



Office of the City Manager

CONSENT CALENDAR
October 15, 2019

To: Honorable Mayor and Members of the City Council
 From: Dee Williams-Ridley, City Manager
 Submitted by: Timothy Burroughs, Director, Planning and Development Department
 Subject: Mills Act Contract – 2526 Hawthorne Terrace

RECOMMENDATION

Adopt a Resolution authorizing and directing the City Manager to enter into a Mills Act contract with John Komoroske and Daniel McDonald for the City Landmark property at 2526 Hawthorne Terrace.

FISCAL IMPACTS OF RECOMMENDATION

The Mills Act allows owners of historic properties to voluntarily enter into individual contracts with the City in order to obtain property tax reductions in exchange for maintaining and restoring their historic property.

The property tax savings are offered to create an incentive for owners to maintain their historic properties, to designate historic properties that are currently not protected, and to purchase and upgrade already dilapidated historic properties.

Approving the Mills Act contract for the City Landmark property at 2526 Hawthorne Terrace would reduce the property tax bills for the owners by an estimated total of \$12,000 in year one, approximately 30% (\$3,600) of which would be diverted from Berkeley's tax revenue (final amounts are determined by Alameda County after contract execution). This will be an annual impact to the City's tax revenue, as the contract runs for ten years (in comparable annual amounts) and automatically renews annually thereafter unless notice of nonrenewal is given. In turn, the work plan commits the owners to spending the anticipated tax savings on restoring the landmarked property. The Mills Act also specifies procedures for cancellation of the contract for a breach of conditions.

Council approval will allow property tax reduction for this property to begin in the 2020-2021 fiscal year.

CURRENT SITUATION AND ITS EFFECTS

On February 24, 1998, the Berkeley City Council passed Resolution No. 59,355-N.S. which authorizes the local use of the Mills Act of 1972, as amended, which is codified in California Government Code Sections 50280-90 and Revenue and Taxation Code

Section 439. The Mills Act allows owners of historic properties to voluntarily enter into individual contracts with the City in order to obtain property tax reduction in exchange for maintaining and restoring their historic property.

On July 2, 2019, the property at 2526 Hawthorne Terrace was designated as a City of Berkeley Landmark, making the property owner eligible to take advantage of the Mills Act. The designation included analysis of historic distinguishing features and features to be preserved (see Attachment 2).

On August 1, 2019, the Landmarks Preservation Commission (LPC) reviewed the proposal by the present owner, John Komoroske and Daniel McDonald, to enter into a Mills Act contract for 2526 Hawthorne Terrace, including a proposed scope of work and maintenance schedule, and voted 6-2-0-0 (Yes: Abranches Da Silva, Allen, Chignon, Crandall, Olson, O'Malley; No: Finacom, Schwartz; Abstain: none; Absent: none) to recommend approval of the Mills Act Contract application to City Council, without line item #25 in the work plan, to remove "alarm" from line item #12 and reduce approved budget to only \$3000, and to add to the work plan a statement that all replacement work shall be in-kind.

On August 29, 2019, the property owner provided staff with a copy of the revised work plan, consistent with the LPC's direction.

BACKGROUND

The Mills Act provides limited ad valorem tax relief at the discretion of host jurisdictions to encourage rehabilitation and on-going maintenance of historic resources. In Berkeley, owners of those properties designated by the LPC as either a Landmark or a Structure of Merit may apply for a Mills Act contract. The Alameda County Assessor uses a formula, consistent with the provisions of the Mills Act, to determine the amount of property tax reduction, which applies a capitalization rate to the calculated net operating income for the property under the Mills Act contract. The Mills Act application includes a ten-year work plan to restore and maintain the subject property. The total investment in the work plan is intended to equal or exceed the total amount of the property tax relief over the contract period.

In 2011, State law was amended to include more specific requirements regarding inspection, fees, and cancellation. The amendments clarified that the local legislative body may require fees for providing services pursuant to the Mills Act; shall inspect the property prior to a new agreement and then every five years thereafter; and shall cancel the contract if it determines that the owner has breached the conditions of the contract. As a result of these amendments, Land Use Planning fees for the approval and monitoring of these contracts were added in July 2012, and an ongoing inspection program is in place.

RATIONALE FOR RECOMMENDATION

In order to qualify for Mills Act consideration, 1) the property must qualify as historic; 2) the contract must adequately meet the requirements for Mills Act contracts; and 3) the type of improvements outlined in the work plan must meet the City standards, which require that tax savings be used according to the rules and regulations outlined in the Act.

