

INTRODUCTION

Attached is background information on selection of applications for 2014 Mills Act contracts.

At the July 14, 2014 Landmarks Preservation Advisory Board meeting, the Board passed **MOTIONS** to:

- 1) Recommend each of four applications outlined in the attached staff report to the City Council for contracts under the 2014 Mills Act program;
- 2) Forward the same recommendations to the Planning Commission as an information item.

BACKGROUND

Please see attached report.


NEXT STEPS

The next steps in the Mills Act application process are this report to the Planning Commission; City Council review, to be scheduled for CED Committee and City Council after the August recess; and authorization by the City Administrator to execute the Mills Act Agreements.

Prepared by:


BETTY MARVIN
Historic Preservation Planner

Approved by:


SCOTT MILLER
Zoning Manager

Approved for forwarding to the
City Planning Commission


DARIN RANELLETTI
Deputy Director, Bureau of Planning

Attachments: 1. Landmarks Preservation Advisory Board staff report, July 14, 2014
2. Map, geographic distribution, all 35 current and proposed Mills Act contracts, 2008-14

2.	Proposal:	Mills Act Contract Application Selection: Recommendations for 2014 Mills Act Program Contracts 1) MA14-001: 851 Trestle Glen Road (APN 023-0436-020-01); City Council District 2 - Kernighan 2) MA14-002: 80-82/88-90 Ninth Street (APN 002-0093-008-00); City Council District 2 - Kernighan 3) MA14-005: 619 15th Street (APN 003-0071-015-00) City Council District 3 - Gibson McElhaney 4) MA14-004: 918 18th Street (APN 005-0410-019-00) <i>City Landmark #67, case # LM 82-417</i> City Council District 3 - Gibson McElhaney
	Environmental Determination:	Exempt, Section 15331 of the State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Section 15183 Projects consistent with the General Plan or Zoning
	Service Delivery District:	Citywide
	City Council District:	Citywide
	Action to be taken:	Forward to Planning Commission as Informational Item. Forward recommendation to City Council.
	For Further Information:	Contact Betty Marvin (510) 238-6879 , bmarvin@oaklandnet.com

BACKGROUND

The Mills Act is a California state law passed in 1972 that allows a potential property tax reduction for historic properties, using an alternate appraisal formula. The state law establishes certain other parameters such the ten-year perpetually renewing contract term and penalties for non-fulfillment of the contract. Local governments (city or county) that elect to participate design other aspects of their own programs, such as eligibility and work program requirements. Oakland requires that the property have local historic designation (Landmark, Heritage Property, S-7, or S-20) and commit to spending the amount of the tax savings on eligible improvements which restore or maintain the historic exterior character of the building or its structural integrity.

A two-year pilot Mills Act property tax abatement program was adopted by City Council in November 2006. In 2009 the City Council expanded and made the program permanent. Currently there are 31 Mills Act Contracts (2008 through 2013; map, Attachment 1) recorded with the County of Alameda Assessor's Office. Under the current ordinance, the program limits impacts on City revenue to \$25,000/year, with the exception of the Central Business District. In the Central Business District, the program limits impacts to \$100,000/building/year with a cumulative limit of \$250,000/year. Tax loss may exceed the above limits by act of the City Council.

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

INTRODUCTION

2014 Mills Act Applications

Mills Act applications are accepted through June of each year, to allow time for processing by the City and recording with the County by December 31. Four complete Mills Act applications have been submitted this year and are before the Landmarks Preservation Advisory Board for review, representing West Oakland, Chinatown-Central, and Lower Hills neighborhoods. One is already a City Landmark and three are recommended for Heritage Property designation at this meeting.

Historic Preservation Staff Review

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

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

Staff is recommending selection of all four 2014 Mills Act contract applications, as satisfying the applicable criteria.

FINANCIAL IMPACTS - 2014 Mills Act Applications

The Mills Act calculator on the City website indicates the following estimated tax outcomes (table below). Based on Alameda County records and information from applicants, column 2 lists the current yearly property taxes on the property. Column 3 lists the estimated Mills Act property taxes. Column 4 lists the difference between the current property taxes and the *estimated* Mills Act calculated property taxes. The City receives approximately 27.28% of property taxes. Column 5 lists the loss of property taxes to the City, 27.28% of the change in property taxes due to the Mills Act calculation.

1 Mills Act Application Number	2 Current Property Taxes	3 Mills Act Taxes Based on Mills Act Calculator (Estimated)	4 Change in Taxes (Current – Mills Act Estimated)	5 City Tax Revenue Loss (27.28% of Tax Change) – Year 1
MA14-001	\$ 16,439	\$4,574	(\$11,865)	(\$3,237)
MA14-002 (now)	\$ 2,877	\$6,559	+\$3,682	+ \$1004
(est., after transfer)	\$ 7,834	\$6,559	(\$1,275)	(\$ 348)
MA14-004	\$5,692	\$4,743	(\$949)	(\$259)
MA14-005	\$5,979	\$2,901	(\$3,078)	(\$840)

TOTAL estimated City tax revenue loss, year 1 - 2014 **(\$4,684)**

A loss of \$4,684 is well below the City tax revenue loss limit of \$25,000/year. Two properties are located in the Central Business District, but as small residential buildings their taxes and tax reductions

are in line with other residential neighborhoods and do not need to invoke the higher CBD limit which was instituted for large-scale projects (Cathedral Building, 2010; Girls Inc., 2011). For properties MA14-002 and MA14-005, tax bills submitted with applications pre-date recent or pending transfers. Estimated post-transfer market rate assessments are used to calculate estimated savings.

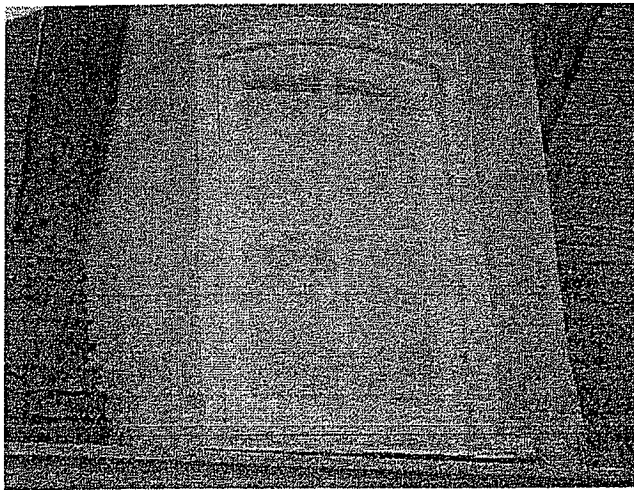
The online calculator is an interactive spreadsheet based on the Mills Act formula for tax assessments, which uses a modified version of the income approach to appraisal. It gives a rough estimate of potential tax savings. The City can make no warranties or representations about the accuracy of the calculator – 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.

Next Steps

Following the Landmarks Board's recommendation at this meeting, the selected Mills Act applications and Board recommendations will be presented to the Planning Commission as an information item and forwarded to City Attorney, Budget, and City Council for review for approval. 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 three properties that are not already landmarks are being concurrently reviewed by the LPAB at this meeting. Staff has reviewed the applications and preliminarily determined that the properties are eligible for Heritage Property designation.

MILLS ACT CONTRACT RECOMMENDATIONS

1. MA14-001 – 851 Trestle Glen Road
Peppin (John B.) – Sisters of Social Service house



OCHS Rating: Preliminary (field) survey rating C2+ (C= secondary importance or superior example; 2+ = contributor to an Area of Secondary Importance, Upper Lakeshore Residential District)

Landmark/Heritage Property Evaluation: B, eligible

Significance: 851 Trestle Glen was built in 1921-22 as the personal residence of J.B. Peppin, an active builder, developer, and designer of Period Revival homes throughout Oakland and publisher of bungalow

pattern books. When Peppin built his own home in the Olmsted-designed Lakeshore Highlands, one of the new picturesque, transit-related, planned subdivisions, he employed the prominent Oakland firm of Schirmer & Bugbee. William Schirmer remained a leading practitioner of Period Revival domestic architecture through the 1920s and 30s, including many homes that establish the character of the Lakeshore Highlands and Crocker Highlands neighborhoods. The house is best known in recent times as the convent of the Roman Catholic Sisters of Social Service for half a century.

Work Program (see Attachment 2):

- Roofing: re-roofing of flat and pitched roofs
Suggestion: consider cladding metal flue to restore original appearance of chimney removed after 1989 earthquake (Fig. 1 in Heritage Property application)
- Window repair / replacement: replace windows and French doors with double pane wood sash with identical lites
Suggestion: investigate whether at least some sash are in good enough condition to be reglazed, provided with interior storm windows, or otherwise retained.

Application Strengths:

- prominent location – visibility of work
- part of a cluster of what will be three Mills Act properties on this block – nucleus of a possible S-20 district designation
- catalyst for neighborhood work.
- large-scale maintenance.

2. MA14-002 – 80-82/88-90 Ninth Street
Tutt – Sieman – Chew double flats



OCHS Rating:

Central District intensive survey rating (1983) C3 (C= secondary importance or superior example; 3 = not in an identified district)

Landmark/Heritage Property Evaluation:

B, eligible

Significance: This pair of mirror-twin Colonial Revival rowhouses arrived on 9th Street in 1916-17, moved from 326-32 10th Street. They were one of five pairs of flats developed at 10th and Harrison by E.R. Tutt c.1901-04. Their highly formal styling, with Palladian windows, Corinthian columns and pilasters, and classical eave detailing make them excellent examples of Georgian Revival domestic design in the first years of the 20th century. They were originally joined, and stood on opposite sides of each other, as shown by the unadorned rear side walls where they originally connected. Double and even triple

flats building like these are still found in central Oakland, especially in the Chinatown-Lake Merritt area, marking a transition from a neighborhood of single houses to one of denser apartment buildings. The move in 1916-17 resulted from further urban intensification, as Tutt redeveloped the 10th Street site with new commercial buildings. The owners on 9th Street after the move were Flora and Gus Sieman: directories list Gus as a storekeeper. Since 1938 the property has been in the family of George Chew (1905-2000), Past Grand President of the Chinese American Citizens Alliance. The model for the “Classic Box” drawing in *Rehab Right* is 90 9th Street.

Work Program (see Attachment 3):

- exterior paint
- roofing
- reinforce foundation
- repair/replace windows (currently mix of wood and aluminum sash)

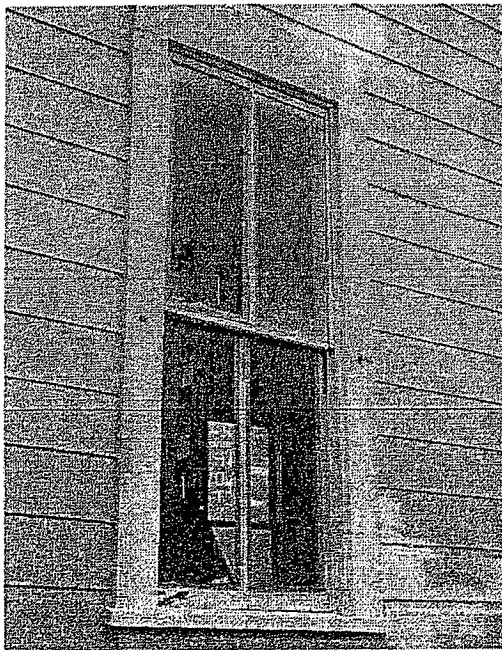
Suggestion: specifically address fanlights on ground-floor Palladian windows

- repair/replace front doors
- repair/replace capitals and other deteriorated trim – missing or crusted with paint.

Application Strengths:

- visibility of work – prominent location, neighborhood catalyst
- reversing previous wear and alterations (twins elsewhere available as models)
- stabilization – roof and foundation work
- recognition for a unique building type
- maintaining Central Oakland residential units
- neighborhood diversity: first application in Lake Merritt-Chinatown area.

3. **MA14-005 – 619 15th Street**
Butler (Isabella and John) house



OCHS Rating:

Central District intensive survey rating (1982) C1+ (C= secondary importance or superior example; 1+ = contributor to an Area of Primary Importance, 15th and Grove Streets Italianate House Group)

Landmark/Heritage Property Evaluation: B, eligible

Significance: A remarkably unaltered Italianate rowhouse, 619 15th Street was built in 1876-77, probably by banker and developer Galen M. Fisher. It was the middle one of three matching long, very narrow houses on what was even then a densely built-up block close to City Hall and the San Pablo Avenue commercial strip. Early owners and residents of this and its vanished neighbor to the west included John and Isabella Butler and Isaac Bowman, Butler's partner in a downtown printing business. The Oakland Cultural Heritage Survey's historic name for 619, the Isabella Butler house, reflects the common 19th century practice of holding title to real property in the wife's name. The house at 619 and the two other surviving houses on the block, 627 15th Street and 1432 Martin Luther King Jr. Way, were recorded by the Survey in the early 1980s as a mini-district representing a rare surviving microcosm of 1870s central Oakland, and were determined eligible for the National Register in a 1989 HUD project review.

Work Program (see Attachment 4):

- gutters and downspouts
- paint exterior
- repair/replace windows

Suggestion: explain how windows on lot lines will be addressed

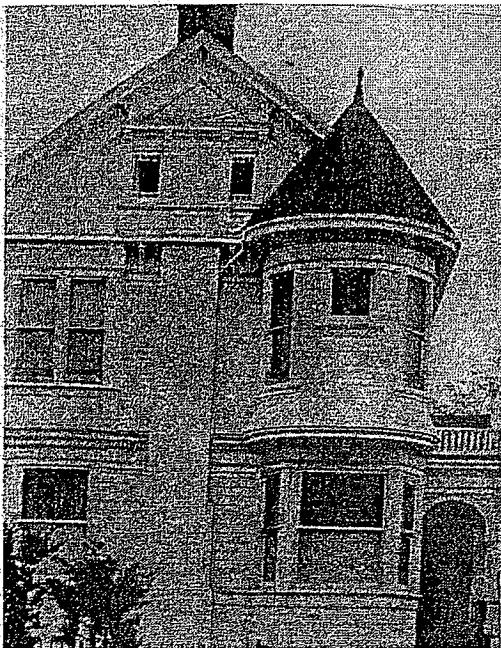
- re-roof
- repair and landscape driveway and yard
- repair/replace damaged and deteriorated trim and siding

Suggestion: add stair rails to list

Application Strengths:

- prominent downtown location
- part of a cluster of three 1870s Italianates on this block—last one to be rehabbed
- catalyst for neighborhood work
- deferred maintenance but exterior is little altered, straightforward to repair in kind.

**4. MA14-004 – 918 18th Street
Hume – Willcutt house**



OCHS Rating: West Oakland intensive survey rating (1991) B+1+ = major importance, contributor to Oak Center Area of Primary Importance)

Landmark/Heritage Property Evaluation: Designated City Landmark (1983)

Significance: This is a fine example of a large Queen Anne house by noted Oakland builder Robert Smilie. It was the long-time home of railroad executive Joseph Willcutt, one of the prominent business and professional people who established this part of West Oakland as an upper middle class residential suburb. It is additionally notable in the story of preservation in Oakland as one of 9 houses landmarked in the Oak Center area between 1978 and 1983, in the era of redevelopment, freeway construction, Preservation Park, and *Rehab Right*.

Work Program (see Attachment 5):

- rebuild full-height exterior chimney destroyed by 1989 earthquake
- repair exterior shingle siding
- repair side balcony and any deteriorated trim
- repair windows and sills
- thoroughly prepare and paint exterior.

Application Strengths:

- City Landmark
- visibility of work – prominent location, neighborhood catalyst
- chimney reconstruction: major quasi-cosmetic restoration unlikely to be done without Mills Act incentive
- paint item mentions color consultation – soft costs are eligible
- 8th Mills Act project in West Oakland, neighborhood targeted in original design of program

RECOMMENDED CONDITIONS, ALL PROPERTIES

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

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

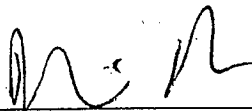
GEOGRAPHIC DISTRIBUTION

Attachment 1 illustrates geographic distribution of all 35 current and proposed Mills Acts properties.

RECOMMENDATIONS

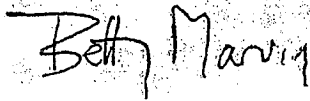
1. Receive any testimony from applicants and interested citizens;
2. Discuss recommendations on Mills Act Contracts for 2014; and
3. Based on the above discussion:
 - a. Recommend these applications to City Council for 2014 Mills Act contracts;
 - b. Forward the same recommendations to the Planning Commission as an information item.

Respectfully submitted:



Darin Ranelletti, Deputy Director, Bureau of Planning

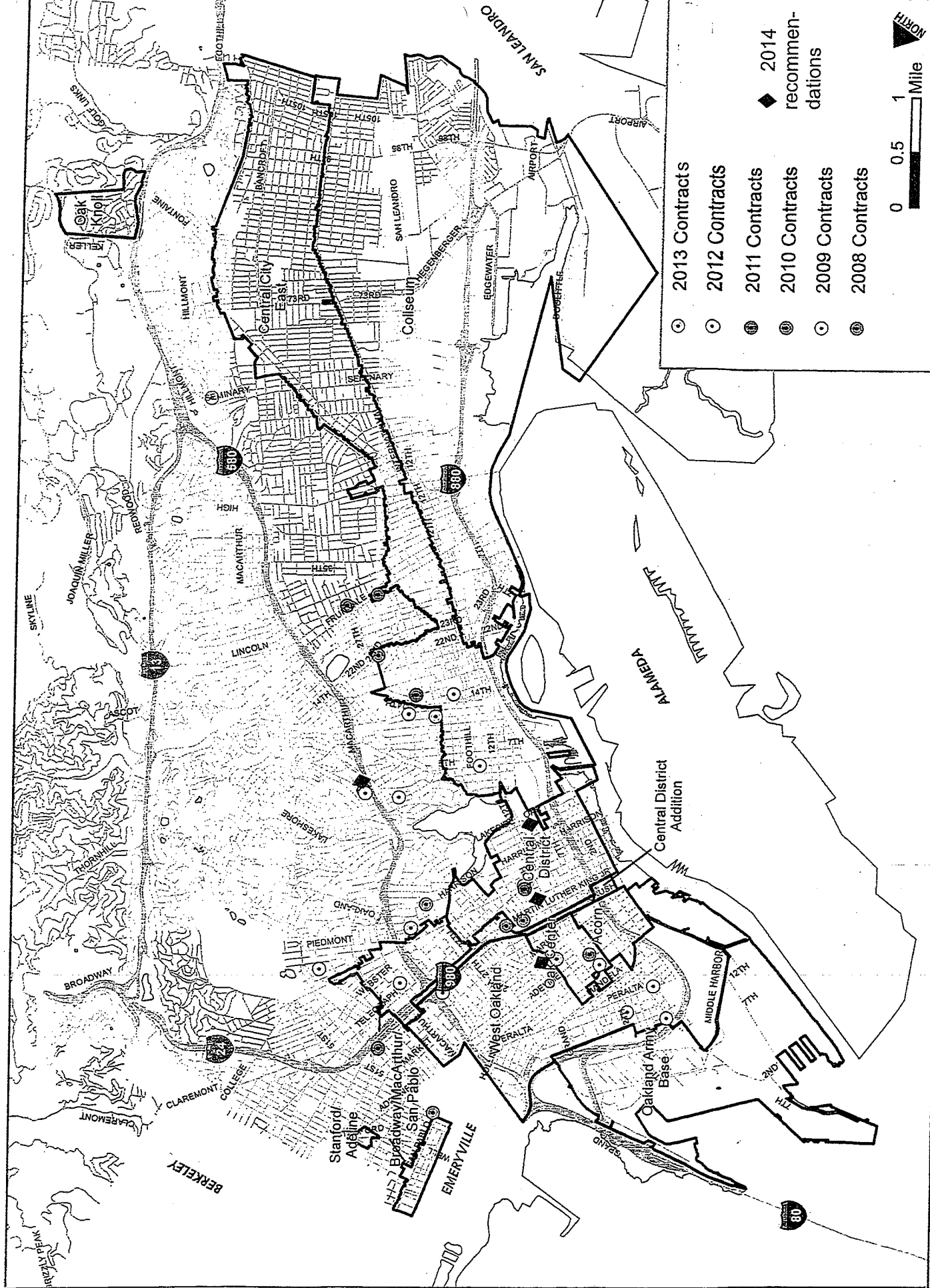
Prepared by:



Betty Marvin, Historic Preservation Planner

Attachments:

1. Location map, 35 current and pending Mills Acts properties, 2008-2014
2. Application, work program, and photos: MA14-001: **851 Trestle Glen Road**
3. Application, work program, and photos: MA14-002: **80-82/88-90 Ninth Street**
4. Application, work program, and photos: MA14-005: **619 15th Street**
5. Application, work program, and photos: MA14-004: **918 18th Street**



Mills Act Contracts & Contract Recommendations

3. PRESERVATION WORK PROGRAM AND TIME LINE

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

1. Year: 2014 Cost: \$12,000 Improvement: Replace Flat Roof on North side.
2. Year: 2015 Cost: \$13,500 Improvement: Replace Pitched Comp. Shingle roof
3. Year: 2016 Cost: \$13,500 Improvement: Replace Pitched Comp. Shingle Roof
4. Year: 2017 Cost: \$13,500 Improvement: Replace Pitched Comp. Shingle Roof
5. Year: 2018 Cost: \$12,000 Improvement: Replace Six X Windows on Front of house.
6. Year: 2019 Cost: \$12,000 Improvement: Replace Six X windows on front of house
7. Year: 2020 Cost: \$12,000 Improvement: Replace Six X Windows on Front AND South Side of House
8. Year: 2021 Cost: \$12,000 Improvement: Replace Six X Windows on Rear of house
9. Year: 2022 Cost: \$12,000 Improvement: Replace Six X Windows on Rear of house
10. Year: 2023 Cost: \$11,900 Improvement: Replace X 2 Sets of French Doors AND One Single Door

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.

