



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: 3220 Macarthur Blvd.
Assessor's Parcel Number(s): 28-944-18-1
Property Owner(s): 3220 MacArthur Blvd LLC
Applicant's Name: Jamie Bender
Phone: (day) 415-336-4036 (evening) Same email: dr.jamie@steppingintowellness.org
Year of Purchase: 2022 Assessed Value: \$1,311,506
Existing Use of Property: Integrative wellness center
Legal Description (from deed – if long, please attach)

2. HISTORIC PROPERTY INFORMATION

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

HISTORIC/COMMON NAME: Hermle House, 3220 Hopkins (Idaho) Street

CONSTRUCTION DATE: 1901

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

Designated Historic Property **Date of Designation** In Process
 City Landmark Heritage Property Contributor to S-7 or S-20 District

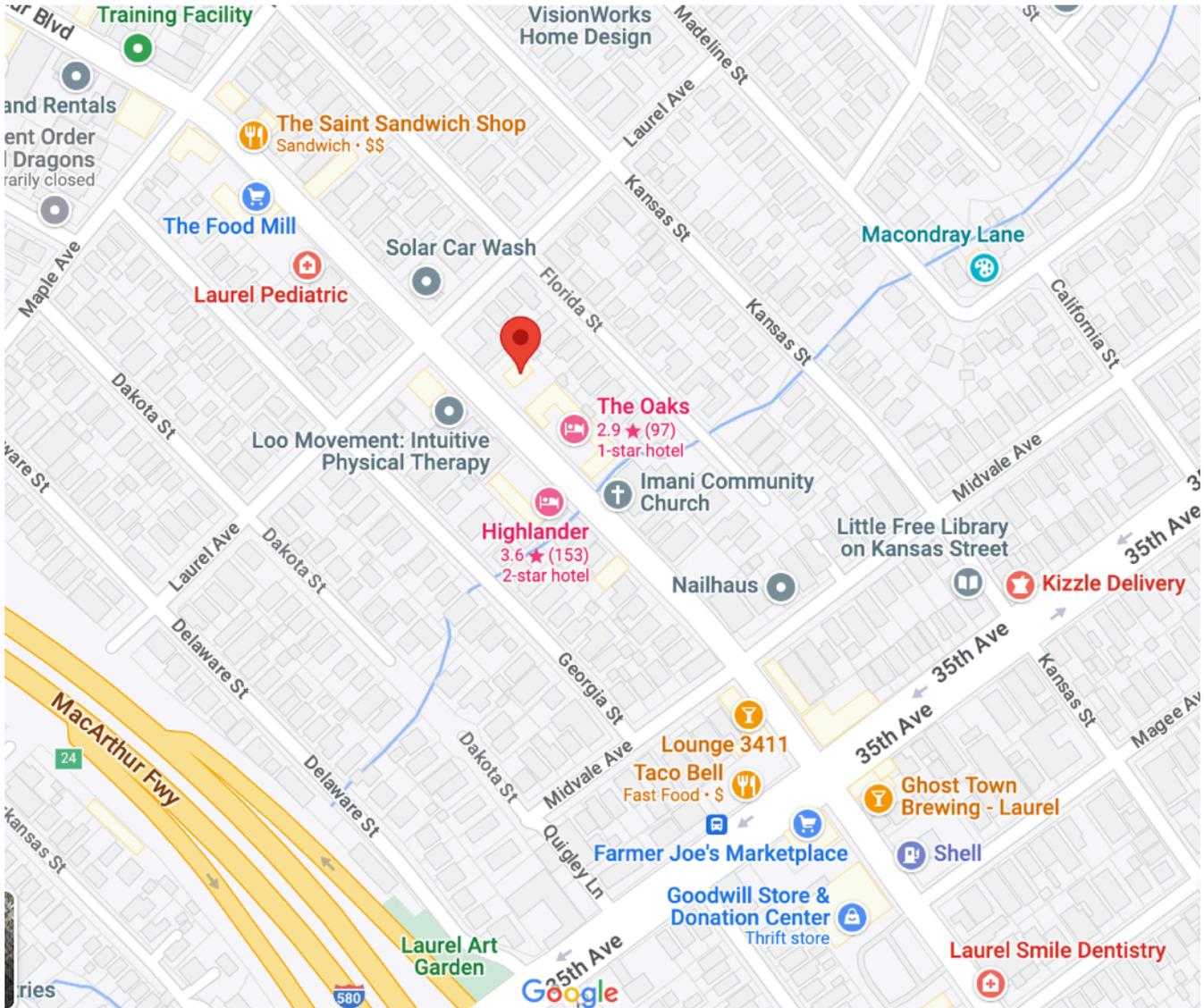
Local Register of Historical Resources
 Survey Rating A or B Area of Primary Importance National Register