The property located at 2526 Hawthorne Terrace is eligible for the Mills Act contract because it is designated as a City of Berkeley Landmark. The contract format has been reviewed by the City Attorney's Office for conformance to all relevant City and State regulations. Finally, the contract includes a comprehensive work plan that the property owners have agreed to complete within the first ten-year contract period and that provide for the property "use, maintenance and restoration as to retain its characteristics as property of historical significance." The LPC has concluded that the proposed work plan meets the standards adopted by the City Council, and the costs of the proposed improvements are anticipated to equal or exceed the tax savings afforded the owners.

ENVIRONMENTAL SUSTAINABILITY

Approval of the contract would encourage historic resource rehabilitation, materials conservation, and construction and demolition waste diversion.

ALTERNATIVE ACTIONS CONSIDERED

The Council could deny the application if it found that it did not satisfy the requirements of the Act or other criteria for approval.

CONTACT PERSON

Timothy Burroughs, Director, Planning and Development Department, 510-981-7401
Fatema Crane, Senior Planner, 510-981-7413

Attachments:

1. Draft City Council Resolution
2. LPC Resolution, Landmark Designation, July 2, 2019
3. Revised Rehabilitation Work Program, received August 29, 2019
4. LPC August 1, 2019 Staff Report

RESOLUTION NO. ##,###-N.S.

AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE A MILLS ACT CONTRACT AND ANY NECESSARY AMENDMENTS WITH JOHN KOMOROSKE AND DANIEL MCDONALD, FOR THE MAINTENANCE AND RESTORATION OF A HISTORIC PROPERTY LOCATED AT 2526 HAWTHORNE TERRACE, IN RETURN FOR THE OWNER TO OBTAIN A PROPERTY TAX REDUCTION

WHEREAS, on February 24, 1998, the Berkeley City Council adopted Resolution No. 59,355-N.S. which authorized the use of Mills Act contracts; and

WHEREAS, on July 2, 2019, 2526 Hawthorne Terrace was designated as a City of Berkeley Landmark and became eligible to take advantage of the Mills Act; and

WHEREAS, on August 1, 2019, the Landmarks Preservation Commission reviewed the proposed projects listed in the Mills Act Contract Application for 2526 Hawthorne Terrace, and recommended that the City Council enter into a Mills Act contract with the property owner, with to recommend approval of the Mills Act Contract application to City Council, without line item #25 in the work plan, to remove "alarm" from line item #12 and reduce approved budget to only \$3000, and to add to the work plan a statement that all replacement work shall be in-kind; and

WHEREAS, the City of Berkeley Mills Act program requires each contract to be approved by the City Council and signed by the City Manager; and

WHEREAS, the City Council, in light of all evidence, finds that the contract is consistent with the purposes of the Mills Act program.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Berkeley that the City Manager is authorized and directed to execute a Mills Act Contract and any necessary amendments with John Komoroske and Daniel McDonald for the maintenance and restoration of the historic property located at 2526 Hawthorne Terrace and in return offer a property tax reduction for a period of at least ten years, with a recorded copy of such contract and amendments to be on file in the Office of the City Clerk and Alameda County Clerk- Recorder.



L A N D M A R K S
 P R E S E R V A T I O N
 C O M M I S S I O N

N O T I C E O F D E C I S I O N

DATE OF COMMISSION DECISION: July 2, 2019

DATE NOTICE MAILED: August 26, 2019

APPEAL PERIOD EXPIRATION: September 10, 2019

EFFECTIVE DATE OF DECISION (Barring Appeal or Certification): September 11, 2019¹

2526 Hawthorne Terrace

Landmark application #LMIN2019-0002 for the consideration of City Landmark or Structure of Merit designation status for a residential property in the Hillside – APN 058-2247-002-01

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following designation:

DESIGNATION: City of Berkeley Landmark

APPLICANT: Mark Hulbert, Preservation Architecture, 443 Seventh Street, Unit 302, Oakland, CA 94612

ZONING DISTRICT: R-1(H), Single Family Residential, Hillside Overlay

ENVIRONMENTAL REVIEW STATUS: Exempt from environmental review pursuant to CEQA Guidelines Section 15061

The application materials for this project are available online at:

<http://www.cityofberkeley.info/zoningapplications>

FINDINGS AND APPROVED APPLICATION ARE ATTACHED TO THIS NOTICE

¹ Pursuant to BMC Section 1.04.070, if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day. Pursuant to BMC Section 3.24.190, the City Council may “certify” any decision of the LPC for review, within fifteen days from the mailing of the NOD. Such certification shall stay all proceedings in the same manner as the filing of a notice of appeal.