* windows will Be Double pane, wood sash, w/ IDENTICAL Lites

4. SUBMITTAL REQUIREMENTS

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

5. SELECTION CRITERIA

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

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

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

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

- the Mills Act brochure;
- Mills Act (Sections 50280-90 of the California Government Code and Article 1.9, Sections 439 – 439.4 of the California Revenue and Taxation Code)
- the (MODEL) MILLS ACT AGREEMENT FOR PRESERVATION OF HISTORIC PROPERTY;
- Secretary of the Interior's Standards for Rehabilitation;
- Minimum Property Maintenance Standards; and
- the Mills Act Property Tax Calculator (to calculate a rough estimate of the potential change in taxes).

Also available on line:

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

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

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


Owner's Signature

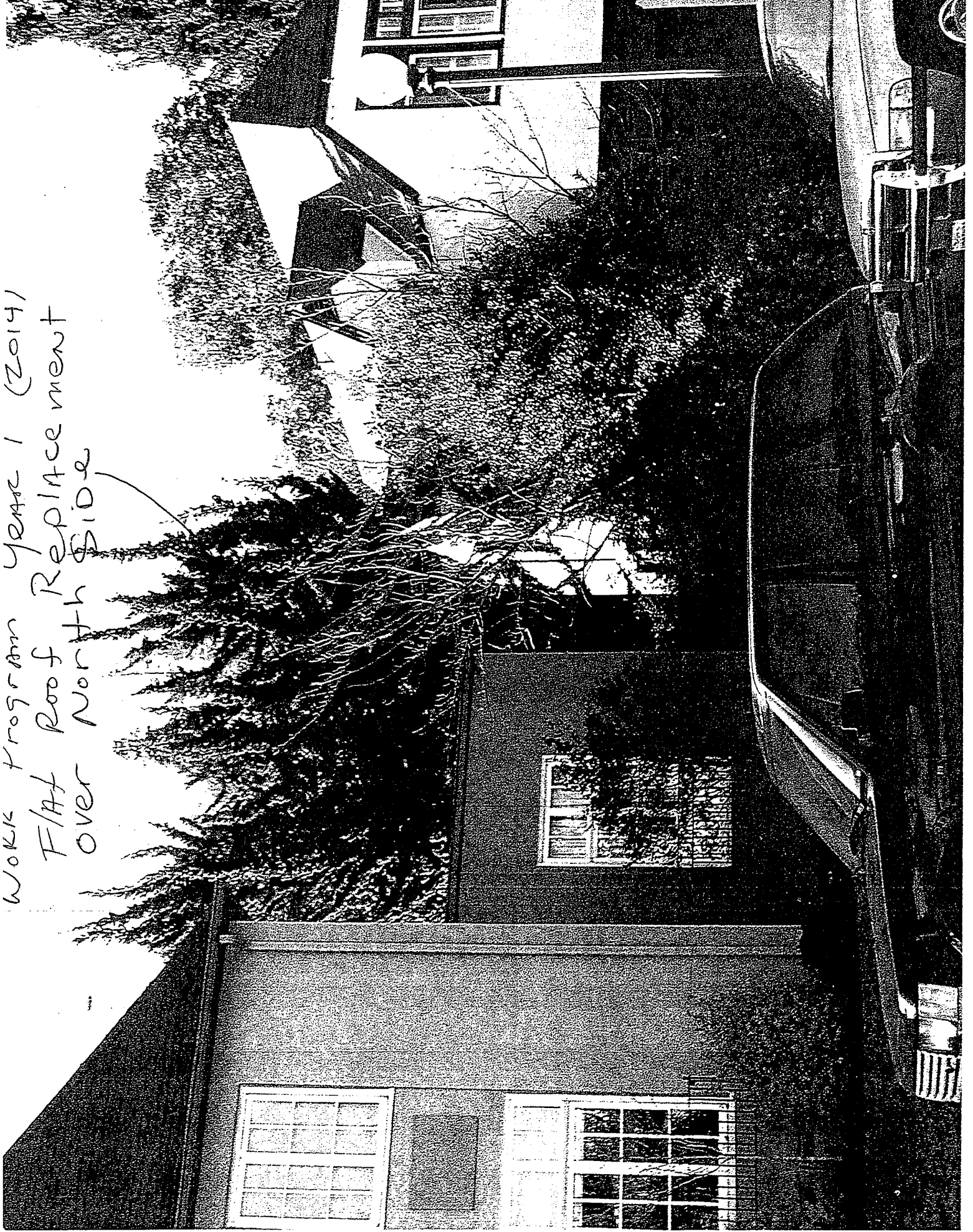
2/23/14
Date

APPLICATIONS ARE ACCEPTED AT THE ZONING COUNTER

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

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

Work Program Year 1 (2014)
Flat Roof Replacement
over North Side



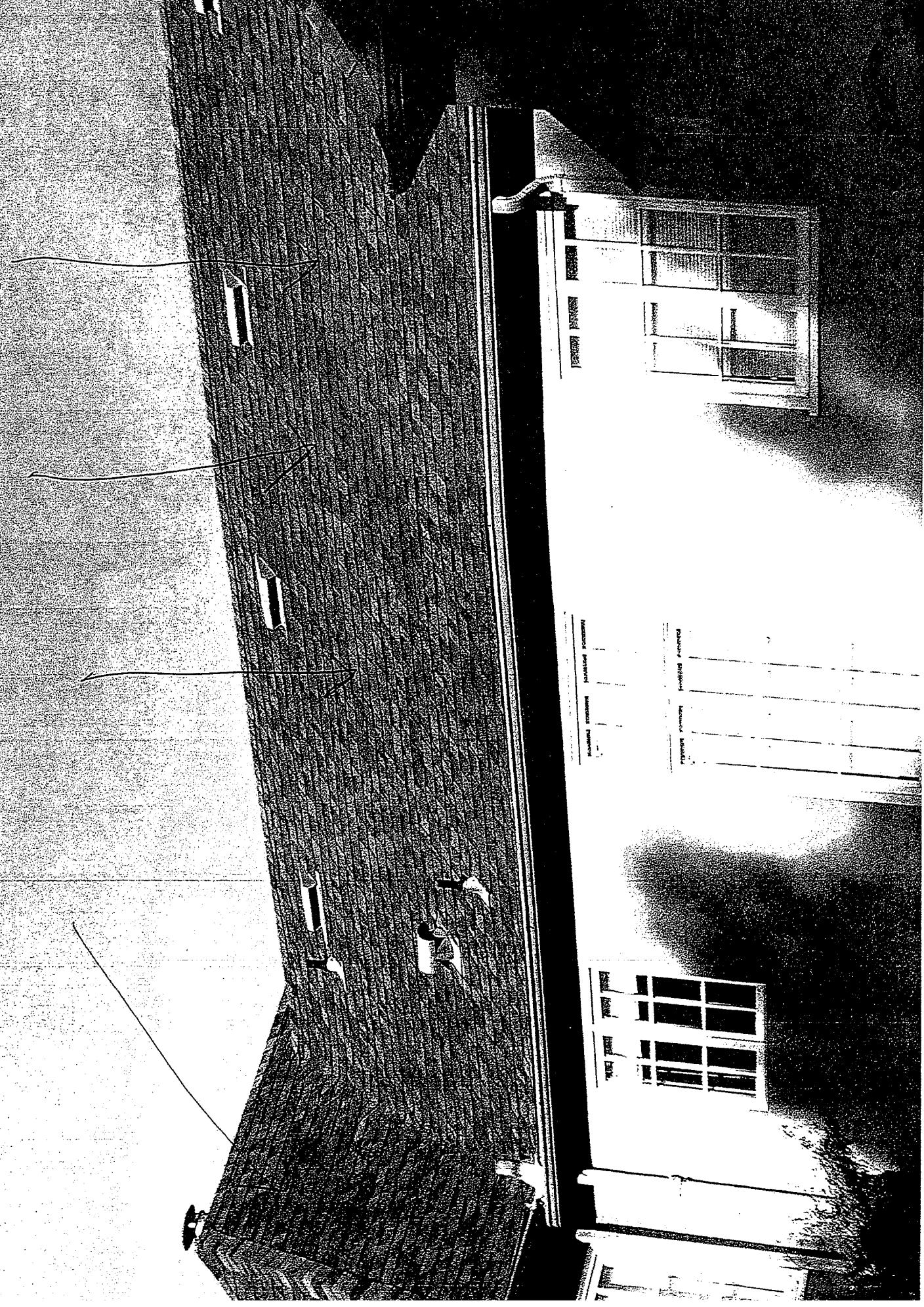
Year 1 (2014) F/A+ Root Dep/acement over North Side



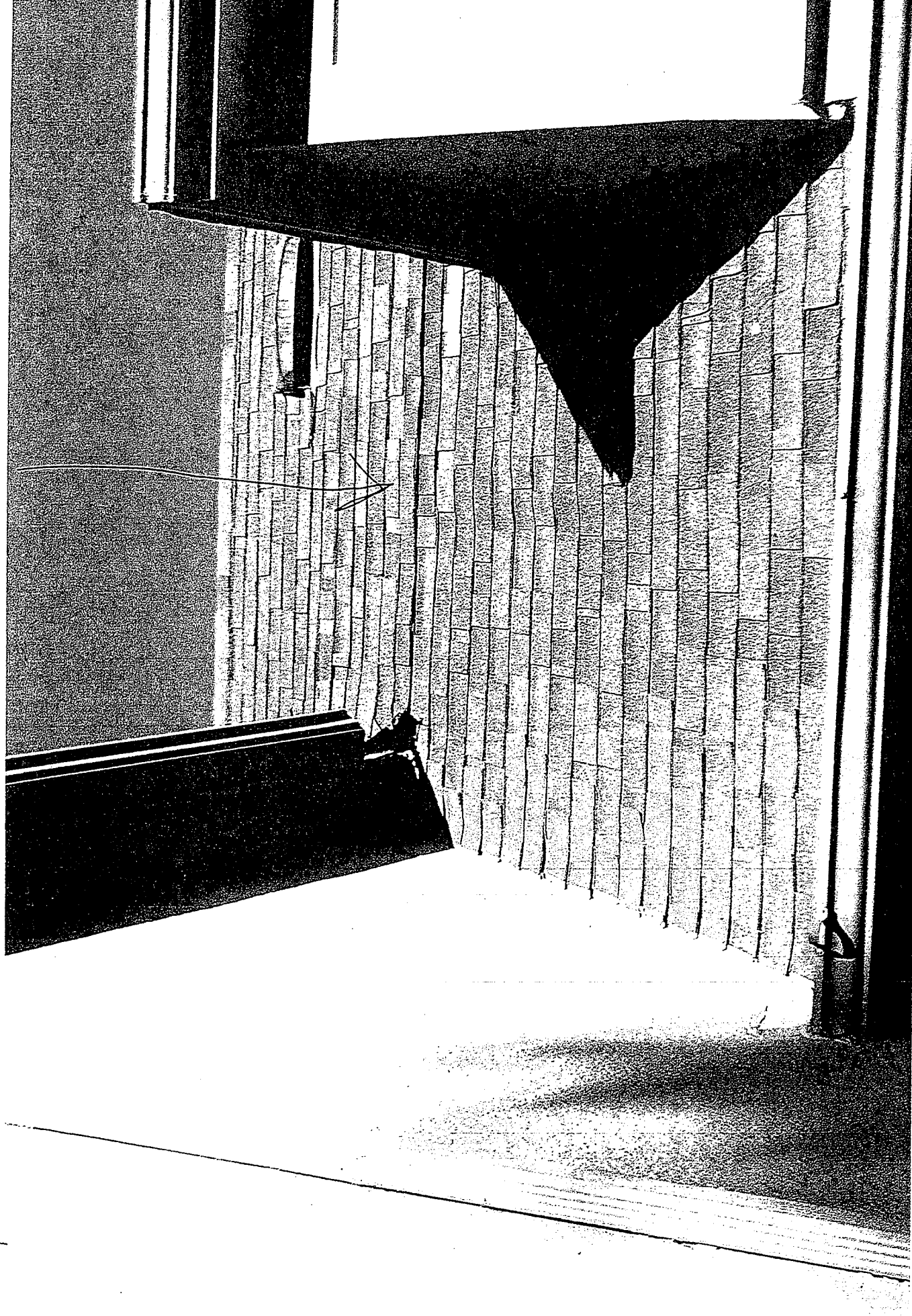
Work Program Year 2, 3, 4 (2015, 16, 17)
Roof Replacement - Pitched Roof. Complete new roof



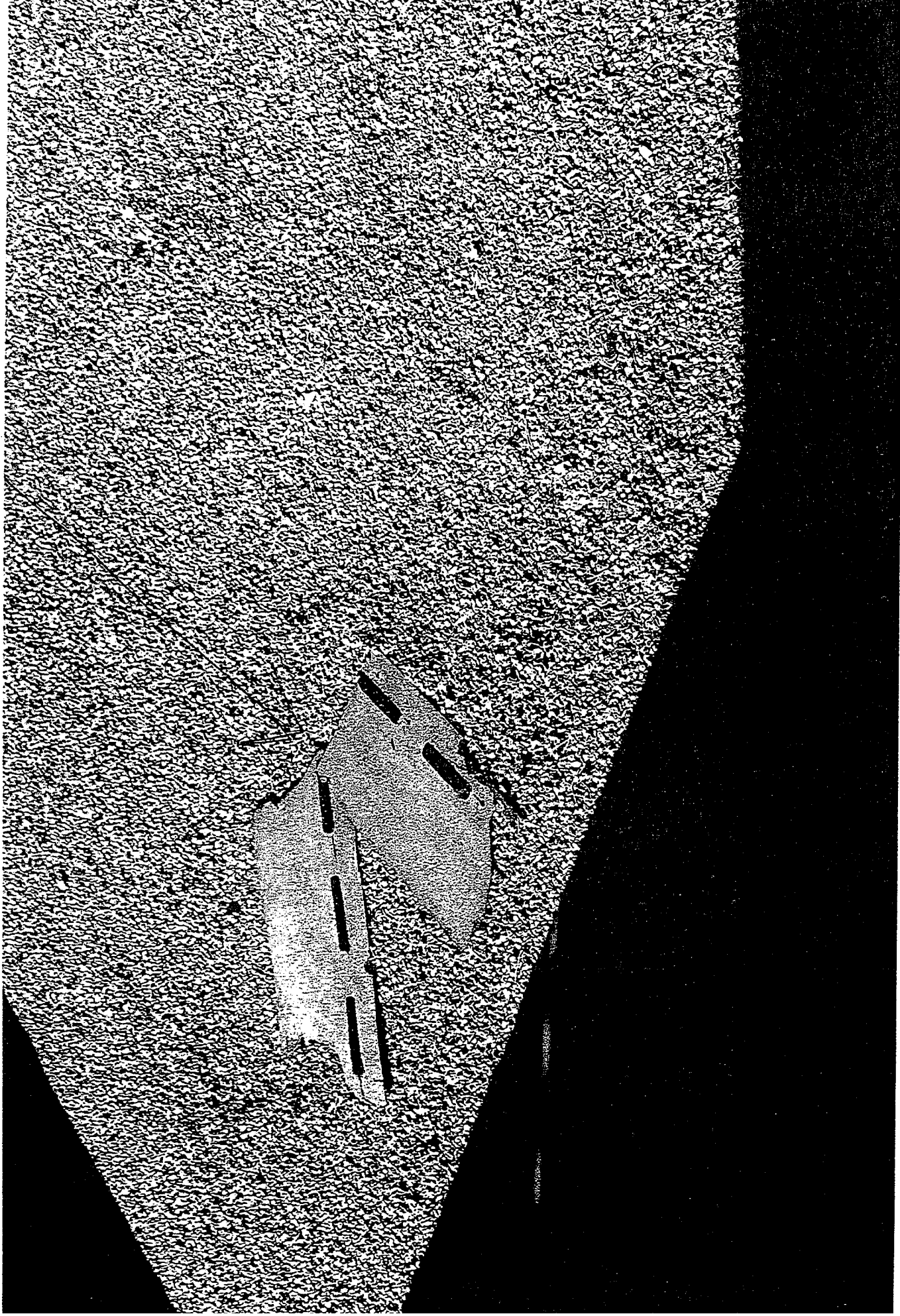
Year 2, 3, 4 (2015, 16, 17) Damaged Shingles



