspout replacement:**

Front eastern elevation facing Trestle Glen will be updated with gutters and downspouts that match the existing original gutter and downspouts. Current gutter and downspouts are wearing out and are near the end of their useful life. The downspouts are round, and the gutters are half round. The gutters are located between the roofline dormers. The side southern elevation gutters and downspouts facing Warren Hook park will be checked and repaired/painted as needed.



*Work Item #7 - Photo 1 Historical gutter and downspouts to be repaired and/or replaced.*

### Work Plan Item #8

#### Maintain the side south elevation 1<sup>st</sup> floor windows and 2nd story wood windows:

Maintain the side southern elevation original first floor window and upper gable wood windows. These features are directly visible from Warren Hook Park. Window muntin and frame repair. Paint to keep the fist floor window and upper windows features watertight and in good condition. Service the chimney for cracks seal and paint the masonry and seismic attachments.



*Work Item #8 - Photo 1- Paint windows and waterproof as needed. Clean and paint chimney and chimney with structural attachments.*

### Work Plan Item #9

#### Front house elevation concrete block driveway repair:

Front single car driveway has a current concrete brick driveway facing Trestle Glen located between the sidewalk and the house garage. The driveway feature has damage from the soft sinking soils and use so that it is not flat. Broken water lines and separated sewer lines. The concrete brick driveway will be updated and repaired so that the surface does not have tripping hazards. Update so it supports the house historical presence.



*Work Item #9 - Photo 1& 2 1990's era concrete brick driveway to be repaired. High spots and valleys are present. Sewer line underneath to be replaced. (If this was concrete it would be severely cracked but the brick helps conceal the soft sediment deformation. Exposed utility box.*

**Work Plan Item #10****Front east and side southern Stucco paint and repair, Wood roof clean and Repair:**

Front eastern house elevation facing Trestle Glen Road and side southern house elevation facing Warren Hook park will be repaired (fill stucco cracks) and painted so that the house maintains its character. The wood roof shingles, and flashing will be repaired and cleaned as needed to maintain the visual historical presence.



*Work Item #10 – Photo 1- Repair and paint stucco and waterproof as needed. Clean and repair wood single roof as needed.*

## EXHIBIT ONE

Parcel 1:

A portion of Lot 1, Block 7, Map of "Lakeshore Oaks", filed May 13, 1922, Map Book 3, Page 39, Alameda County Records, described as follows:

Beginning at the most northern corner of said Lot 1, Block 7; running thence along the northeastern line of said lot, South  $39^{\circ} 18' 20''$  East 75.00 feet; thence leaving said northeastern line South  $51^{\circ} 22' 44''$  West 52.00 feet; thence North  $51^{\circ} 33' 34''$  West 76.11 feet to a point on the northwestern line of said lot; thence along said northwestern line, North  $50^{\circ} 41' 40''$  East 68.15 feet to the point of beginning.

Parcel 2:

A portion of Lot 1, Block 7, Map of "Lakeshore Oaks", filed May 13, 1922, Map Book 3, Page 39, Alameda County Records, described as follows:

Beginning at the most western corner of said Lot 1, Block 7; running thence along the northwestern line of said lot, North  $20^{\circ} 34' 46''$  East 37.18 feet; thence North  $50^{\circ} 41' 40''$  East 31.85 feet; thence leaving said northwestern line South  $51^{\circ} 33' 34''$  East 76.11 feet; thence South  $36^{\circ} 31' 11''$  West 50.00 feet to a point on the southwestern line of said Lot 1; thence along said southwestern line, North  $64^{\circ} 17' 40''$  West 75.00 feet to the point of beginning.

Excepting therefrom that portion conveyed to the State of California, by deed recorded March 22, 1961, Series No. AS-34653.

ASSESSOR'S MAP 23

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PAGE 2.