LANDMARKS PRESERVATION COMMISSION
 NOTICE OF DECISION
 LMIN2019-0002
 2526 Hawthorne Terrace
 August 26, 2019
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COMMISSION VOTE: 7-0-0-1

YES: ABRANCHES DA SILVA, ADAMS, ALLEN, CRANDALL, FINACOM, O'MALLEY, SCHWARTZ

NO: NONE

ABSTAIN: NONE

ABSENT: CHAGNON

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley; or by facsimile to (510) 981-6901. The City Clerk's telephone number is (510) 981-6900.
2. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).
3. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$500. This fee may be reduced to \$100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.
 - b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
 - c. The fee for all appeals by Applicants is \$2500.

If no appeal is received, the landmark designation will be final on the first business day following expiration of the appeal period.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the

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public hearing.

2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must including the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

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PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Fatema Crane, at (510) 981-7410 or fcrane@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 2120 Milvia Street, between 8 a.m. and 4 p.m., Monday through Friday.

ATTACHMENTS:

-
1. Findings
 2. Landmark Application, received **MARCH 29, 2019**

ATTEST: 
Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk
Property Owner:
Daniel McDonald
2526 Hawthorne Terrace
Berkeley, CA 94708

Application Author:
Mark Hulbert, Historic Architect
Preservation Architecture
443 Seventh Street, Unit 302
Oakland, CA 94612

ATTACHMENT 1

FINDINGS & CONDITIONS

JULY 2, 2019

2526 Hawthorne Terrace**The George D. and Ellen G. Blood Residence(s)****City of Berkeley Landmark Application #LMIN2019-0002**

PROJECT DESCRIPTION

Landmark Designation of the property at 2526 Hawthorne Terrace- the George D. and Ellen G. Blood Residence(s)

CEQA FINDINGS

1. The project is found to be exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment).

LANDMARK PRESERVATION ORDINANCE FINDINGS

2. Pursuant to Berkeley Municipal Code (BMC) Section 3.24.110.A Paragraph 1.b of the Landmarks Preservation Ordinance, and based on the evidence presented in the Landmark application, the Landmarks Preservation Commission of the City of Berkeley (Commission) finds that the subject buildings exhibit architectural merit as the work of master architect Walter H. Ratcliff Jr. (1881-1973), and outstanding examples of the Tudor Revival architectural style. Some of the identifiable features of the Tudor Revival are the steeply-pitched roofs, tall narrow windows – many with multi-paned glazing – massive chimney crowned with decorative chimney pots, and half-timbering details. This project was developed late in Ratcliff's career and may represent his most fully realized Grand Tudor design.

FEATURES TO BE PRESERVED

1. This designation shall apply to the subject property and the following distinguishing features shall be preserved:

Main Building – 1495 Euclid Avenue

- Overall exterior, side-gabled building form with front and rear crossing gables, steeply pitched roofs, unpainted stone terrace with monumental front chimney
- Front terrace with unpainted stone walls, steps and paving
- Semi-octagonal, 2-story bay window at front, with slate roof; and wood clad oriel windows at north front, north side and rear
- Painted stucco cladding and ornamental plaster

- Rubble and cut limestone cladding and detailing, limestone casings
- Wood half-timbering and wood trim; exposed wood roof eaves, verge rafters and rafter tails
- Wood entry doors, front and rear, clear finish, bronze door hardware
- Wood, multi-lite glass doors, painted and clear finishes
- Wood windows, true-divided multi-lites, picture windows, leaded glazing
- Brick and unpainted stone masonry chimney at south side; masonry chimneys at roofs
- Roofs and roofing - slate clad roofs, exposed copper roof drainage assemblies, copper and lead flashings
- Rear balcony with wood cap rail, tile deck

Carriage House – 2526 Hawthorne Terrace

- Overall exterior, side-gabled building form with steeply pitched roof, front stair and covered porch
- Stucco cladding
- Wood half-timbering and wood trim
- Rubble and cut limestone cladding and detailing, wood and limestone casings and trims
- Roofs and roofing - slate clad roofs, exposed copper roof drainage assemblies, copper and lead flashings
- Unpainted stone entry stair