Year 2, 3, 4 (2015, 16, 17) Damaged Shingles to be Replaced



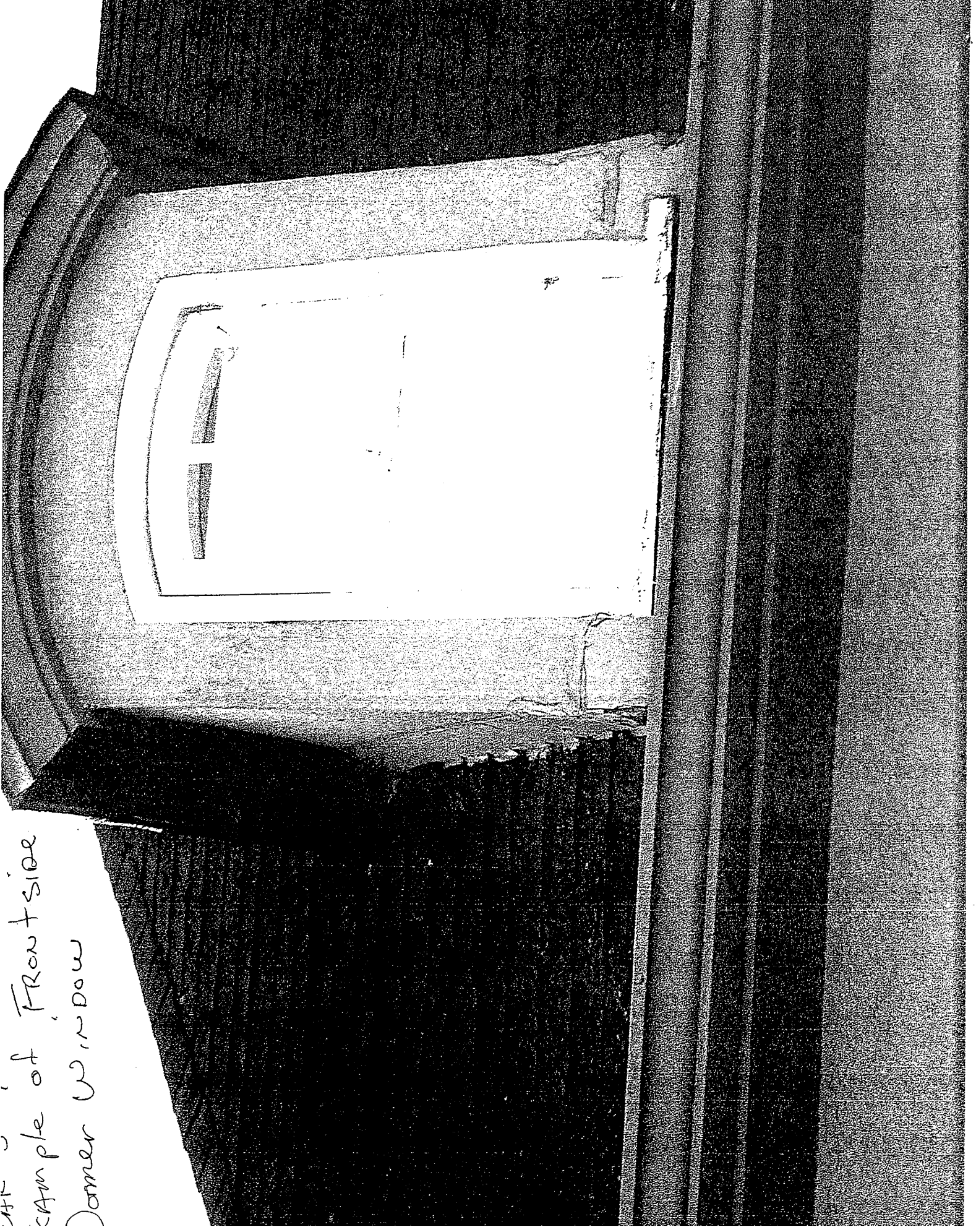
Yenick C. 3, 4 (2015, 16, 17) FA/ken Root Shingles



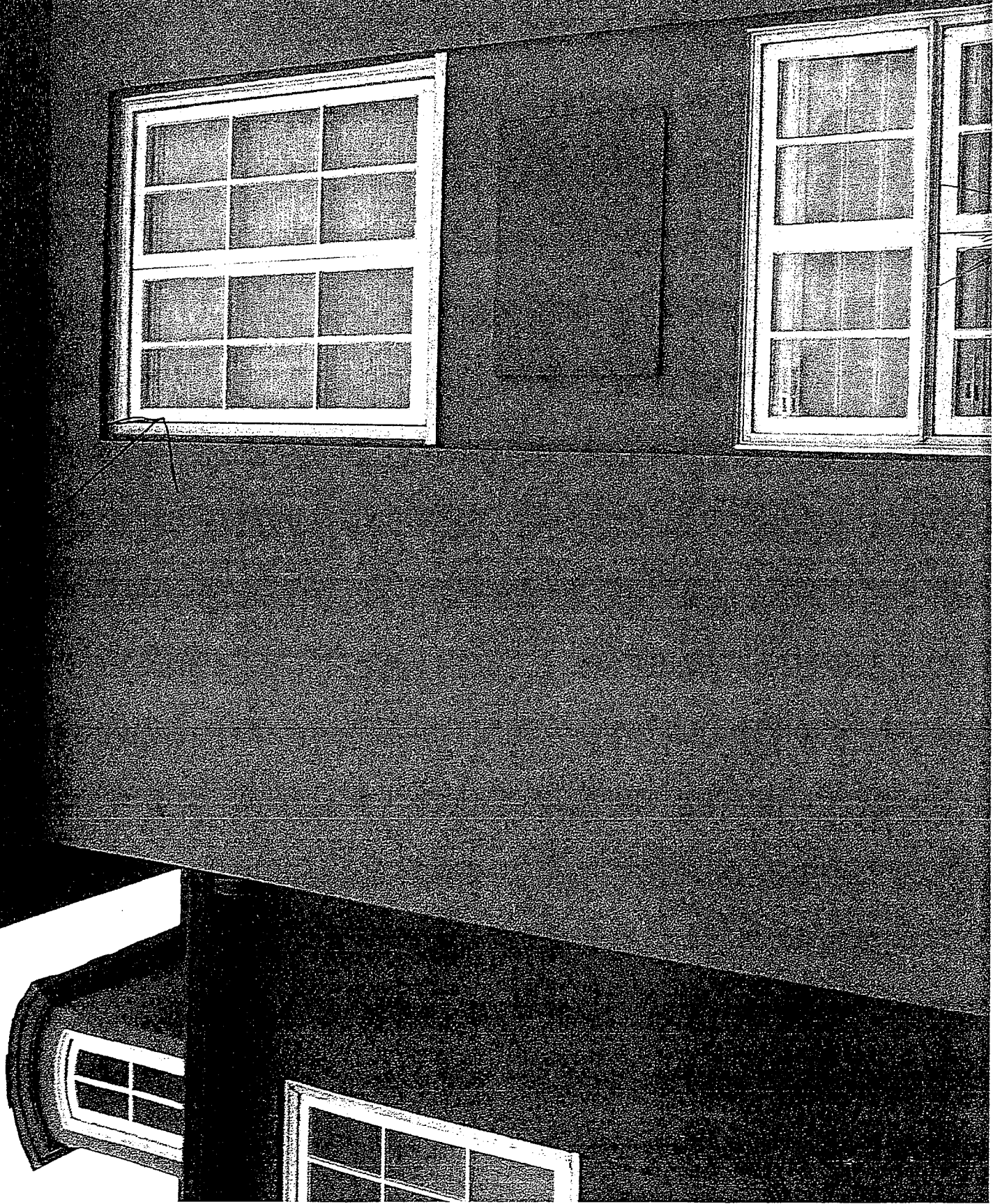
Work Program
Years 5, 6, 7 (2018, 19, 20) Kephace Casement
Front And South Side of house



41-
sample of Front side
Jamer Window



Year 5-7 Example of upper chambers window, front side



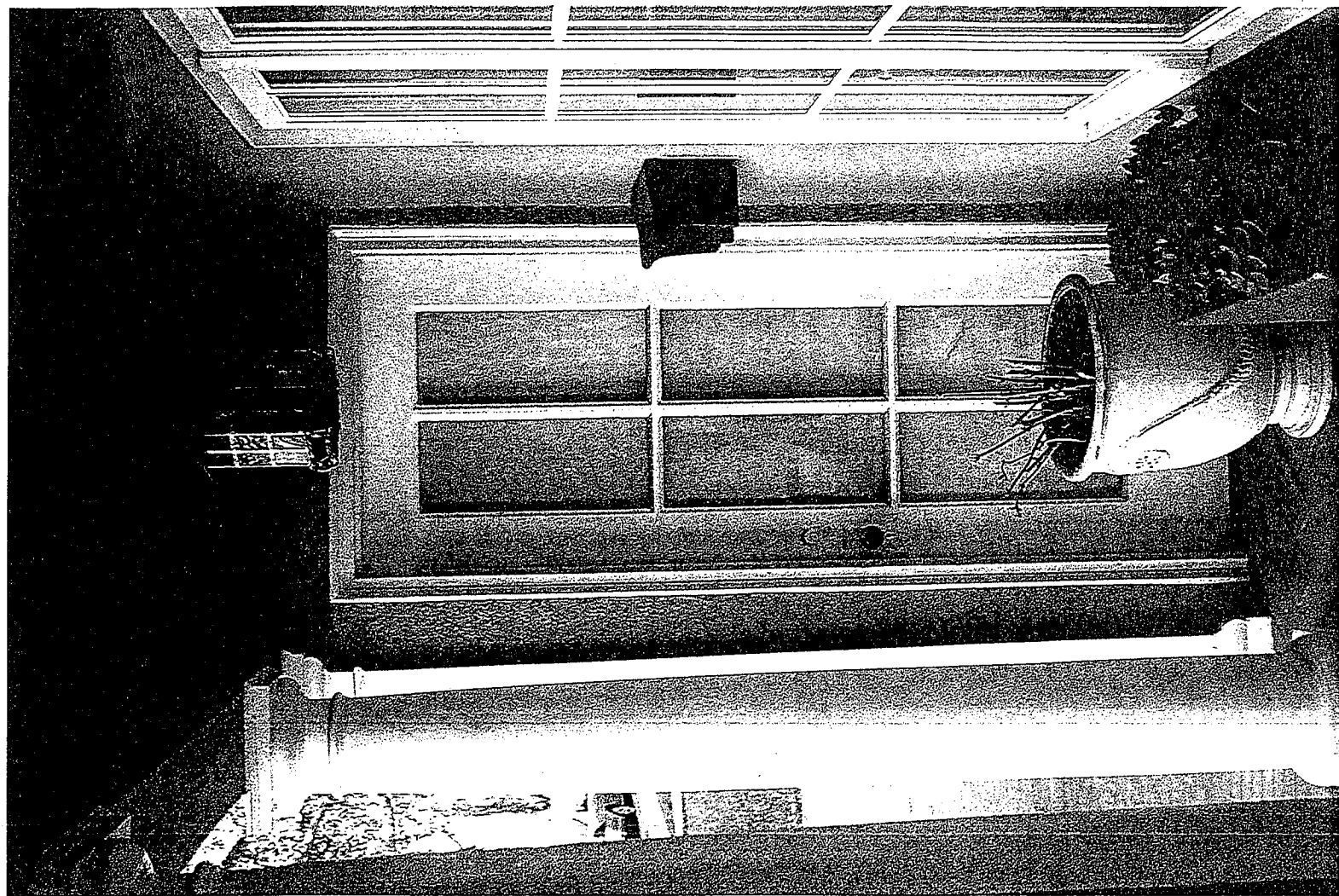
Upland S-7 Example of Lower Assessment window
typical



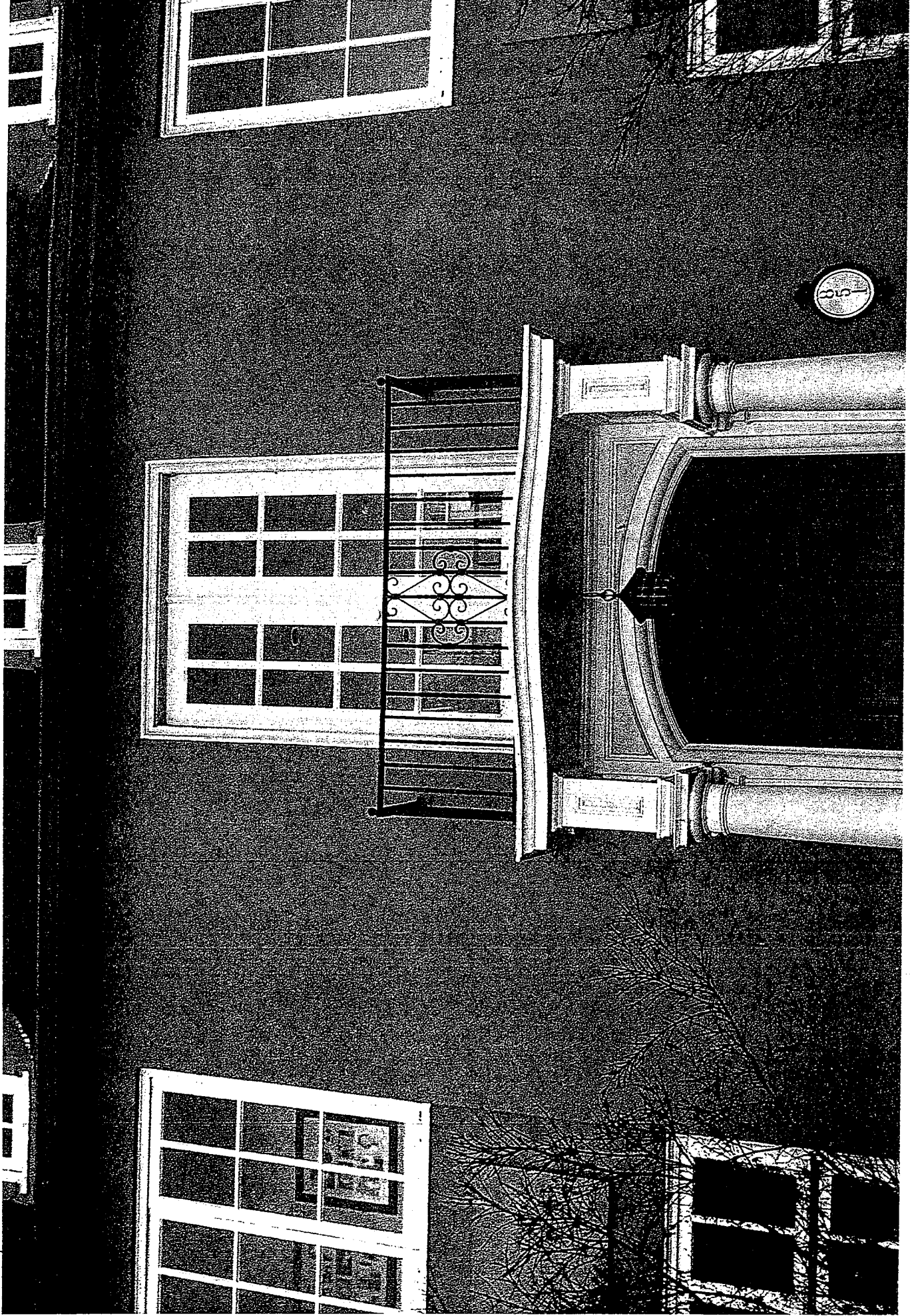
Work Program Year 8-7 (2001-02) Repaire Chasement
Windows on Rear of House



ork program
apr 10 (2023)
Door Replacement



year 10, was ~~at~~ known four requirements





APR 10 '03
Lynch Door
placement

Applic#* B9500142 Type: 5
Date Filed: 01/13/95 Disposition: F FINALED 02/03/95
NUMBER STREET NAME SUFFIX* SUITE ASSESSOR PARCEL#
Site addr: 1) 851 TRESTLE GLEN RD 023 -0436-020-00
2)
3)
Bldg: Floor: Prcl Cond: X Cond Aprvl: Viol:
Proj Descr: EXTEND EXISTING BRICK CHIMNEY ABOVE ROOF LINE W/CLASS A PC:
STEEL CHIMNEY SYSTEM
Insp Div: BD-INSP Dist: 03 Scope Includes: BLDG ELEC MECH PLMB
Track: Lic# Phone# Applicant
Owner: SISTERS OF SOCIAL SERVICE () 893-0697
Contractor: THE CHELSEA COMPANY 691812 (510) 597-0333 X
Arch/Engr:
Agent:
Applicant Addr: 625 56TH ST No Fee:
City/State: OAKLAND, CA Zip: 94609 Wrkrs Comp* NO
Other Related Applic#s:
F3=Ext F23=Dsc F24=Com
987 Business Tax License Expired

PTS100-01

UPDATE/QUERY PROJECT INFORMATION

4/11/12 10:40:42

Applic#* RB9601915 Type: 5
Date Filed: 05/31/96 Disposition: F FINALED 06/10/96
NUMBER STREET NAME SUFFIX* SUITE ASSESSOR PARCEL#
Site addr: 1) 851 TRESTLE GLEN RD 023 -0436-020-00
2)
3)
Bldg: Floor: Prcl Cond: X Cond Aprvl: Viol:
Proj Descr: Voluntary non-engineered residential substructural PC:
strengthening mudsill bolting, holdowns, plywood to cripple
walls add steel struts
Insp Div: RD-INSP Dist: 02 Scope Includes: BLDG X ELEC MECH PLMB
Track: Lic# Phone# Applicant
Owner: SISTERS OF SOCIAL SERVICE (510) 893-0697
Contractor: EARTHQUAKE SAFETY INC 519461 (510) 528-6165 X
Arch/Engr:
Agent:
Applicant Addr: 1103 10TH STREET No Fee:
City/State: BERKELEY, CA. Zip: 94710 Wrkrs Comp* 12/31/09
Other Related Applic#s:
F3=Ext F23=Dsc F24=Com
987 Business Tax License Expired

ASSESSOR'S MAP 23

436

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 VI.
5-05-64 VII.
1-20-65 VIII.
1-20-66 IX.
4-5-67 X.