Oakland Cultural Heritage Survey: Survey Rating: C3B+? Date: 1980's/90's Prelim/
Intensive: Preliminary

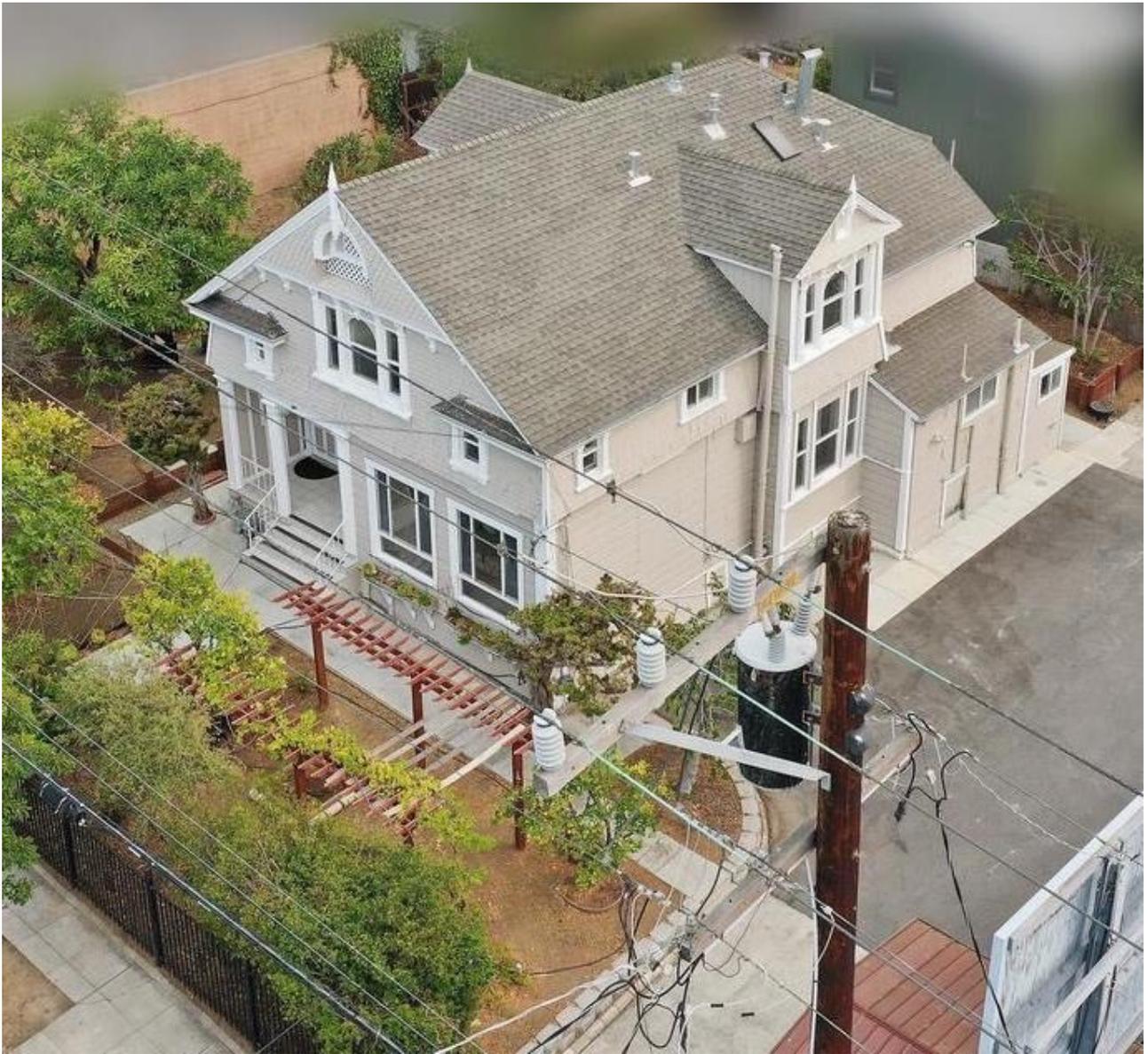


Current Google Map image of 3220 Macarthur (Lower Dimond Area is the current neighborhood designation)

3220 Macarthur Blvd. (Pinned)



Hermle House (Billboard at right was removed in 2023) Redfin Realty Photo taken in 2022