Landscape

- Unpainted stone retaining wall at Euclid sidewalk (predates house) and at south side
- Unpainted stone paths, steps and walls at front yard and front terrace
- Unpainted stone paths at rear yard
- Tiled in-ground fountain at rear yard
- Overall character of the informal plantings, trees, and shrubs that frame the main building and views of it from Euclid Avenue

PRESERVATION ARCHITECTURE

March 29, 2019

**The George D. and Ellen G. Blood Residence
2526 Hawthorne Terrace, Berkeley
City of Berkeley Landmark Nomination
Mills Act Historic Architectural Report**

Introduction

For the parallel purposes of applying for City of Berkeley Landmark designation and for a Mills Act contract between the property owners and the City, this documentation addresses the historical and historic architectural significance and character of the 1929 Blood Residence, in the following order:

<i>Report Sections</i>	<i>Pages</i>
• Introduction:	1-2
• Summary History:	3-9
• Summary of Historic Significance:	10-12
• Descriptions	
Main House: Front	13-21
South Side	22-23
North Side	24-26
Rear	27-31
Alterations	32
Carriage House:	32-34
Site:	35-37
• Evaluation of Significance:	39-40
• Summary of the Character	
Defining Areas, Spaces & Features:	40-41
• Qualifications and References:	41

The subject property, located at the southeast corner of Euclid Avenue and Hawthorne Terrace (current parcel no.2-1 of block 2247), houses a large residence plus a detached garage with a second unit above, hereafter referred to as the carriage house (figs.1-2). These residential buildings were designed, constructed and occupied in 1929-1930. The main house stands on a nearly square site, 150 feet wide north-south by 130 feet deep, fronting on Euclid Avenue, to the west, and with a panhandle-like leg, some 95-112 feet deep (the front property line is slightly skewed) by 40 feet wide, extending from the main site's northeast corner to Hawthorne Terrace, where the carriage house and drive into the property are located.

By way of introduction, street addresses are somewhat confusing. Original and many subsequent permit records indicate the address 1495 Euclid Ave., which number is incised into a stone at the wall at the existing entry way on Euclid. In the AP map, the addresses are labeled 1495 Euclid for the main house and 2526 Hawthorne for the carriage house. Today, two mailing addresses remain in use whereas the property is legally identified at the 2526 Hawthorne address.



Fig.1 - 2526 Hawthorne Terrace (bounding box) – Main house at center, carriage house above, aerial view, 2019

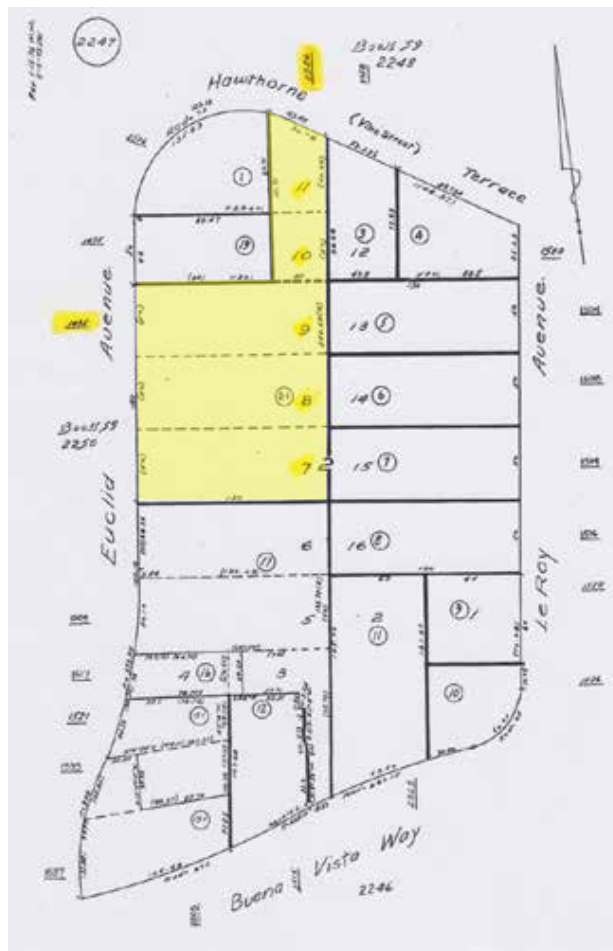


Fig.2 - Assessor's Parcel Map

Summary History

Per the available set of original drawings by the Berkeley architect W. H. Ratcliff [Jr.], dated May of 1929, the residence and carriage house were built for Mr. and Mrs. G. D. Blood. Per the construction trade journal *Building and Engineering News (B&EN)*, contractor C. H. McCullough was awarded the work in July of 1929 (*B&EN*, July 27, 1929, p13) and who completed the construction in May of 1930 (*B&EN*, May 10, 1930, p29).