STATE HIGHWAY ROUTE 5

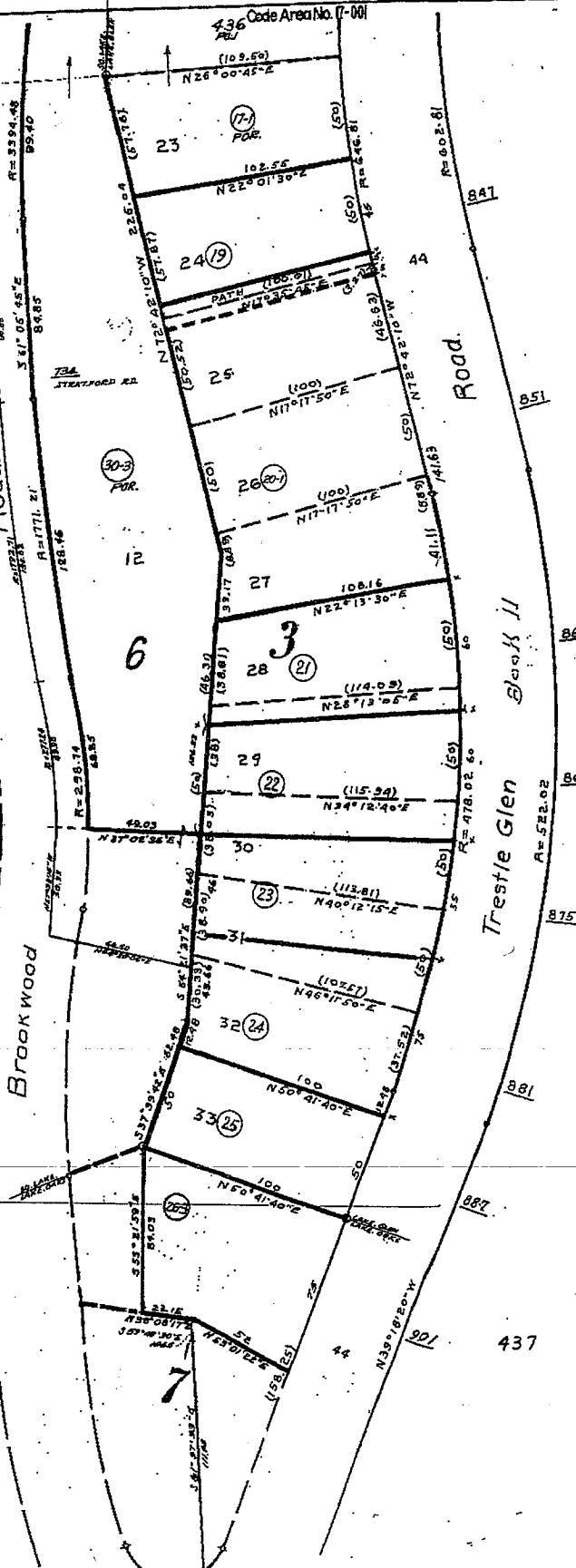
Road

Brookwood

Road

Trestle Glen

437



MILLS ACT APPLICATION*

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

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

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: DARRYL FONG
PROPERTY ADDRESS: 80-82/88-90 NINTH ST., OAKLAND 94607
PROPERTY OWNER(S): DARRYL FONG
PHONE: (Day) (415) 218-6030 (Evening) (415) 751-8945
ASSESSOR'S PARCEL NUMBER(S): 002 0093 00800
YEAR OF PURCHASE: 1938 ASSESSED VALUE: \$600K
EXISTING USE OF PROPERTY: FLATS

2. HISTORIC PROPERTY INFORMATION

HISTORIC/Common Name (If any): ^{TUTT} SIEMANN - CHEW DOUBLE FLATS
CONSTRUCTION DATE: c. 1905 LEGAL DESCRIPTION (From Deed, Please attach)
HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6344 or (510)238-6879 to confirm.

DESIGNATED HISTORIC RESOURCE:

DATE OF DESIGNATION

- ☐ City of Oakland Landmark
→ ☒ City of Oakland Heritage Property (PENDING)
☐ Contributes to a City of Oakland S-7 or S-20
Historic District

LOCAL REGISTER OF HISTORIC RESOURCES**

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

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

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

3. PRESERVATION WORK PROGRAM AND TIME LINE

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

1. Year: 2014⁵ Cost: \$10,000⁰⁰ Improvement: replace windows, exterior paint, re-roofing ⁽⁸⁰⁻⁸²⁾
2. Year: 2015⁶ Cost: \$5,000⁰⁰ Improvement: replace windows (units 90) repair architectural capitals (X)
3. Year: 2016⁷ Cost: \$5,000⁰⁰ Improvement: replace windows (unit 88) repair additional capitals (windows, dentil)
4. Year: 2017⁸ Cost: 4,000⁰⁰ Improvement: repair/replace doors (88, 90) railings
5. Year: 2018⁹ Cost: 4,000⁰⁰ Improvement: repair/replace doors (80, 82) railings
6. Year: 2019¹⁰ Cost: \$5,000⁰⁰ Improvement: reinforce foundation
7. Year: 2020¹¹ Cost: \$5,000⁰⁰ Improvement: reinforce foundation
8. Year: 2021¹² Cost: \$5,000⁰⁰ Improvement: reinforce foundation
9. Year: 2022¹³ Cost: \$5,000⁰⁰ Improvement: reinforce foundation
10. Year: 2023¹⁴ Cost: 5,000⁰⁰ Improvement: reinforce foundation repair/replace driveway

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.



80 9th Street, Oakland 94607 (present) looking E

4-2-215 80-2-8-90 9th St. Oakland 1938



80 9th Street (1938)



Upper front window column detail
Work Program #1, 2



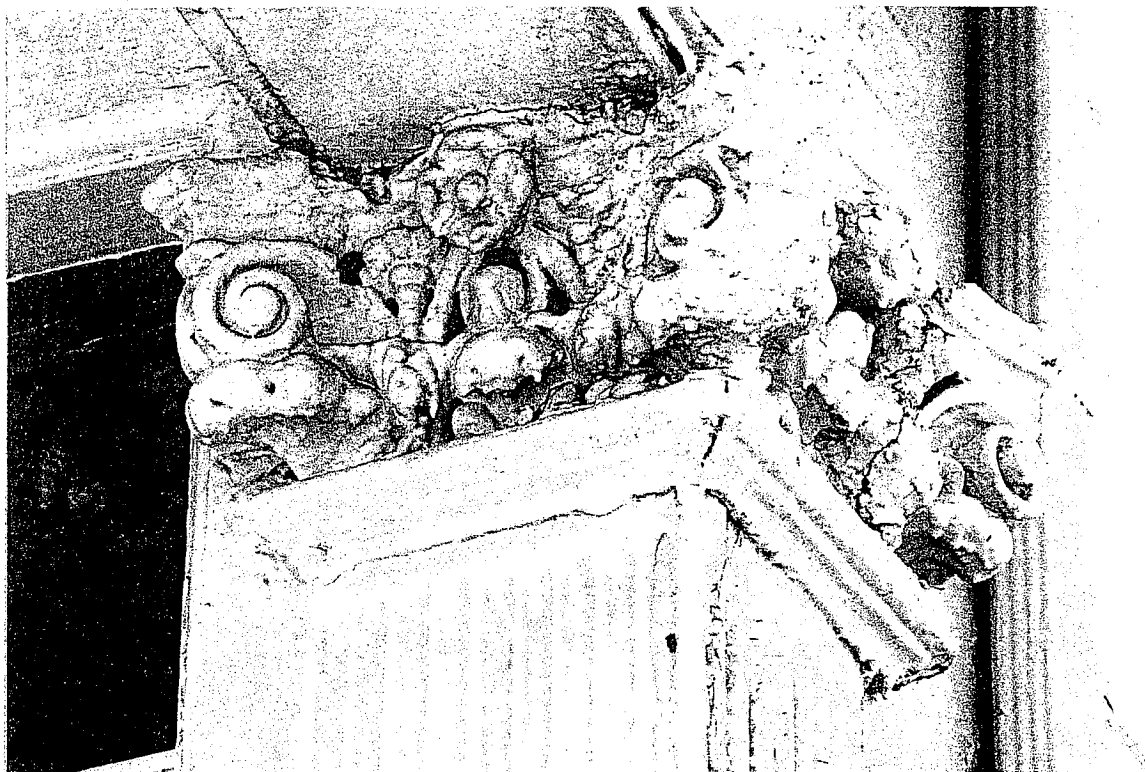
Lower front window detail



*Faux corner column + cap, dentil moulding
Work Program # 2,3*



Faux corner column base



column capital - Front balcony entrance
Work program #2,3



column capital detail - Front balcony entrance

JUN 30 2014

City of Oakland
Planning & Zoning Division

MILLS ACT APPLICATION*

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

1. GENERAL INFORMATION

APPLICANT'S NAME: Brittney Edwards

PROPERTY ADDRESS: 619 15TH Street, Oakland, CA 94612

PROPERTY OWNER(S): Vidal & Juana Aldaz Email: Brittney@LBLproperties.com

PHONE: (Day) (510) 313-3595 (Evening) (510) 313-3595

ASSESSOR'S PARCEL NUMBER: 3-71-15

YEAR OF PURCHASE: 2002 ASSESSED VALUE: \$455,862

EXISTING USE OF PROPERTY: 4 Unit Residential Income *however public records reflects 6 Units

2. HISTORIC PROPERTY INFORMATION

3.

HISTORIC/Common NAME (If any): Butler (Isabella) House

CONSTRUCTION DATE: 1876-77 LEGAL DESCRIPTION (Deed Attached)

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

DESIGNATED HISTORIC RESOURCE:

DATE OF DESIGNATION

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

LOCAL REGISTER OF HISTORIC RESOURCES**

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

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

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Preservation Combining Zone Application Form

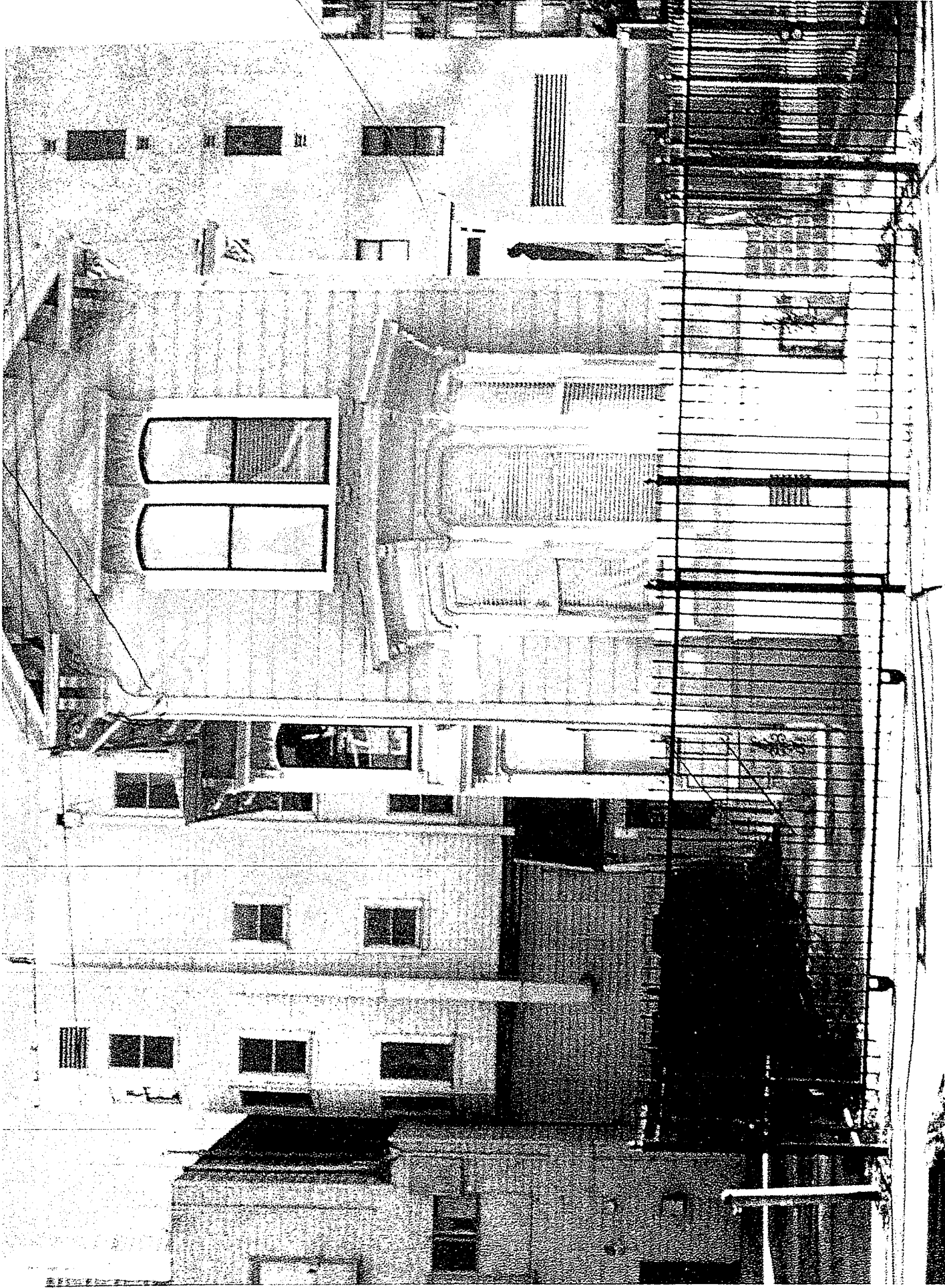
4. PRESERVATION WORK PROGRAM AND TIME LINE

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

<u>Total Preservation Work Program Cost</u>			<u>\$56,285</u>
1	Year: 2015	Cost: \$300	Improve: Replace/ Repair Missing/ Loose Gutters & Downspouts
2	Year: 2015	Cost: \$7,500	Improve: Paint & Trim Exterior (Will use same colors however will add more detailing)
3	Year: 2015	Cost: \$1,050	Improve: Install Wood Frame Double Hung Dual Pane Windows where windows are Missing (3 Total)
4	Year: 2016	Cost: \$1,400	Improve: Replace Severely Damaged Wood Windows w/ Double Hung, Dual Pane Wood Windows (4 Total)
5	Year: 2017	Cost: \$4,500	Improve: Remove Broken & Raised Concrete in Front Yard & Driveway
6	Year: 2017	Cost: \$2,700	Improve: Landscape Front Yard and Driveway
7	Year: 2018	Cost: \$16,375	Improve: Replace Roof- Current Roof is Composition Shingle over Wood Shake which is in fair condition, however is NOT Waterproof in the long run.
8	Year: 2018	Cost: \$3,400	Improve: Replace Damaged Fascia Boards & Eaves, Paint New Wood
9	Year: 2019	Cost: \$1,400	Improve: Replace damaged / broken Vinyl & Aluminum Windows with Double Hung Dual Pane Wood Frame Windows (4 Total)
10	Year: 2020	Cost: \$4,200	Improve: Replace Remaining Damaged Wood Frame Windows w/ Double Hung, Dual Pane Wood Windows (10 Total) 1st Story Toward Front
11	Year: 2021	Cost: \$3,360	Improve: Replace Other Damaged Wood Windows w/ Double Hung, Dual Pane Wood Windows (8 Total) All on 2nd Story Toward Rear
12	Year: 2022	Cost: \$2,100	Improve: Replace Other Damaged Wood Windows w/ Double Hung, Dual Pane Wood Windows (5 Total) All on 2nd Story Toward Front
13	Year: 2023	Cost: \$4,500	Improve: Replace & Correct Deteriorating & Inappropriate, Non Original and Non Uniform in appearance Wood Siding, Paint New Wood
14	Year: 2024	Cost: \$3,500	Improve: Add Period/ Style Molding & Trim & Wood Details to Windows and Doors where Appropriate, Paint New Wood

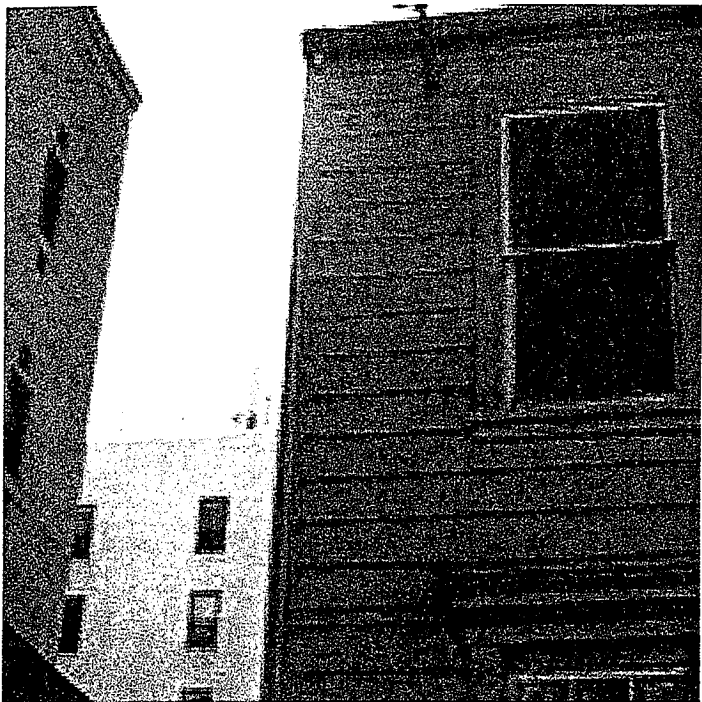
Note: Each work item will require separate building and zoning review and approval prior to undertaking the actual work. Design Review fees are waived for Mills Act properties.

Front & Across Street



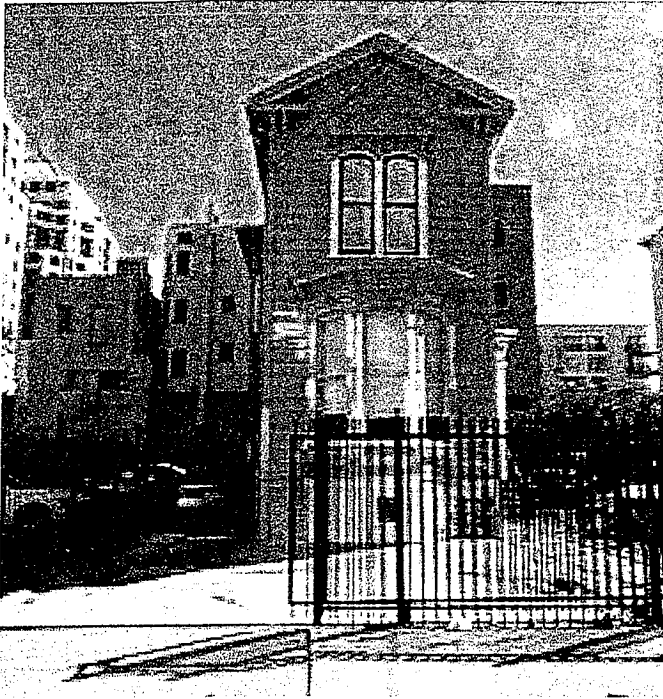
Item #1

Replace/Repair Missing/ Loose Gutters & Down spouts



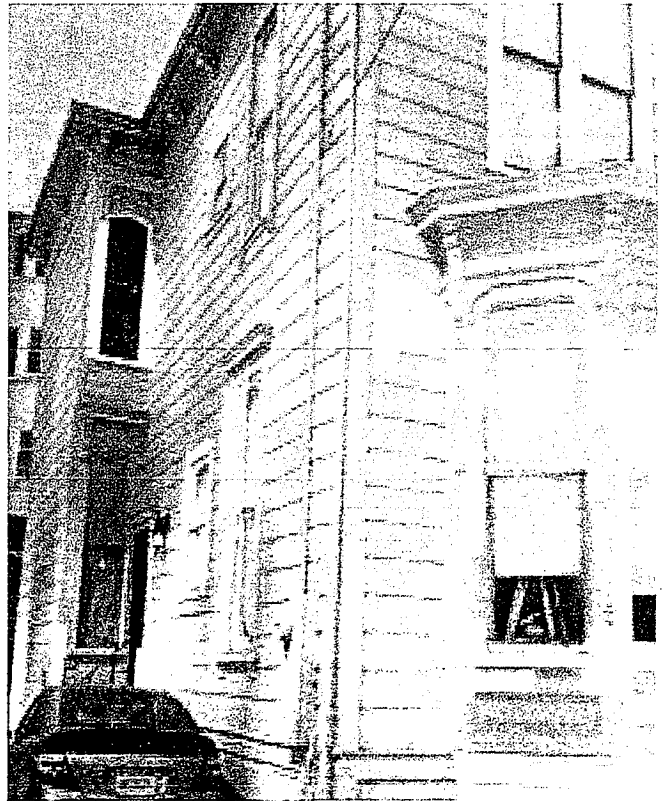
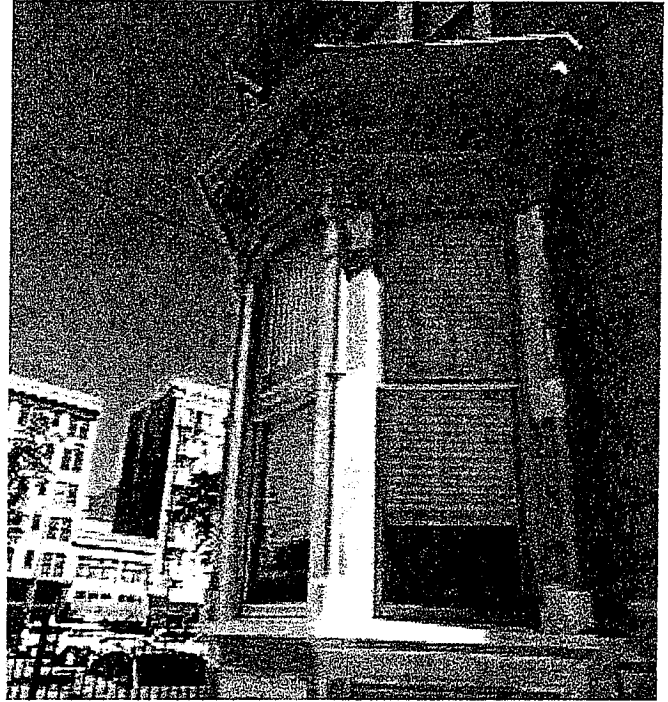
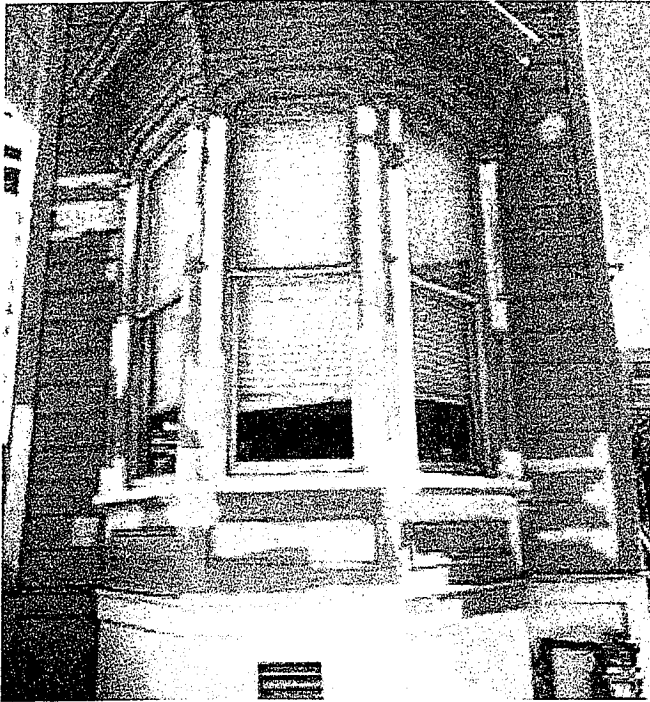
Item #2