## South Lakeshore Glen. (BK. 6 PG. 46)

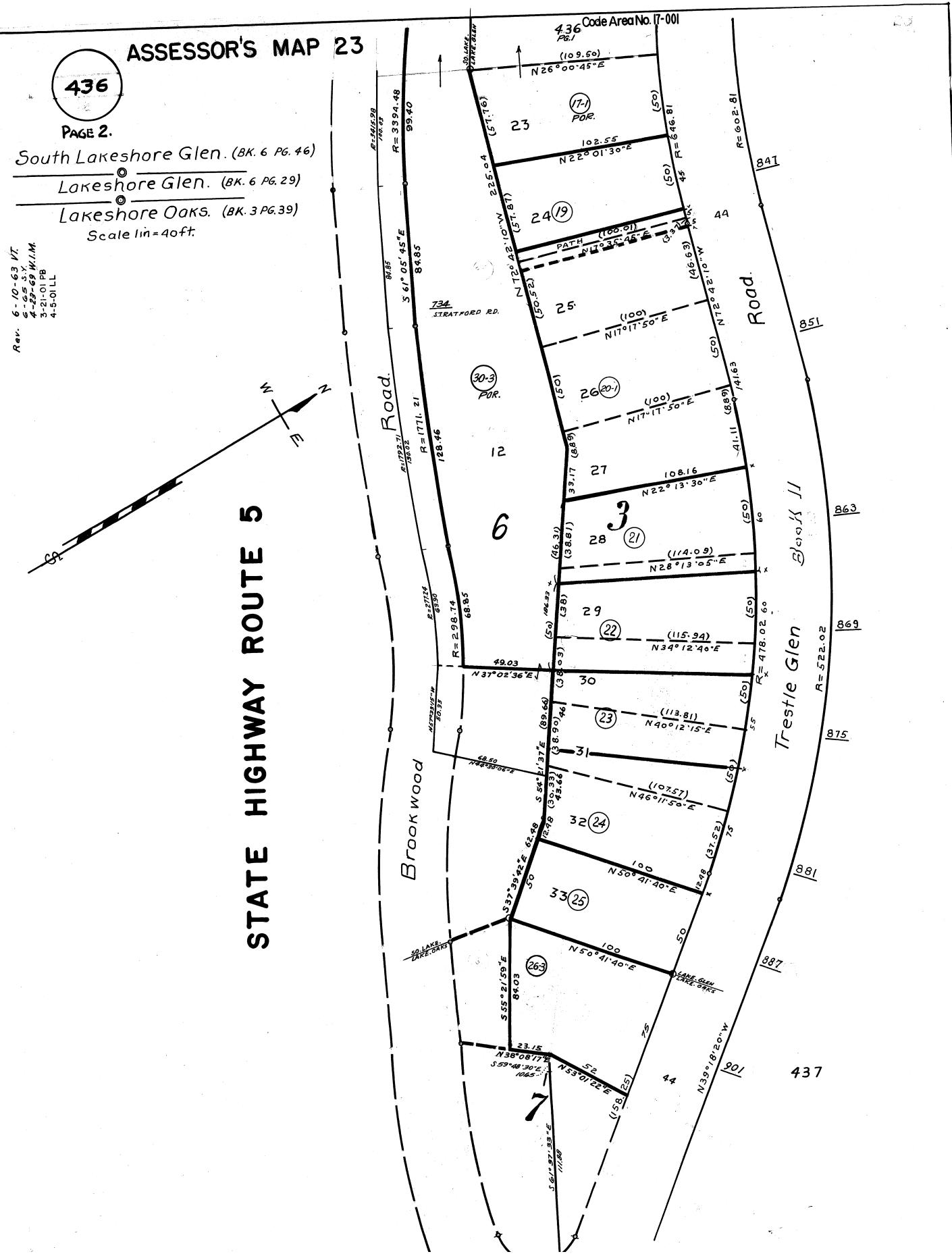
Lakeshore Glen. (BK. 6 PG. 29)

Lakeshore Oaks (BK. 3 PG. 39)

Scale 1 in = 40 ft.

Rev. 6-10-63 V.T.  
6-05 S.Y.  
4-23-69 W.I.M.  
3-21-01 PB  
4-5-01 LL

**STATE HIGHWAY ROUTE 5**



**WHEN RECORDED, MAIL TO:**

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

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

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

**RECITALS**

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

The Property is a Qualified Historic Property within the meaning of California Government Code Section 50280.1, in that it is a privately owned property which is not exempt from property taxation and is on the City of Oakland's Local Register of Historic Resources.

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

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

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

- 1) Effective Date and Term of Agreement (California Government Code Section 50281.a)** The term of this Agreement shall be effective commencing on December 31, 20\_\_ and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement (hereinafter “renewal date”), one (1) year shall automatically be added to the term of the Agreement, unless timely notice of nonrenewal, as provided in paragraph 2, is given. If either City or Owner(s) serves written notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.
- 2) Notice of Nonrenewal (California Government Code Section 50282, California Revenue and Taxation Code Section 439.3)** If City or Owner(s) desires in any year not to renew the Agreement, that party shall serve written notice of nonrenewal in advance of the annual renewal date of the Agreement as follows:
  - a. Owners must serve written notice of nonrenewal at least ninety (90) days prior to the renewal date; or
  - b. City must serve written notice within sixty (60) days prior to the renewal date. Owners may make a written protest of the notice. City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice of nonrenewal to Owner(s).
  - c. If the City or Owner(s) serves notice of intent in any year to not renew the Agreement, the existing Agreement shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the Agreement, as the case may be.
  - d. Any notice required to be given by the terms of this Agreement shall be provided by U.S. mail or hand delivery at the address of the respective parties as specified below or at any other address as may be later specified in writing by the parties hereto.