The Blood residence and garage were built on sites made vacant by the 1923 Berkeley Fire and where, based on an earlier Sanborn map, two residences stood prior to that wildfire, one on the Euclid parcel at the address 1495 and/or 1515 Euclid and another on the current 2526 Hawthorne Terrace property and at the address 1508 on what was then named Vine Street (fig.3-4). The Euclid Ave. residence was, at the time of the fire, the home of Adolph H. Weber. Building permit records indicated that that former house, which permit identified at the address 1495 Euclid, was constructed in 1909. At present, no records for the previous house on the 1508 Vine/2526 Hawthorne parcel have been found with the exception of the identity of a renter, Cyrus J. Albert, in the 1920 census. The 1929 architectural plans for the Blood residence indicated the foundations of each of the earlier houses to be removed. On the extant property, while infilled and repaired, the only definitive remains of the previous setting are the stone retaining wall along Euclid Avenue (figs.5 & 10).

Curiously, a recent owner acquired this house in the wake of the 1989 Oakland Fire, in which they lost their home. So this property has a history of aftermaths.

In the tract map of 1904 (*Amended Map of a Portion of La Loma Park and the Wheeler Tract*), the Euclid Ave. house site was originally three separate, side-by-side parcels, numbers 7-9. The Hawthorne leg was the rearward 40 foot portion of lots 10-11 (fig.6). The lot was consolidated in 1927, when Weber deeded the currently configured property to the Bloods, in two conjoined parcels, corresponding to the earlier Euclid and Hawthorne lots (fig.7).

In July of 1929, separate permits were issued for the two new dwellings, #33005 for the main house (2 stories, 9 rooms and 17 fixtures - fig.8), and #33006 of the carriage house (2 stories, 3 rooms and 6 fixtures - fig.9). The permit for the main house was finalled in April, 1930, whereas the carriage house may not have been finalled.

Following completion of their house, the Bloods moved to Berkeley from San Francisco and where, per directory listings, they had resided for several years, their first listing in the 1928 directory, by which time they had acquired their future Berkeley home site, and their last listing in 1931. Their 1929 building permit record also confirmed their then current S.F. residence at the "Hunting Apts." or, more accurately, the Huntington Apartments at 1075 California St. (Ellen Gray-Blood's maternal grandparents were Huntingtons, so their temporary residence may well have been in the family).

For the several previous decades, the Bloods were residents of Utah where, since 1892, following his graduation from the College of Mining at the University of California, George Blood was positioned as a mining engineer, superintendent and manager, with several hiatuses prior to their 1905 marriage, including, from 1894-1897, in California and, from 1903-1905, in Nicaragua. The Bloods married in New York. Neither were Bay Area natives – George Deroy Blood was born, in September 1869, in Placer County, California, where he was raised along with his six siblings. Per census records, John Nelson Blood, George's father, was a quartz miner and, like his mother, Ellen Brady-Blood, was born in New York. John N. Blood died in 1879. George entered the mining school

at the University of California c1888. In 1889, his mother also moved to Berkeley and passed away, in San Francisco, in 1921 (the Ellen Blood House is an identified City of Berkeley Structure of Merit).

Ellen Sarah Gray was born in December 1870 in Omaha, Nebraska. The family moved to San Francisco c1872, where they were first listed in the city directory of 1873 and, wherein, Richard Gray, her father, was identified as a freight agent for the Star Union R.R. Line. Ellen was the middle of three children. Her father, Richard, passed away in 1898 in San Francisco and her mother, Lucretia M. Huntington-Gray, in 1919 in Madison, Wisconsin.

George and Ellen Blood did not have children. The late 1920s directories listed him as a mining engineer with offices in San Francisco and the 1940 census again identified his work as a mining engineer. In August 1942, in her 71st year, Ellen Gray-Blood passed away, followed by George Blood in May 1944, at 73, both in Berkeley. Curiously, directory listings continued to list Geo. Blood at 1495 Euclid until 1946.