Paint & trim Exterior (will use same colors but with more detailing)



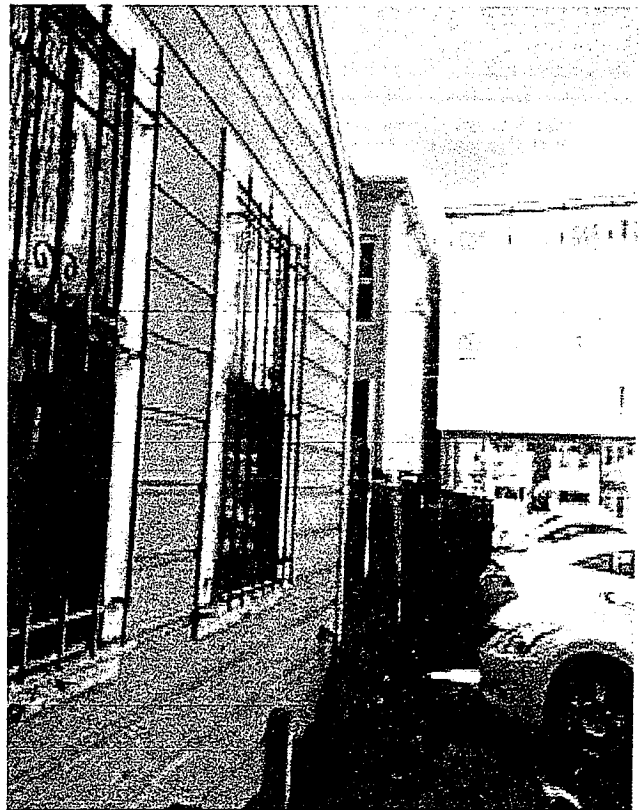
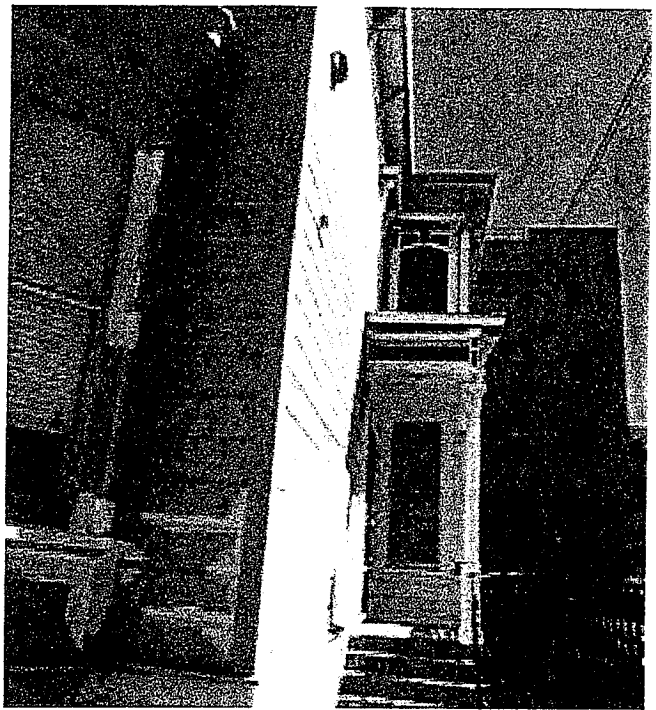
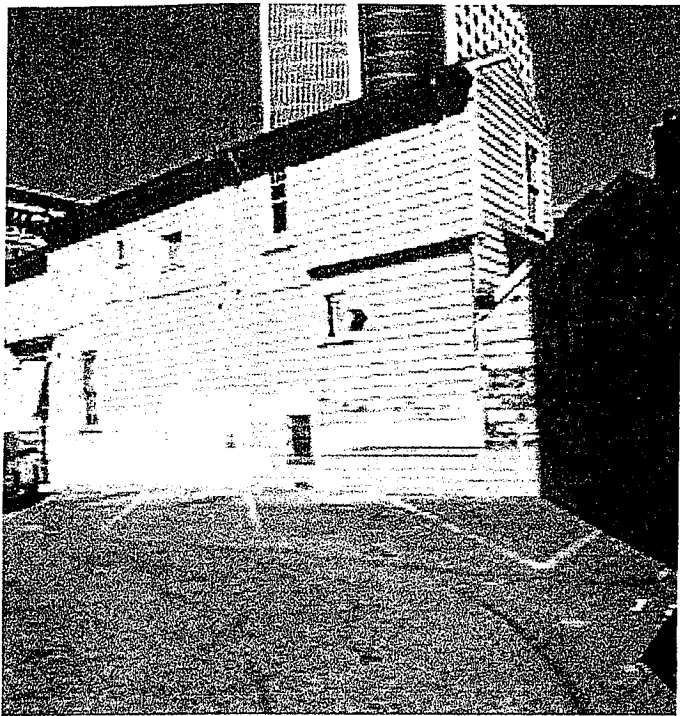
Item #2

Paint & trim Exterior (will use same colors but with more detailing)



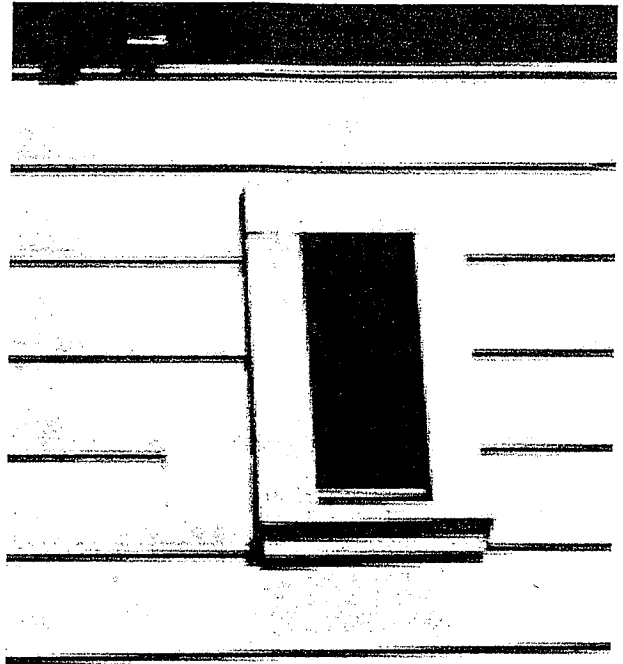
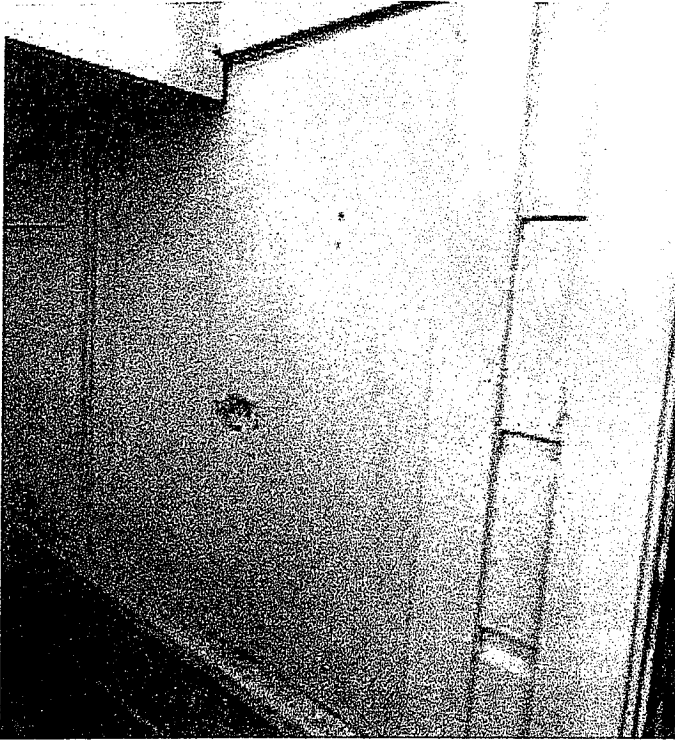
Item #2

Paint & trim Exterior (will use same colors but with more detailing)



Item #3

Install Wood Frame Double Hung Pane windows where windows are missing
(3 Total)



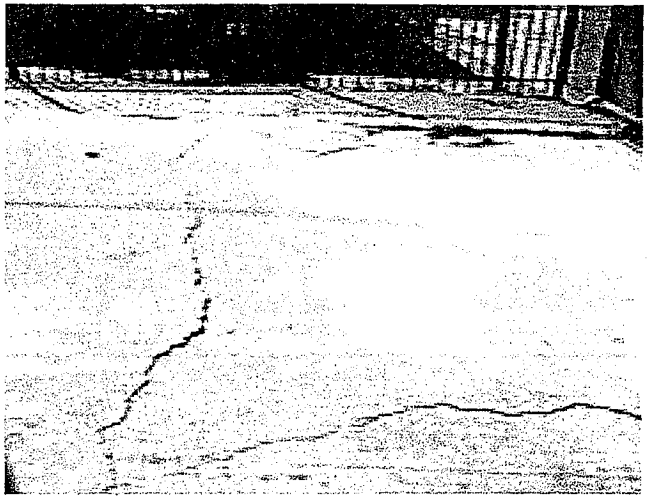
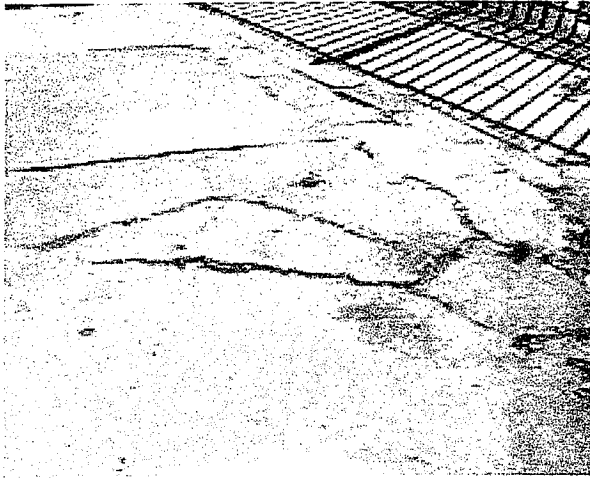
Item #4

Replace severely damaged wood windows with double hung, dual pane wood windows (4 Total)



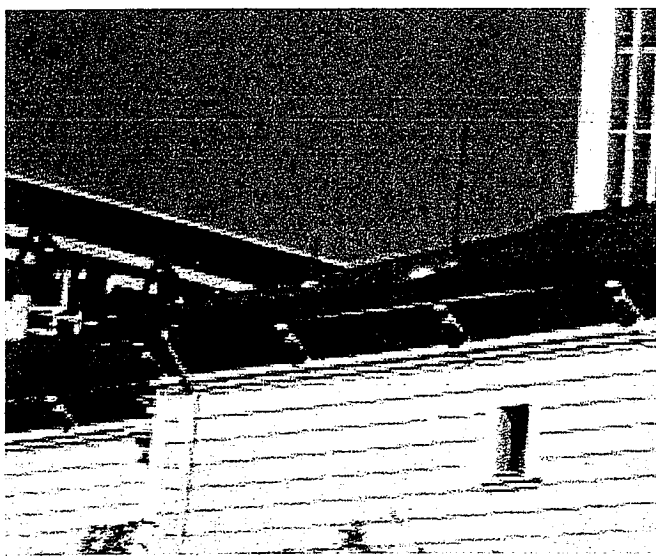
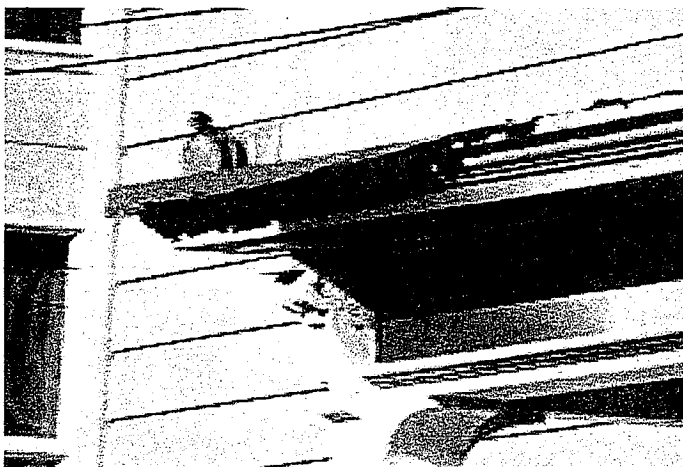
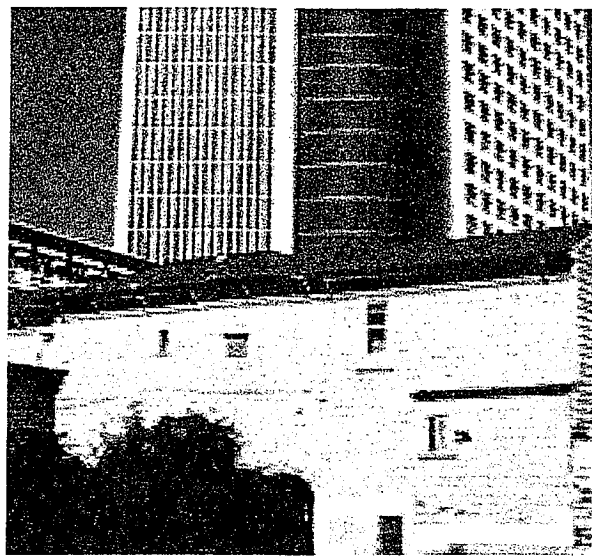
Item # 5

Remove Broken & Raised Concrete in Front Yard and Drive Way



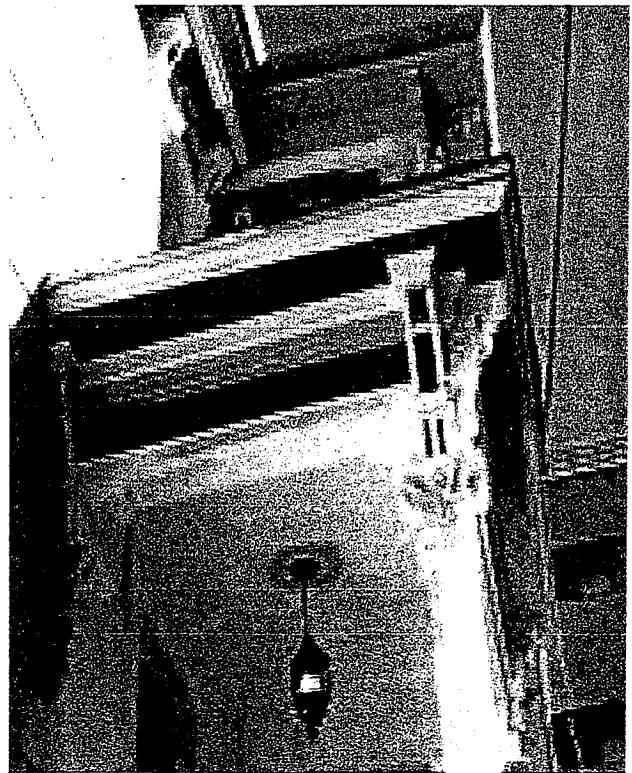
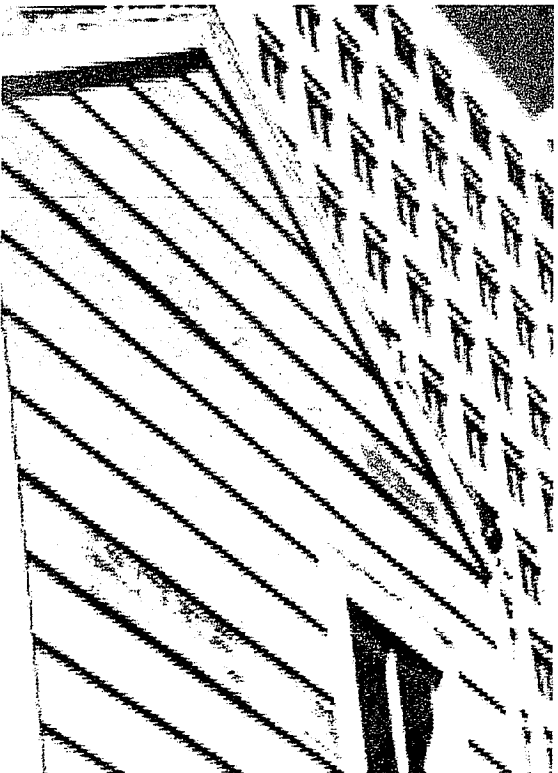
Item #7

Replace Roof- Current roof is composition shingle over wood shake which is not water proof.