3. PRESERVATION WORK PROGRAM AND TIME LINE

Property Address: 3220 Macarthur Blvd. Oakland 94602

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:** 2023 **Cost:** \$32,000 **Improvement:** Complex multifaceted roof is 20 years into 25-year lifespan. Roof removal, Re-roofing, downspout, and gutter replacement.
2. **Year:** 2024 **Cost:** \$108,000 **Improvement:** Foundation Replacement from a capped brick and rubble foundation to poured concrete T-footing.
3. **Year:** 2025 **Cost:** ” **Improvement:** Continued foundation work
4. **Year:** 2026 **Cost:** \$16,000 **Improvement:** Termite Damage repair. The original live edge (and insect infested) timber is seen in an exploratory exposed view in one of the attachments
5. **Year:** 2027 **Cost:** \$42,000 **Improvement:** Electrical: Knob and tube eradication/removal/replacement from crawl spaces and attic. Main panel repair and replacement. Removal of unsafe electrical in crawl space. Replacement or rodent damage to wires in attic.
6. **Year:** 2028 **Cost:** \$15,000 **Improvement:** Earthquake Retrofit. We will support the building with Simpson Strongtie equipment, once the new foundation is in place.
7. **Year:** 2029 **Cost:** \$4,000 **Improvement:** Shoddy plumbing work removed/replaced, that is either redundant or abandoned. Difficult to show what is needed as this is based on the verbal relayance of a local plumber.
8. **Year:** 2030 **Cost:** \$20,000 **Improvement:** Window Replacement with double paned type Palladian windows that reflect Victorian aesthetic. The current inserts were inexpensive, low quality windows, that are hastily installed
9. **Year:** 2031 **Cost:** \$12,000 **Improvement:** Restoring Victorian Trim, shingles and details. Several problem spots have shown up since we took on the building last year. Rodent entry hole patching in 4 eaves is also needed.
10. **Year:** 2032 **Cost:** \$38,000 **Improvement:** Exterior Paint of entire home. The current paint job does nothing to illuminate the Victorian details evident in this building. This would make the structure really stand out.

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.

Work Program Year 1: Roof is about 20 years old, per multiple roofers' assessments.



Closeup of shingle detail shows the material worn down to the fibers.

Work Program Year 1(cont.): More evidence of fibers showing from beneath the missing asphalt granules.



Work Program Years 2, 3 & 5: Crumbling foundation wall, that transitions to a pier foundation. Dangling electrical wires.



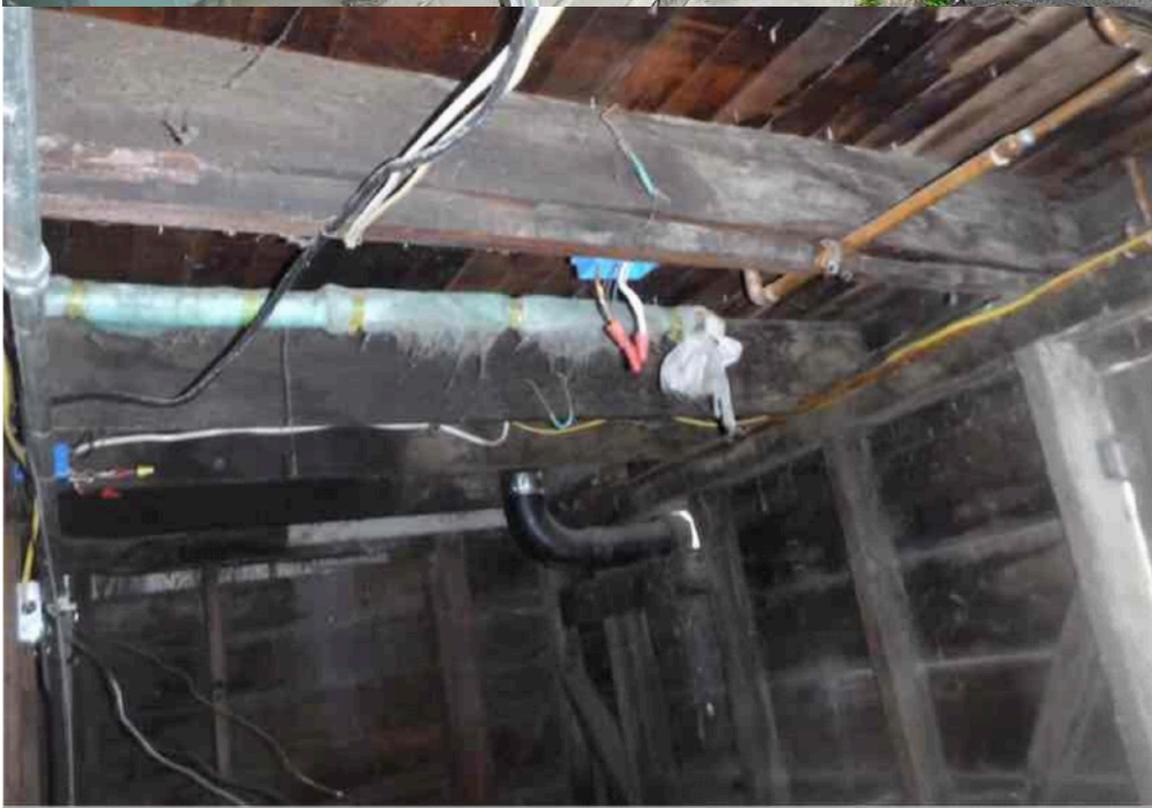
Work Program Years 2 & 3: Capped foundation using loose rock rubble as fill and unsettled cure (trapped air bubbles when concrete was wet) yielding inconsistent support.