The next identified owner and occupant of the former Blood residence was George Ury, who was first listed at the address in the 1949 city directory. George and/or Genia Ury resided here – albeit sporadically after 1965 – into the mid-1970s, during which period a range of permit records and correspondences associated with Ury exist, the last in 1978. In the Ury period, a surprising number of occupants were listed at these two addresses including, in 1968, four different occupants under the roof of the main house. And from 1953-1977, there were some eighteen different occupants of the carriage house. Permit records confirm that this period was unstable, including complaints of boarding house like conditions from neighbors and an unsuccessful push by Ury, in 1976, to segregate the 2526 Hawthorne portion of the property.

Property deed research for the later period of ownership has not been undertaken, since this later period has no potential bearing on the identifiable significance of the house. Yet, permit records again identify the owner immediately subsequent to Ury as Moshe E. and Jane Cukierman. The Cukiermans owned and occupied the main house from 1979-1992, when they deeded the property to Stephen and Barbara Hischer who, as noted above, were one of the victims of the 1989 Oakland Fire. Permit records and a magazine article provide clear evidence of the extent of work undertaken by the Hischiers in 1992-1993, including repainting the exterior, exterior lighting changes, and the complete renovation of the former kitchen and servants wing along with associated rearward alterations and rear sitework. The Hischiers owned and occupied the 1495 Euclid/2526 Hawthorne property until 2016, when it was purchased by the current owners, Daniel McDonald and John Alexander Komorske, who are the sponsors of the present applications.



Fig.3 – Aerial view of subject site and block post-1923 Berkeley Fire, looking northeast, with Euclid Ave. from bottom left to center right and Hawthorne (then Vine) at left