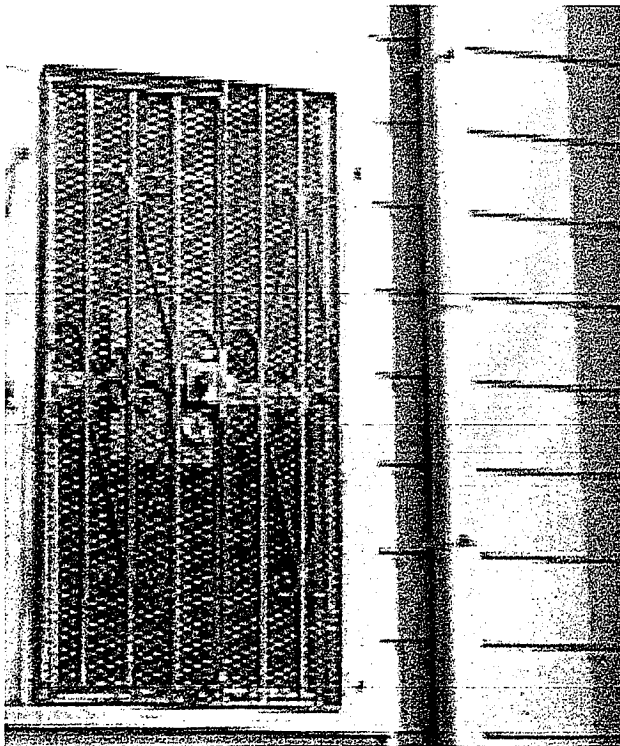
Item #8

Replace Damaged Fascia Boards & Eaves, Paint New Wood



Item # 9

Replace Vinyl & Aluminum Windows with Double Hang Dual pane wood frame windows.



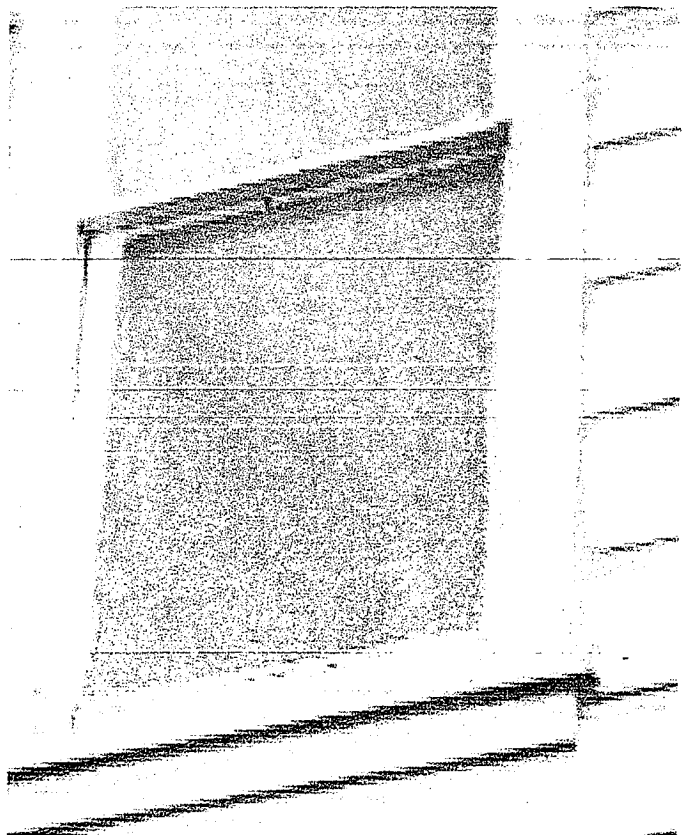
Item #10

Replace remaining damage wood frame windows with double hung, dual pane windows wood windows (10 total) 1st Story towards Front.



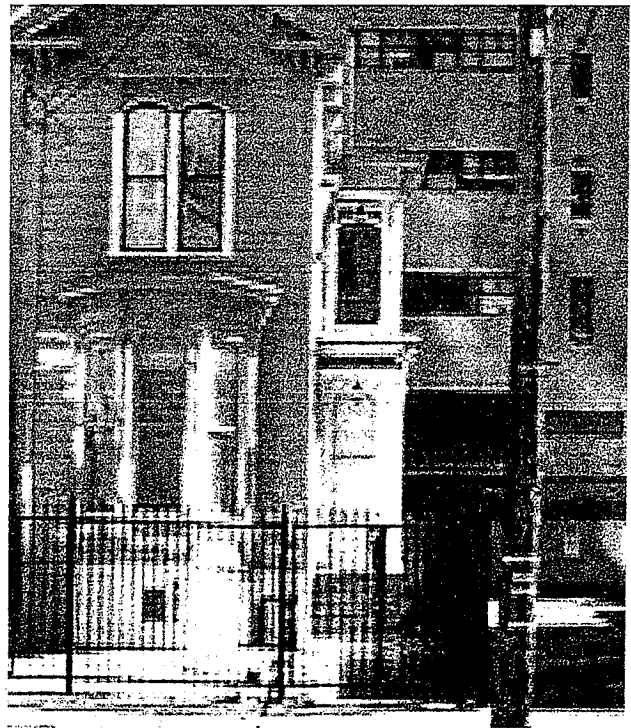
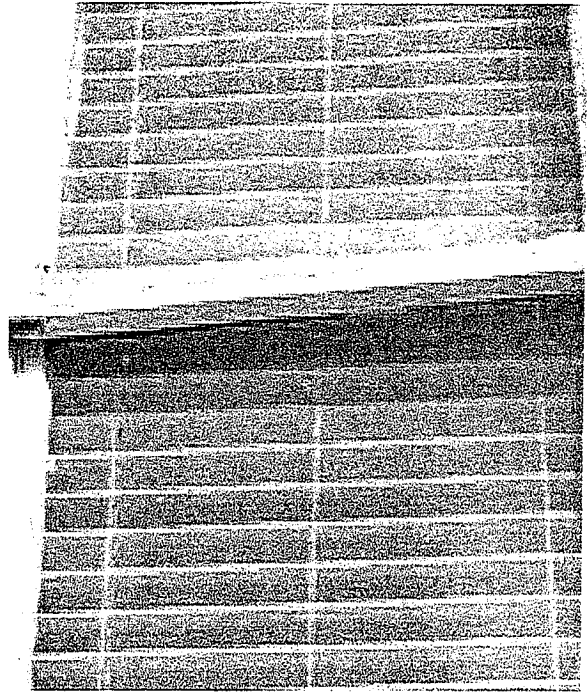
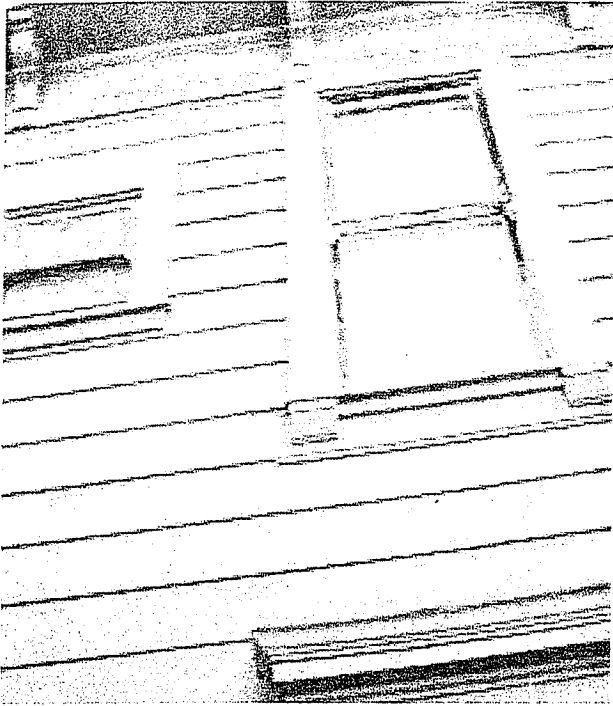
Item #11

Replace other damage wood windows with double hung, dual pane wood framed windows (8 Total) All on 2nd Story toward Rear



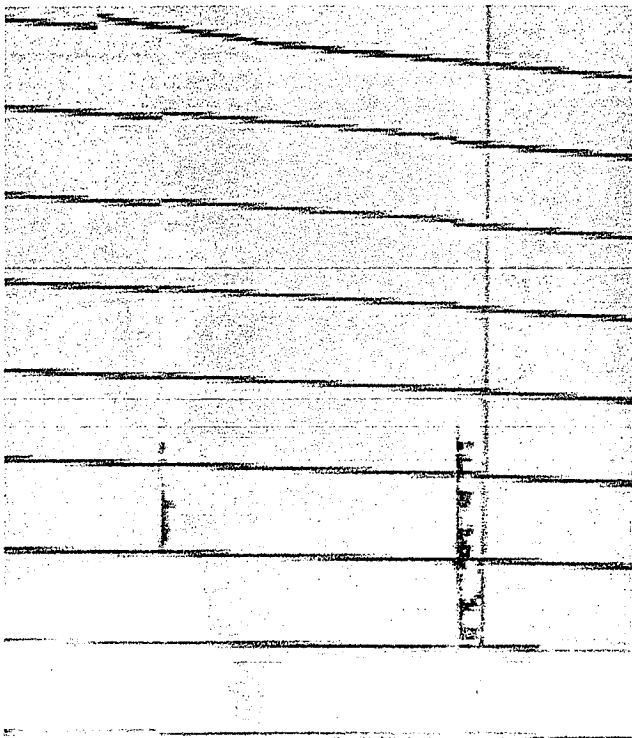
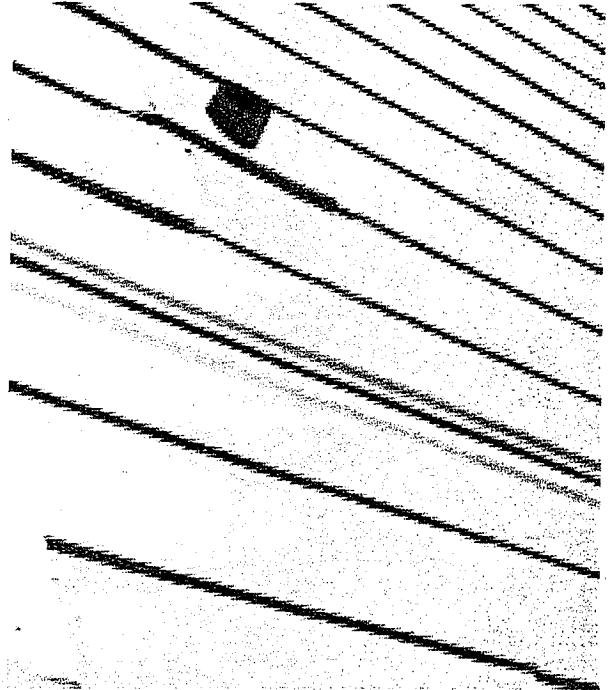
Item #12

Replace other damaged wood windows with dual double hung, dual pane wood windows (8 Total) All on 2nd Story Front



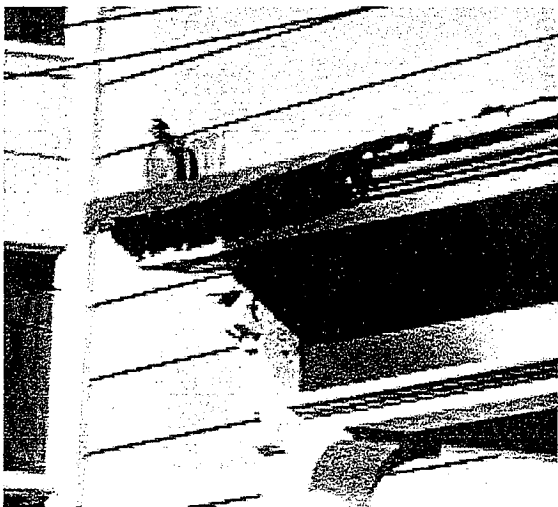
Item # 13

Replace & Correct deteriorating & inappropriate, non-original and non-uniform in appearance wood siding, paint new wood



Item # 14

Add Period/Style Molding & Trim & Wood Details to Windows and Doors where Appropriate, Paint New Wood



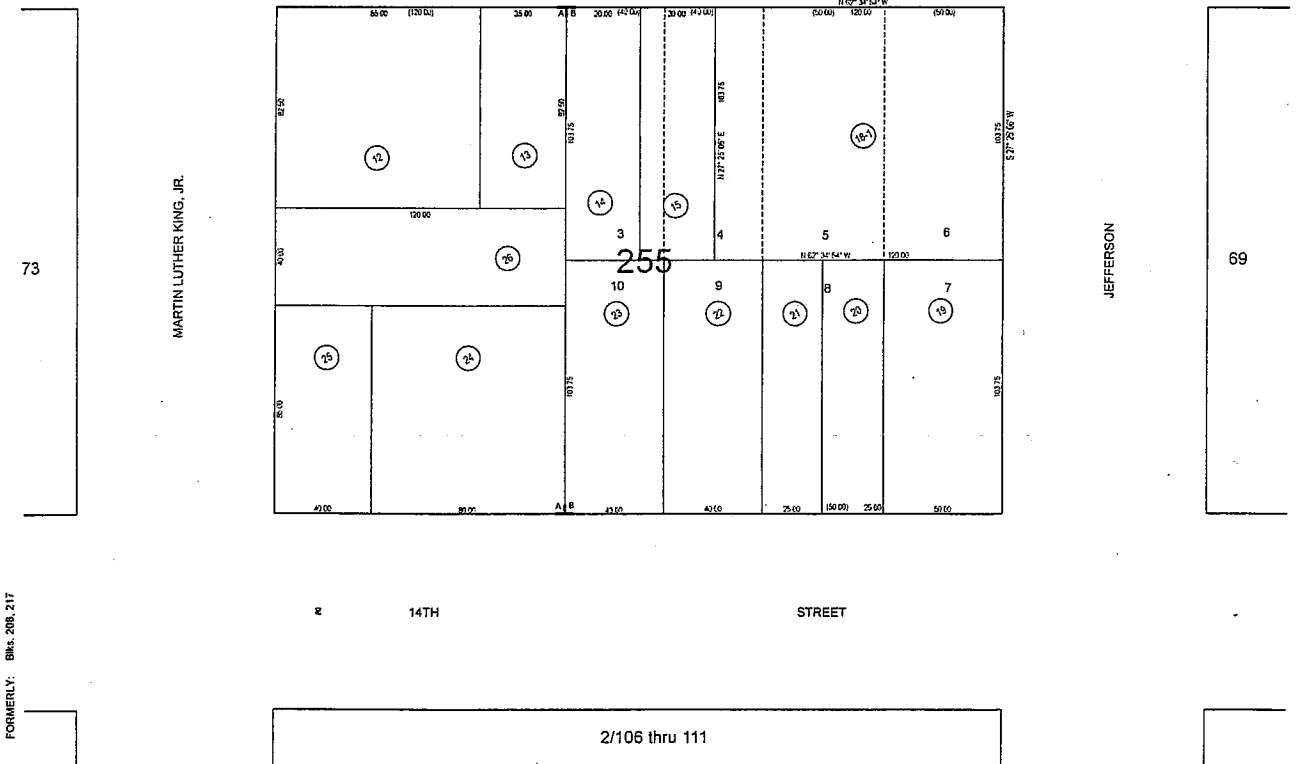
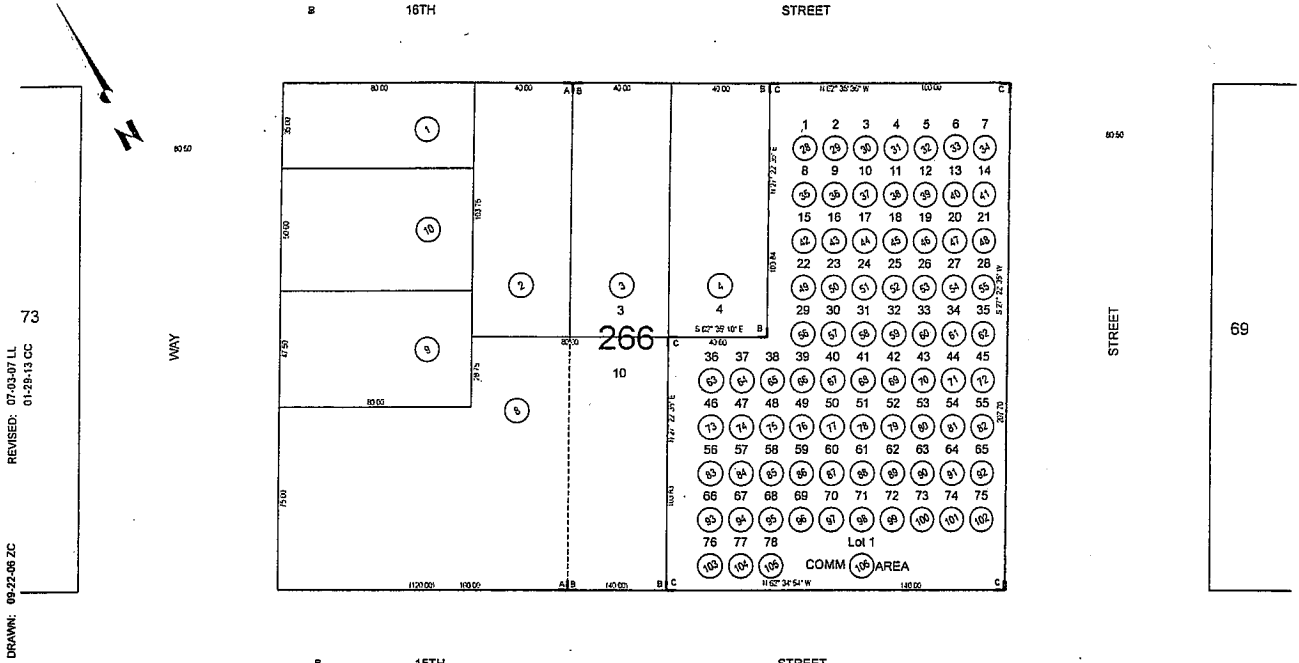
ASSESSOR'S MAP 3

Code Area Nos. 17-022

71

SCALE: 1" = 40'

(A) OAKLAND AND VICINITY 17/14 (C) P.M. 8727 280/17-18
(B) CASSERLY TRACT 8/10
61



MILLS ACT APPLICATION*

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

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

www.oaklandnet.com/historicpreservation

1. GENERAL INFORMATION

APPLICANT'S NAME: JACOB P. MYLES
PROPERTY ADDRESS: 918 18th ST. OAKLAND, CA. 94607
PROPERTY OWNER(S): JACOB P. MYLES
PHONE: (Day) 415.407.1101 (Evening) 415.407.1101
ASSESSOR'S PARCEL NUMBER(S): 5-410-19
YEAR OF PURCHASE: 2014 ASSESSED VALUE: PREVIOUS \$338,000
EXISTING USE OF PROPERTY: RESIDENTIAL

2. HISTORIC PROPERTY INFORMATION

HISTORIC/Common Name (if any): THE HUME-WILLCUTT HOUSE
CONSTRUCTION DATE: 1889 LEGAL DESCRIPTION (From Deed, Please attach)
HISTORIC STATUS: Please contact Historic Preservation staff at (510)238-6344 or (510)238-6879 to confirm.