Work Program Year 4: Evidence of pest infestation in foundation framing and floor joists.



Work Program Year 5: Mis-wired distribution panels meant to serve illegal multiple units. PG&E locked out the additional meter sockets to prevent misuse. As a result, wires are improper gauges and breaker panels are cross fed, leaving hot wires in panels that are intended to be completely off (above). Multiple open junction boxes of inappropriate type. Indicative of poor installation ethics/ignorance showing up throughout the house (below). Potential fire hazards/life safety issues.



Work Program Year 8: Closeup of cheap windows with poorly sealed gaps/caulking that is creating water intrusion and damage.



Work Program Year 9: Trim is poorly fixed, using pieces that don't fit together and expose the fasteners. Evidence of rotten wood that was simply re-painted (see deeply grooved horizontal grain under paint at base of window trim). Spurious plaque installed by previous owner.



Work Program Year 9: Shingles are cupped and rotten, corner trim is rotten (above). Paint chipping away to expose raw v-channel siding (below).



Work Program Year 9: Paint chipping away to expose raw v-channel siding (below).



Work Program Year 9: V-channel siding is mismatched and paint chipping away to expose raw siding.



Work Program Year 10: And with some new paint that explored color that even remotely matched the art and craftsmanship required to build this home!



Quitclaim Deed

**RECORDING REQUESTED BY AND
AFTER RECORDING RETURN TO:**

3220 MACARTHUR BLVD LLC
3247 Sylvan Avenue
Oakland, CA 94602

MAIL TAX STATEMENTS TO:

3220 MACARTHUR BLVD LLC
3247 Sylvan Avenue
Oakland, CA 94602

APN: 28-944-18-1

THIS SPACE ABOVE FOR RECORDERS' USE

QUITCLAIM DEED

THIS DEED is entered into this 28 day of March 2023, between Jamie S. Bender and Peter J. Erwin, wife and husband as community property with right of survivorship ("Grantor"), and 3220 MACARTHUR BLVD LLC ("Grantee").

Grantor, without consideration, quitclaims and conveys to Grantee all of its rights, title and interest in and to all that certain real property situated in the City of Oakland, County of Alameda, State of California, bounded and described as follows:

Parcel One:

The southeastern 10 feet of Lots 1, 2, 3, and 4 and the northwestern 20 feet of lot 56, block "M" (excepting from said Lots 1 and 56 the southwestern 10 feet taken for the widening of MacArthur Boulevard, formerly Hopkins Street) according to the "Map of Laurel Grove Park", filed October 31, 1900, Map Book 16, Page 12, Alameda County Records.

Parcel Two:

Lots 53, 54, and 55 and the southeastern 5 feet of lot 56, block "M" (excepting therefrom the southwestern 10 feet thereof taken for widening of MacArthur Boulevard, formerly Hopkins Street) according to the "Map of Laurel Grove Park", filed October 31, 1900, Map Book 16, Page 12, Alameda County Records.

APN: 28-944-18-1

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

[Signatures and Notary on the Following Page]

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Dated: 3/28/23

JAMIE S. BENDER
JAMIE S. BENDER

Dated: 3-28-23

PETER J. ERWIN
PETER J. ERWIN

Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF Alameda)

On 3/28/2023 before me, Jean H. Kim, Notary Public, personally appeared

Jamie S. Bender & Peter J. Erwin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jean H. Kim
Notary Public Signature



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.