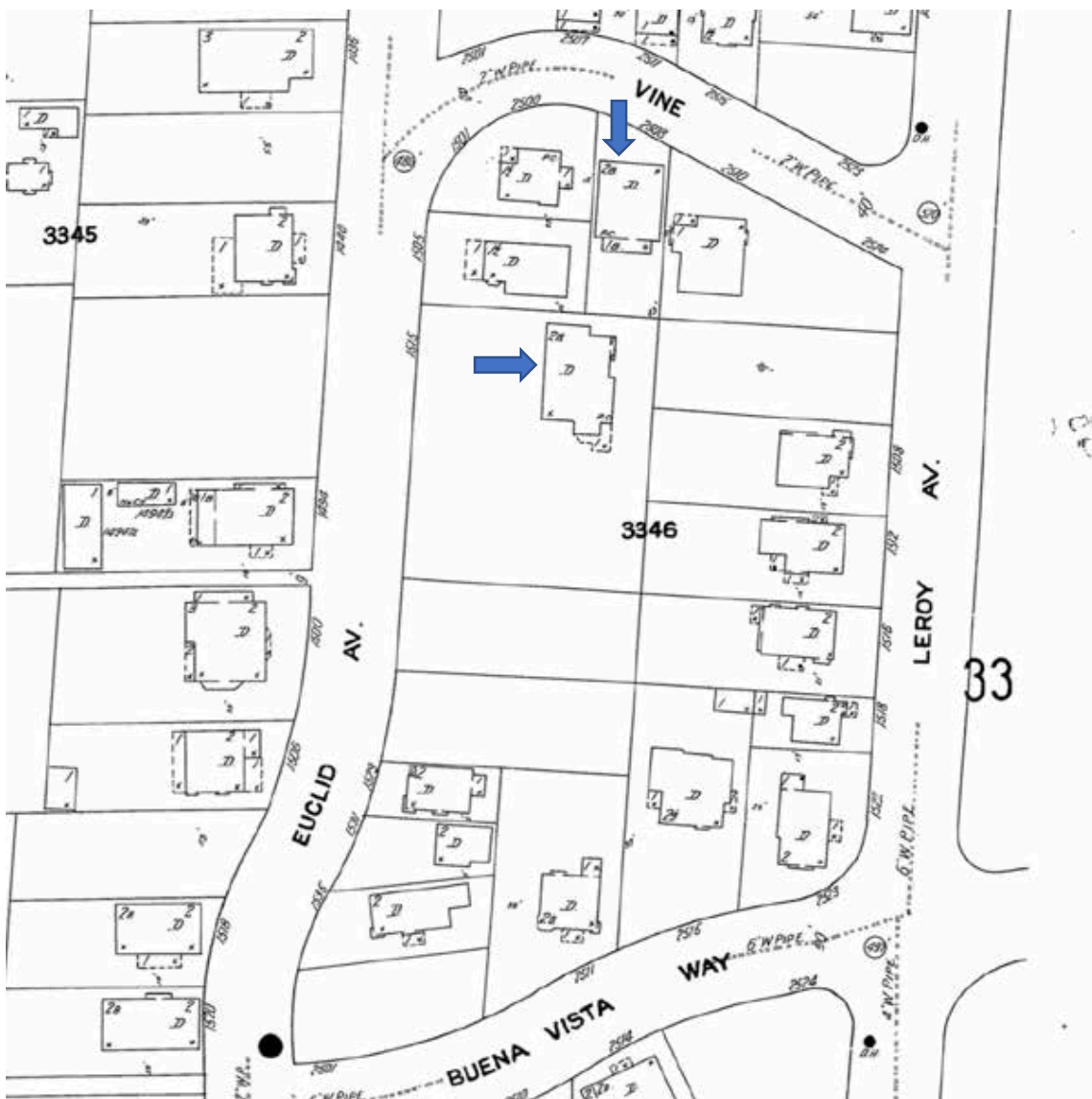


Fig.4 - 1911 Sanborn map with arrows identifying previous residences



Fig.5 – 2526 Hawthorne, from Euclid Ave. with c1909 retaining wall in foreground

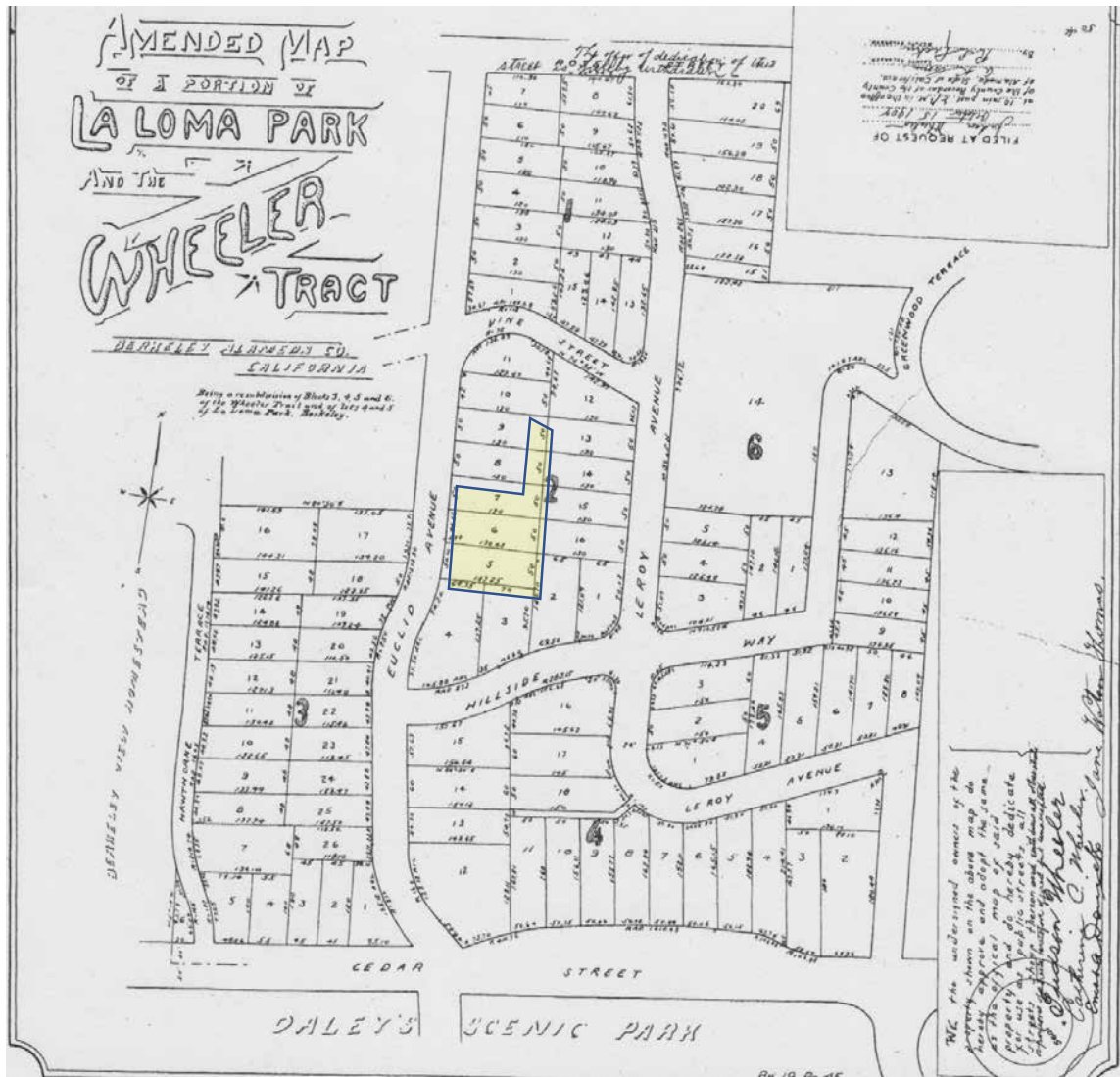


Fig.6 – 2526 Hawthorne (highlighted), 1904 tract map

A.H. WEBER.

TO

G.D.BLOOD. ET AL.

THIS INDENTURE, made the 15th day of January, One Thousand
Nine Hundred and Twenty-seven.

BETWEEN ADOLPH H. WEBER, a single man, the party of the first
part, and GEORGE D. BLOOD and ELLEN GRAY BLOOD, his wife, the parties of the second
part.

WITNESSETH: That the said party of the first part, in consideration of the sum
of Ten and 00/100 Dollars, gold coin of the United States of America, to him in hand
paid by the said parties of the second part, the receipt whereof is hereby acknowledged
does by these presents, grant, bargain and sell unto the said parties of the second part,
in joint tenancy and to the survivor of them, and to the heirs and assigns of such
survivor forever, all those certain lots, pieces or parcels of land situate in the City
of Berkeley, County of Alameda, State of California, and bounded and described as follows
to-wit;:-

PARCEL 1.---LOTS Numbered 7, 8 and 9, in Block Numbered 2, as said lots
and block are laid down and delineated upon that certain Map entitled,
"Map of the Wheeler Tract, Berkeley, Alameda Co., Cal." filed April 4,
1901, in Liber 16 of Maps, at page 18, in the office of the County
Recorder of Alameda County, and also according to the Map entitled,
"Amended Map of a portion of La Iona Park and Wheeler Tract",
filed October 15, 1902, in Liber 19 of Maps, at page 45, in the office
of the County Recorder of Alameda County.

PARCEL 2.----BEGINNING at the intersection of the Southern line of
Hawthorne Terrace, formerly Vine Street, with the Eastern boundary line of
Lot Numbered 11, in Block Numbered 2, as the said Street, Lot and Block are
shown upon the Map hereinafter referred to; running thence Southerly along
said Eastern line of Lots Numbered 10 and 11, in Block Numbered 2, according