DESIGNATED HISTORIC RESOURCE:

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

DATE OF DESIGNATION

FEBRUARY 15, 1983

N/A

LOCAL REGISTER OF HISTORIC RESOURCES**

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

N/A

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

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Preservation Combining Zone Application Form

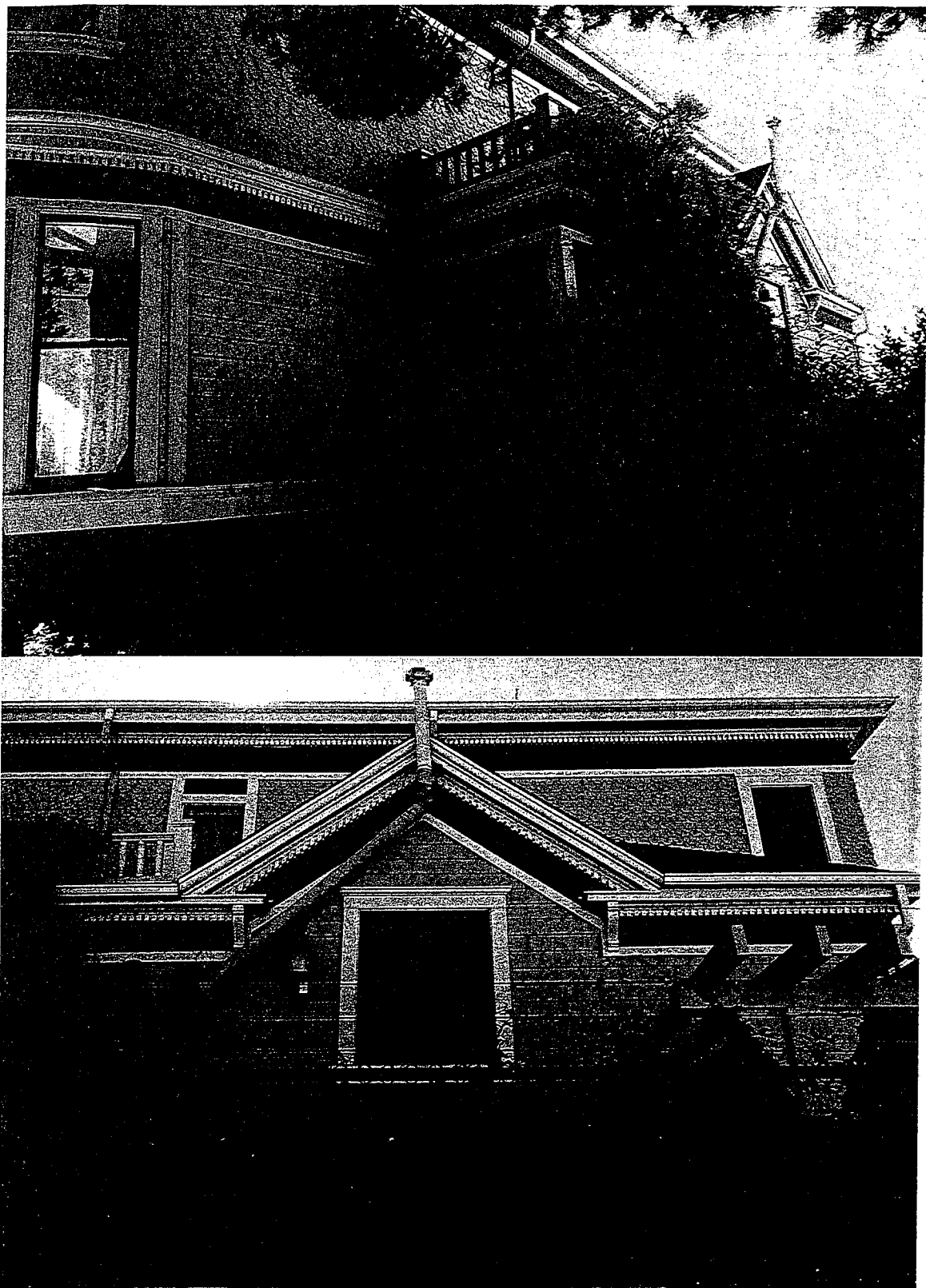
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1. Year: 2014 Cost: \$40,000 Improvement: RECONSTRUCTION OF THE HOME'S ORIGINAL, PERIOD ACCURATE, ELABORATELY PATTERNED, EXTERIOR BRICK CHIMNEY.
2. Year: 2015 Cost: _____ Improvement: _____
3. Year: 2016 Cost: _____ Improvement: CONT.
4. Year: 2017 Cost: _____ Improvement: CONT.
5. Year: 2018 Cost: \$10,000 Improvement: REPLACEMENT/RECONSTRUCTION OF ROTTED/DAMAGED SIDING WITH ORIGINAL OCTAGONAL CEDAR SHINGLES.
6. Year: 2019 Cost: \$10,000 Improvement: ARCHITECTURAL RESTORATION OF WEST FACING BALCONY.
7. Year: 2020 Cost: \$10,000 Improvement: REPAIR AND RESTORATION OF PERIOD WINDOW SILLS AND SASH.
8. Year: 2021 Cost: \$10,000 Improvement: PAINT COLOR CONSULTATION AND MISCELLANEOUS DETAIL CARPENTRY.
9. Year: 2022 Cost: \$20,000 Improvement: THOROUGH PREPARATION AND PAINTING OF ENTIRE EXTERIOR STRUCTURE
10. Year: 2023 Cost: _____ Improvement: CONT.

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.

East Side of Hume-Willcutt House

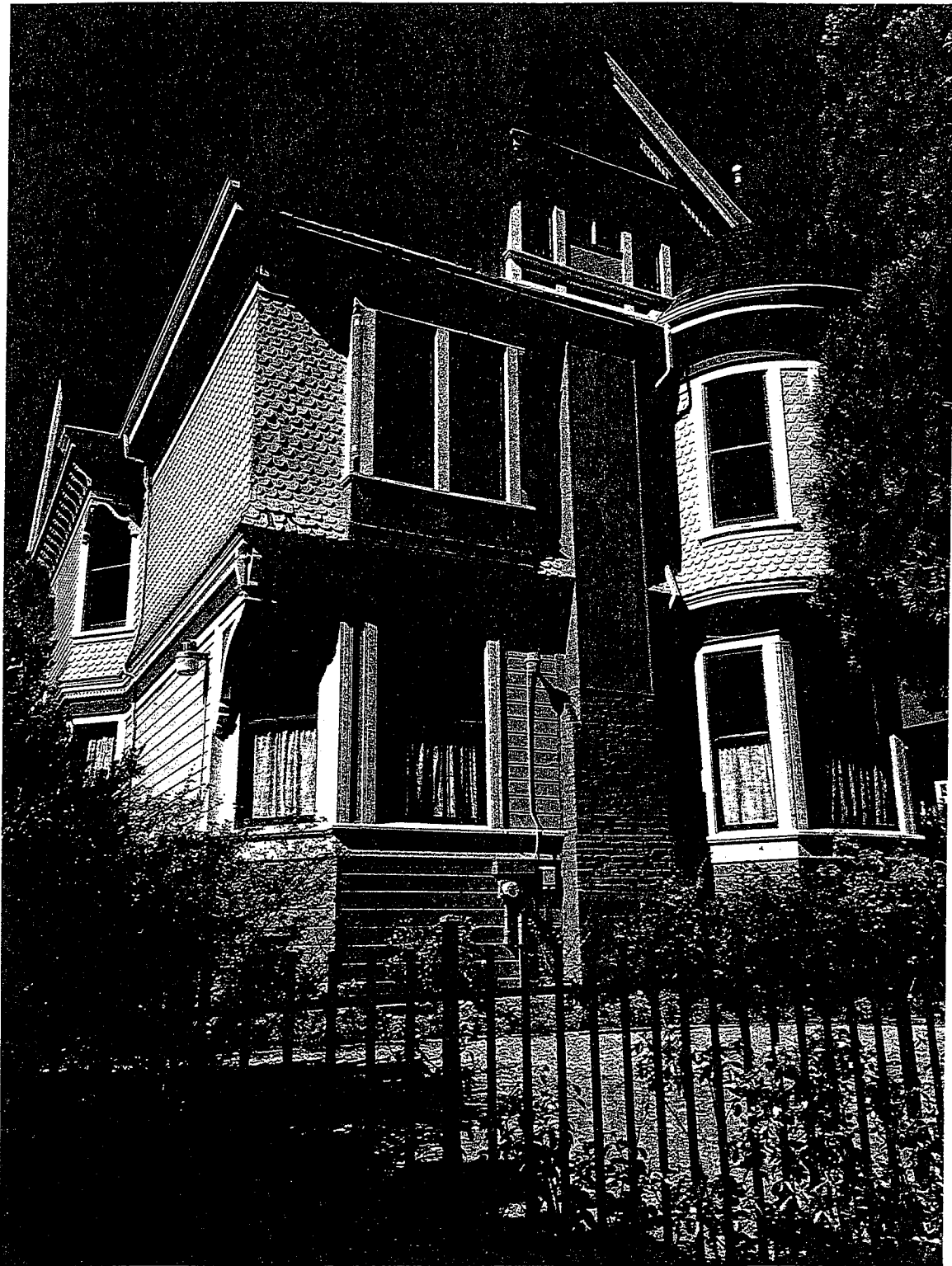


West Side of Hume-Willcutt House



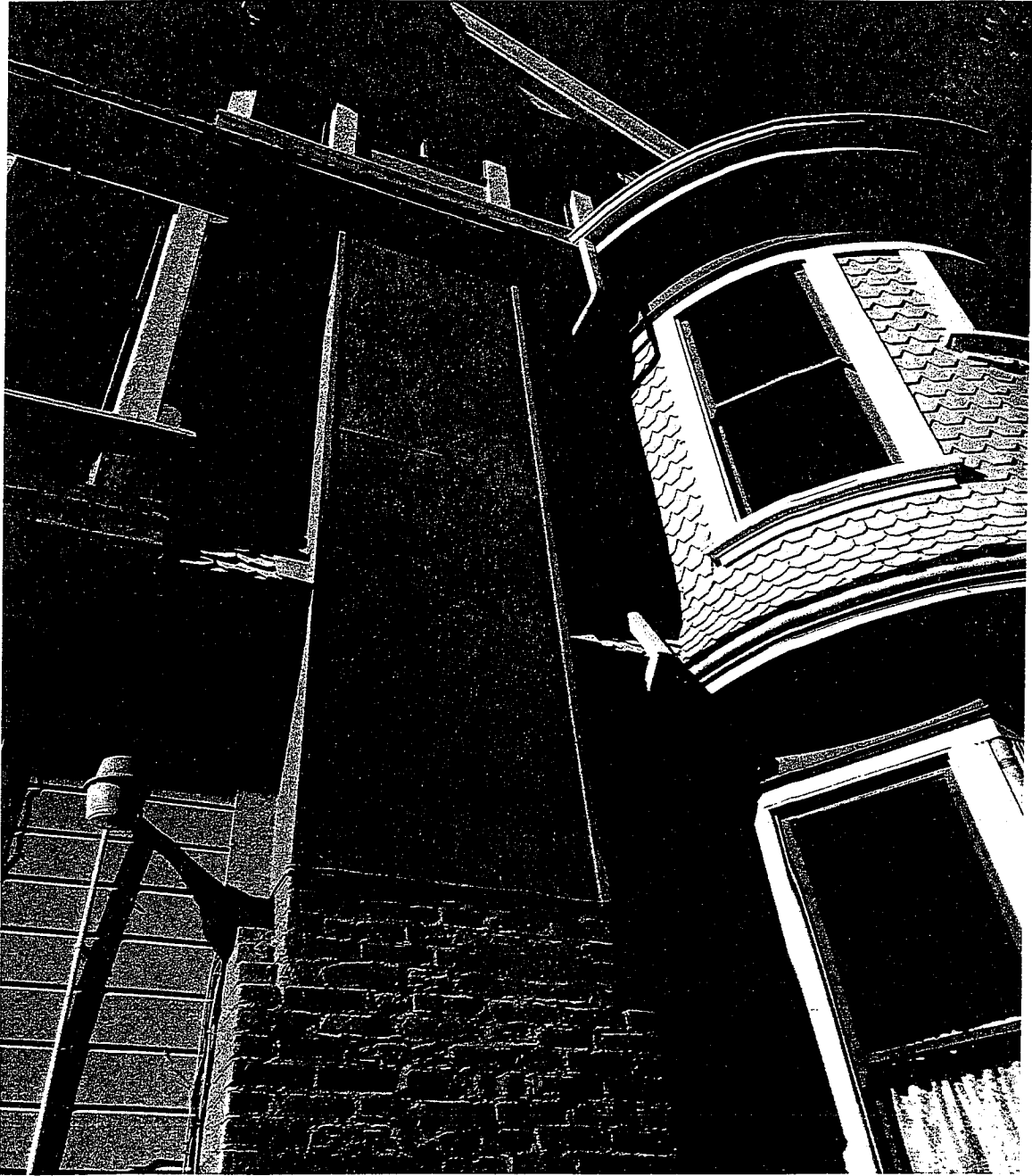
Hume – Willcutt as pictured from across the street on 18th near Myrtle.





Front (South Side) of the Hume – Willcutt House, as see from Myrtle Street. Remnants of the original exterior fireplace can be seen, including the top missing portions. Line items 1-4 on Work Order seeks to rebuild entire chimney from the basement floor, including the installation of the original, elaborately patterned exterior tile work.

Work Program # 1 - 4

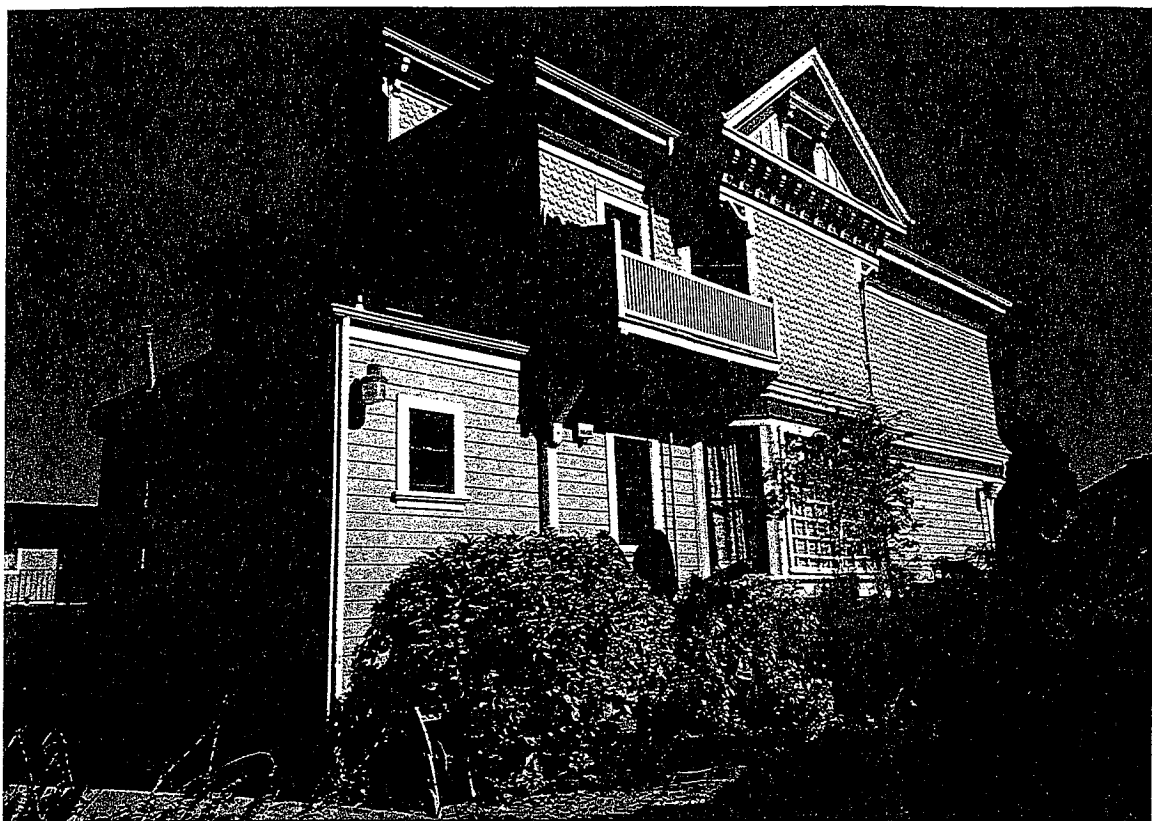


Reconstruction of the original, Queen Anne Victorian Chimney. The original was damaged in the 1989 Loma Prieta earthquake. Behind the pictured wooden panels is an empty space where the fireplace once stood. The bricks were removed because they were broken, damaged, or had fallen.

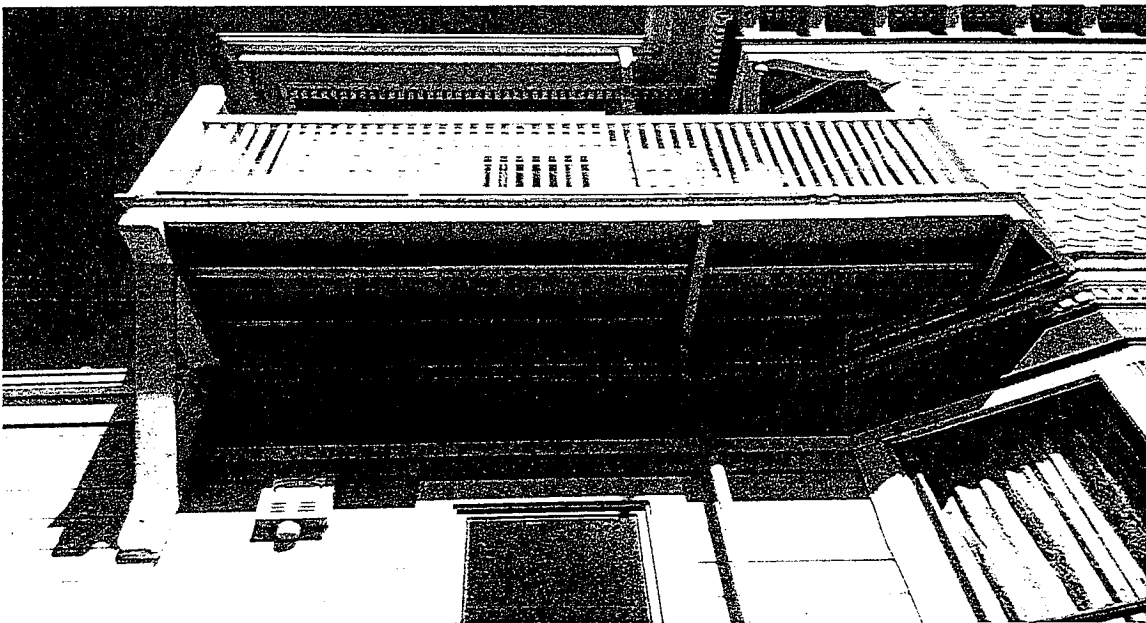
Work Program # 1 (Continued)



The remaining chimney base must be removed and reconstructed in order to meet current City of Oakland building codes. Additionally, it has been inappropriately altered and no longer represents the original.