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

**To Owner:**

Oakland CA 946--

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

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

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

**5) Destruction through “Acts of God” or “Acts of Nature”** To the extent authorized by state law, Owner(s) shall not be held responsible for replacement/repair of the Property if it is Damaged or Destroyed through “Acts of

God/Nature”, such as slide, flood, tornado, lightning or earthquake. Damaged or Destroyed means that the property is no longer restorable to a condition eligible for historic designation due to substantial loss of integrity, as determined by a historic architect meeting the minimum qualifications contained within the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

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

In the event of cancellation, Owner(s) shall be subject to payment of those cancellation fees set forth in California Government Code Section 50286, described herein. Upon cancellation, Owner(s) shall pay a cancellation fee of twelve and one-half percent (12 ½%) of the current fair market value of the Property at the time of cancellation, as determined by the County Assessor as though the Property were free of any restrictions pursuant to this Agreement.
- 10) **No Compensation** Owner shall not receive any payment from City in consideration of the obligations imposed under this Agreement, it being

recognized and agreed that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owner as a result of the effect upon the Property's assessed value on account of the restrictions required for the preservation of the Property.

**11) Enforcement of Agreement (California Government Code Section 50284)** As an alternative to cancellation of the Agreement for breach of any condition as provided in paragraph 9, City may, in its sole discretion, specifically enforce, or enjoin the breach of the terms of this Agreement. In the event of a default, under the provisions of this Agreement by the Owners, City shall give written notice to Owners by registered or certified mail. If such a violation is not corrected to the reasonable satisfaction of City within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default if said breach or default cannot be cured within thirty (30) days provided that acts to cure the breach or default may be commenced within (30) days and must thereafter be diligently pursued to completion by Owners, then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owners arising out of the terms of this Agreement, apply to any violation by Owners or apply for such other relief as may be appropriate.

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

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

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

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

- 14) Amendments** This Agreement may be amended in whole or in part only by a written recorded instrument executed by the parties hereto in the same manner as this Agreement.
- 15) No Waiver** No failure by the City to insist on the strict performance of any obligation of Owner under this Agreement or to exercise any right, power or remedy arising out of a breach hereof, shall constitute a waiver of such breach or of City's right to demand strict compliance with any terms of this Agreement. No acts or admissions by City, or any agent(s) of City, shall waive any or all of City's right under this agreement.
- 16) Severability** If any provision of this Agreement is determined to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each other provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 17) Recording with Alameda County (California Government Code Section 50282(e))** No later than 20 days after execution of this Agreement, the Owner shall record with the county recorder a copy of the Agreement and provide proof of such to the City.
- 18) Notice to State Office of Historic Preservation** The Owner shall provide written notice of the Agreement to the State Office of Historic Preservation within six (6) months of the date of this Agreement, and provide City with a copy of such notice.
- 19) Eminent domain (California Government Code Section 50288)** In the event that the Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the legislative body to frustrate the purpose of the Agreement, such Agreement shall be canceled and no fee shall be imposed under Paragraph 9. This Agreement shall be deemed null and void for all purposes of determining the value of the Property so acquired.
- 20) General Provisions** None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership, joint venture, or joint enterprise between any of the parties hereto, or any of their heirs, successors or assigns.
- 21) Attorney's Fees** In the event legal proceedings are brought by any party or parties hereto, to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover its reasonable attorney's fees in addition to court costs and other relief ordered by the court.

**22) Complete Agreement** This Agreement represents the complete understandings and agreement of the parties and no prior oral or written understandings are in force and effect.

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

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

Property Owner(s):

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date

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date

City of Oakland:

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**Edward D. Reiskin**                    date  
City Administrator

APPROVED AS TO FORM AND LEGALITY

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**Jordan Flanders**                    date  
City Attorney

## EXHIBITS

EXHIBIT A: Legal Description of Property

EXHIBIT B: Schedule of Improvements

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

EXHIBIT D: Minimum Property Maintenance Standards

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

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

## **EXHIBIT D: MINIMUM PROPERTY MAINTENANCE STANDARDS**

The following conditions are prohibited:

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

Graffiti;

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