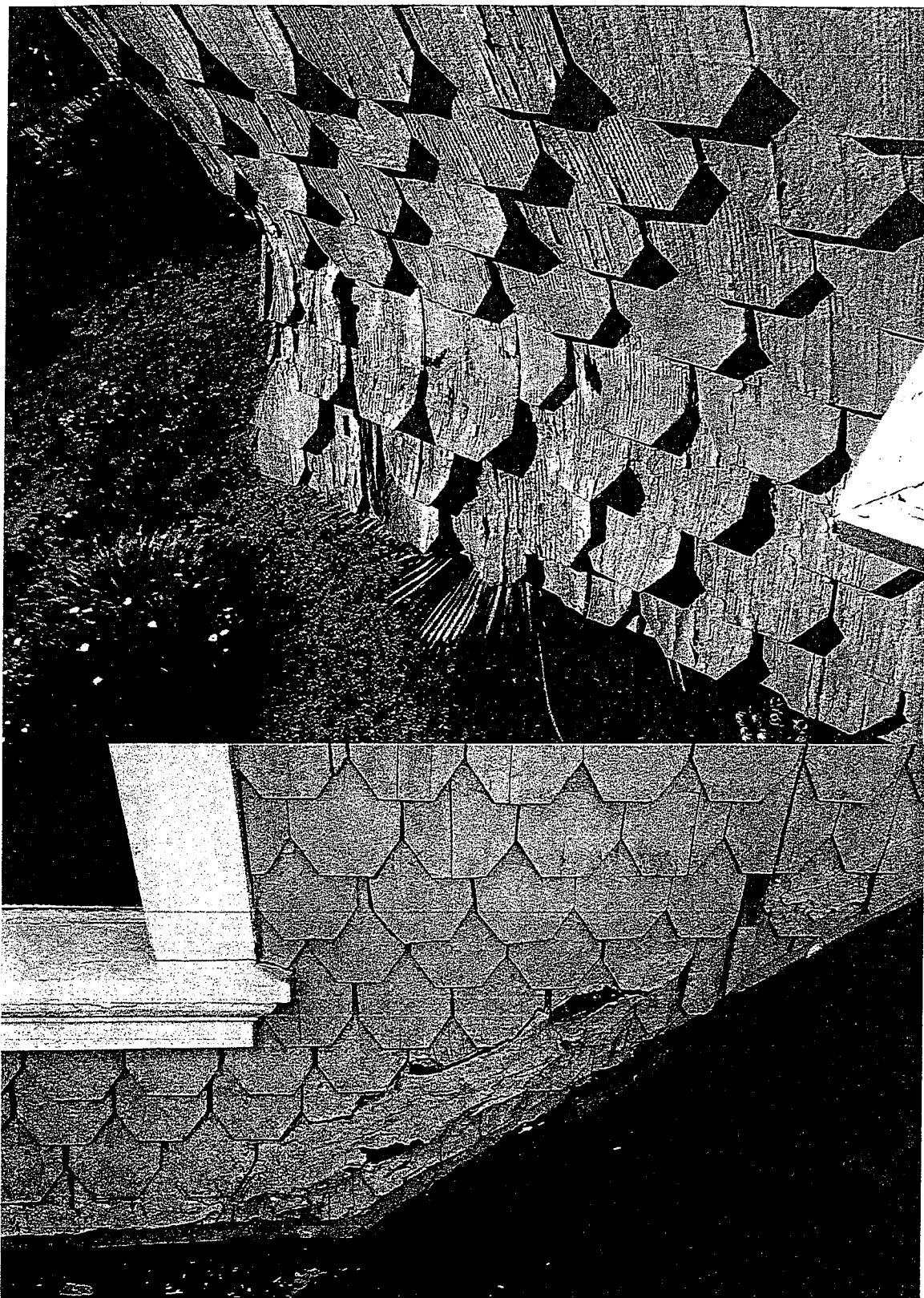


Rear (North) and West facing sides of the Hume – Willcutt House. The second floor of the house includes an original balcony off of the master bedroom. **Work Program # 6** will provide needed reconstruction and earthquake upgrades to framing members, and the reconstruction of period-accurate balustrades across the front and sides of balcony.

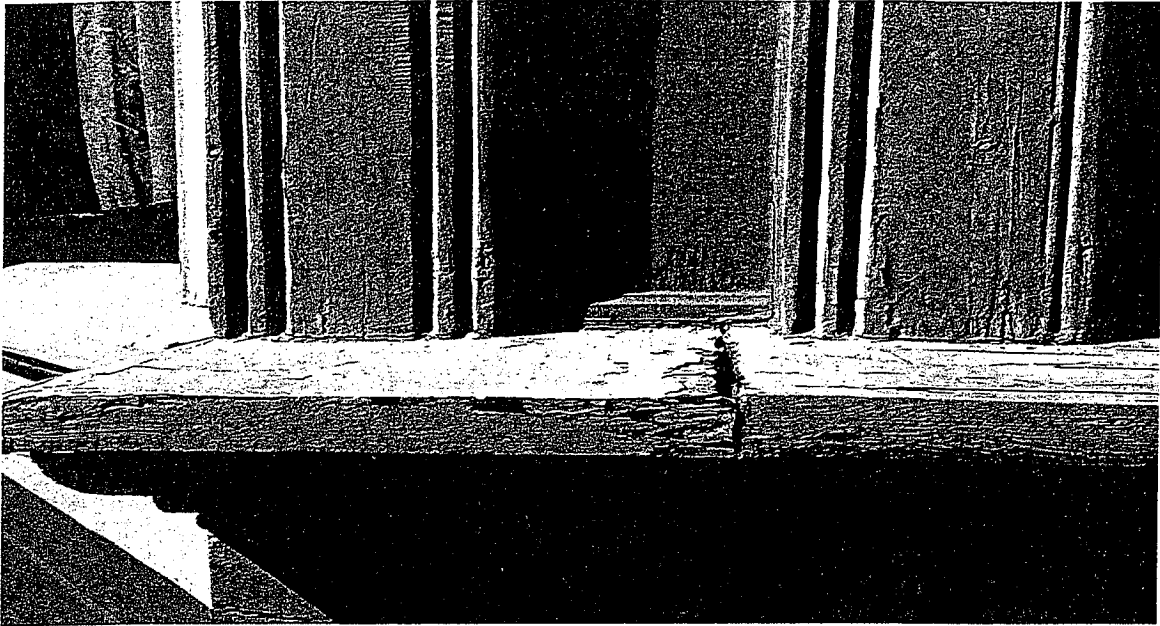


Hume – Willcutt as pictured from across the street on Myrtle near 18th Street.

Work Program # 5



Work Program # 7 - 8



Photos represent a sampling of the miscellaneous carpentry, window restoration, and repairs that must take place before the home can be painted and preserved to its original beauty.





BOARD

wing building and site as
002, Special Regulations
g Commission action on
land Zoning Regulations
Advisory Board; and

the proposed Landmark has
tural and aesthetic interest
be in furtherance of and
said Sections 7002 and 9507;

s to and does formally ini-
k pursuant to the provisions
gulations, the following:

that this Board recommends
designation as described

al, architectural and aes-
ing its designation are

avid P. Barstow estate.
ifornia in 1849 to seek
ecame an attorney with
Francisco. He acquired
8th and Market Streets
se on it. He served as
8 and died on April 24,

western side of Market
, is no longer standing.
robably were no other
lock, but the property
owners in the next several
orney and a brother of

ed on a resubdivided par-
inster who appears never
rty and the corner of 18th
t. George Metcalf con-
se. Willcutt was the
house by 1891. He lived
h in 1915, when his widow

Joseph Willcutt, born in 1829, was a member of a Massachusetts family whose Puritan ancestors came to America as early as 1638. His father was a housewright and a ship joiner. Joseph left school at fourteen, already resolved to make a name for himself. With his father's help, having acquired an interest in the mechanical arts and an insight into mechanical appliances, he joined a manufacturing company after four years with a shoe and leather warehouse in Boston. In 1852, he traveled by ship to Panama, by rail and boat across the Isthmus and by the ship, California to San Francisco. The California, after developing engine trouble, arrived in San Pedro under sail, where Willcutt had an opportunity to visit Los Angeles, while the California awaited a ship to tow it to San Francisco. He arrived in May 1852.

He was first employed by Flint, Peabody and Co., commission agents for a line of clippers. In 1860, he formed a partnership under the name of Cox, Willcutt and Co., dealing in hides and leather; for two years he handled the firm's interests in the East. Shortly after the completion of the San Francisco and San Jose Railroad, Willcutt was offered the position of secretary (1865), which he accepted, thus withdrawing from the mercantile business. When the company was consolidated with Southern Pacific (1870), he was elected secretary of the new corporation. He also became a Director of the Company and held both positions until his retirement. Willcutt was also President of the Market Street Railway, which he became secretary of in 1866, holding that position until 1900. He eventually became general manager of several street railways acquired by Southern Pacific, which became United Railways in the early 20th century.

As a member of the business community in the 1850's, Willcutt was favorable to the Vigilance Committee of 1856, though not a member. He witnessed the hanging of Casey and Cora. With William C. Ralston, he represented the eleventh ward in the convention of the Peoples Party and joined the Home Guard in 1863 after returning from the East.

Willcutt married in 1855, and had two sons and one daughter; a son graduated from the University of California in 1879; both sons were employed by the street railway system. His daughter, Josephine, married Frank L. Parker, also a railroad man.

As early as 1876, Willcutt moved his family to Oakland, where they resided at 950 Linden Street (according to Block Books, he did not own that property). In 1891, he moved into the house at 918 18th Street. Following Joseph Willcutt's death, a Josephine W. Parker lived in the house until around 1928; presumably she was the daughter of Joseph W. Willcutt. The ownership of the property was transferred to Vivian Silene West on February 14, 1950.

Continue here The said Landmark should be preserved generally in all its particular exterior features as existing on the date hereof and as described and depicted in the photographs, case report and other material on file in the Department of City Planning in Case File LM 82-417, a description being as follows:

This two and one-half story, wood-frame house, at the north-eastern corner of 18th and Myrtle Streets, sits on a raised base, indicating the presence of a basement evidenced by four small windows just above ground level at opposite ends of two window bays. A Queen Anne tower, with conical roof and finial, projects above a first-story bay window on the right side of the building, thus breaking an otherwise symmetrical facade (See photo). A central chimney is exposed below the pediment, is concealed behind the gable projection and visible again above the apex of the gable. A vertical rectangular recessed decorative panel is centered within the lower exposed portion of the chimney (painted white to match the color of the siding).

Only the short projection appearing above the gable is now in the natural brick color. At the right side of the house, a single-story projecting entry portico with an arched entrance is approached by a short flight of stairs. The portico roof serves as a second story balcony, in part supported by the archway with short (romanesque style) columns. A flared second story elevation projects beyond that of the first story, and an attic projects beyond the second story elevation.

The first story facade is symmetrical. On opposite sides of the chimney, two bays have wide center windows and narrower side windows. In the center of the side facade (facing Myrtle Street) there is a similar bay. The first story elevation is covered by drop siding; the flared second story is covered with fishscale or scallop shingles; the pediment exterior with vertical board and batten siding. A bargeboard cornice, with dentil course, accentuates the division of stories beneath the second story overhang, the conical roof of the Queen Anne tower, the projecting eaves of the gable end and the outline of the pediment. The cornice is punctuated by decorative brackets at the center of the two first story bays, larger ones at the outer edges of the left bay, on opposite sides of the chimney above the second story, at a point near the left corner of the second story facade and a series along the left side of the building (facing Myrtle Street) below the eaves.

Principal windows are double-hung. The second story has paired windows at the left side of the chimney, which as a unit, projects beyond the exterior wall. The round tower has two double-hung windows flanking a small overhead window between them. The pediment has a pair of projecting hooded windows, separated by a rectangular panel with a decorative pattern. Each window is composed of a narrow glass pane with four small panes above and below. Four wooden piers, headed by brackets, support the overhead projection over these windows. Above this unit, a sunburst pattern fills the remaining space at the apex of the pediment. The cornice, at this point projects outward to accentuate this portion of the pediment.

The building appears to have experienced little change throughout the years, and it has been excellently maintained. Its color (white) is probably not the original color, and it is doubtful that the chimney (the lower portion from ground level to the pediment projection) had been painted. The surrounding grounds are well maintained.

The location of said Landmark is as follows:

Beginning at a point formed by the intersection of the southern line of 18th Street with the eastern line of Myrtle Street and running thence easterly along said line of 18th Street a distance of 95 feet; thence at right angle northerly a distance of 100 feet; thence at right angle westerly a distance of 95 feet to said line of Myrtle Street; thence at right angle along said line of Myrtle Street a distance of 100 feet to the point of beginning.

The Hume-Willcutt House: A History



Built in 1889 -- and honored as an Historic Home in the City of Oakland a century later -- **The Hume-Willcutt House** is an exquisite reminder of the East Bay's rich and storied history.

The 9,500-square-foot lot was originally part of a larger estate in the historic Oak Center district of Oakland, dating back to 1850 (one year before California's statehood, and two years before Oakland became an incorporated city).

The estate was owned by **David P. Barstow**, a New Englander who came to California in 1849 to seek his fortunes in the gold mines. He later became an attorney with offices in the old Montgomery Block in San

Francisco, and served as City Councilman in Oakland from 1864 to 1968. He died in 1882, and the land was subdivided and sold to various owners through the decade.

Historical records reveal that the builder of the house, **Robert Smilie** (1853-97), was a Canadian-born contractor and investor who, according to Guinn's "History of the State of California" (1907), "put up many of the finest buildings of both Oakland and San Francisco."

Smilie owned the corner lot at 18th & Myrtle Streets together with **Mary B. Metcalf**, wife of prominent attorney and politician **George D. Metcalf**. In 1890, **Elizabeth K. "Lizzie" Hume** took over Mrs. Metcalf's interest in the property, and that same year sold the newly-built house to **Joseph L. Willcutt**. Hence the name of this magnificent Queen Anne treasure: the **Hume-Willcutt House**.

Willcutt was born in Massachusetts in the year 1829, and apprenticed in the "mechanical arts" and leather business before coming to California by way of Panama in 1852. In San Francisco, he worked as a shipping agent, and formed a partnership trading with the East Coast in hides and leather. As a member of the business community of San Francisco in the 1850s, he was involved with the Vigilance Committee, and joined the Home Guard in 1863.

In 1865, soon after the San Francisco & San Jose Railroad was completed, Willcutt was offered the position of secretary in the firm. When the company was consolidated with the Central Pacific (later the Southern Pacific) Railroad in 1870, Willcutt was elected secretary to the new corporation. He became a director of the company, and held both positions in the Southern Pacific Railroad until his retirement.

Willcutt was also secretary of the Market Street Railway in San Francisco from 1866 to 1900, and became general manager of several street railways acquired by Southern Pacific and known collectively as the United Railroads of San Francisco.

Willcutt first moved his family to Oakland in 1875, and resided at 950 Linden Street. From 1890 until his death in 1915, the house at 918 - 18th Street was his home. Willcutt's daughter, **Josephine Willcutt Parker** (widow of **Frank L. Parker**, another railroad executive with the Santa Fe, Great Northern, and Mexican Central railroads) lived in the house until 1928.

The Hume-Willcutt House was purchased in 1928 by **Vivian Selene West**, wife of **Thomas West** (who himself was reportedly the brother of legendary screen diva **Mae West**), who resided in the house until the early 1980s. Only two other owners predate the current residents of the Hume-Willcutt House.

ASSESSOR'S MAP 5

Code Area No. 17-048

Map of Oakland and vicinity showing ^{Plan} of streets as established and proposed. Compiled from official surveys and Records of the County. (as per W.F. Boardman City and County Surveyor.) (Bk. 17 Pg. 14)

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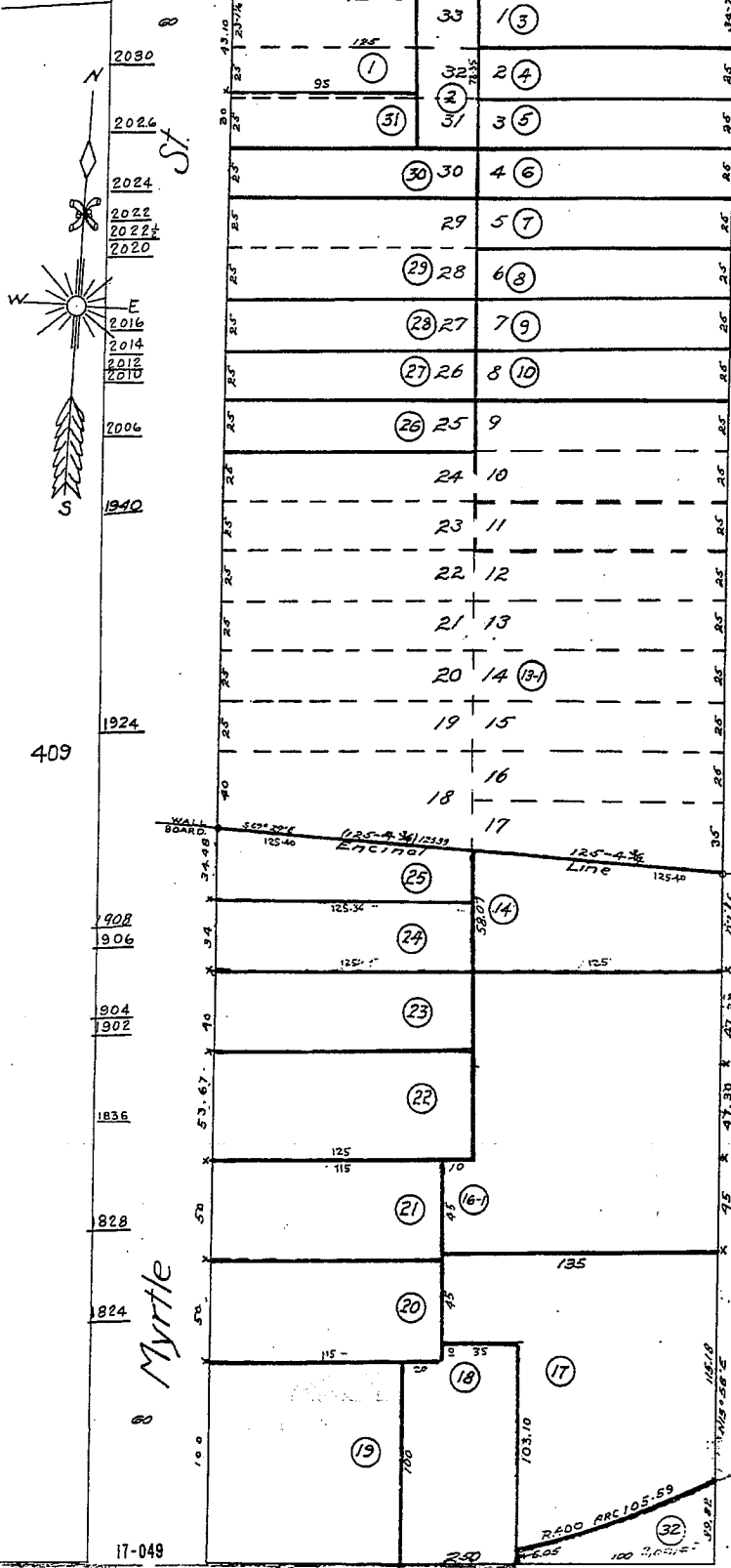
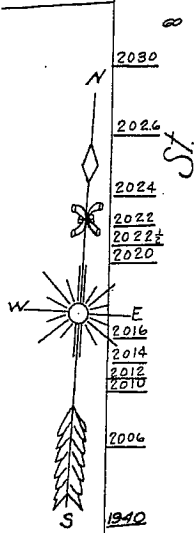
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Map of subdivision of the Wall Tract.

(Bk. & Pg. 32)

Scale 1 in = 50 ft.

REV. 5-27-80 RYM
4-29-04 LL
3-31-08 LL



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