to said Map, Ninety-four and 38/100 feet to the Southeastern corner of said
Lot Numbered 10; thence Westerly along said Southern Boundary line of Lot
Numbered 10 aforesaid, Forty feet; thence at right angles Furtherly One
Hundred Eleven and 71/100 feet to the Southern line of Hawthorne, formerly
Vine Street; and thence Easterly along said last named line Forty-three
and 49/100 feet to the point of beginning.

BEING the Eastern Forty feet, rear measurement, of Lots Numbered 10 and 11,
in Block Numbered 2, as said lots and block are delineated and so designated
upon that certain Map entitled, "Amended Map of a portion of La Iona Park,
and the Wheeler Tract, Berkeley, Alameda Co. California," filed October 15,
1902, in Liber 19 of Maps, at page 45, in the office of the County
Recorder of the County of Alameda.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging
or appertaining, and the reversion and reversions, remainder and remainders, rents, issues
and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the
said parties of the second part, as joint tenants, and not as tenants in common, with
the right of survivorship, and the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set his hand
the day and year first above written.

Signed and delivered)
in the presence of)
P.G. Palston.)

Adolph F. Weber.

Fig.7 - 1927 Deed

APPLICATION FOR BUILDING PERMIT
FRAME BUILDING

WRITE IN INK

Permits expire one year from date of issue unless sooner revoked by the City Council. It is unlawful to commence or proceed with any work requiring a building permit until such permit has been issued.

Application is hereby made to the Department of Buildings and Inspections of the City of Berkeley for permission to build a 2 story 9 room frame building to be occupied as Residence by (No.) One Families Stores

Lot located on the East Corner side of Euclid ave street 120 feet South of Hawthorne Terrace street.

Being Lot No. _____ Block _____ Tract _____

Estimated entire cost of building \$ 36000⁰⁰ (Includes all materials and labor for finished building.)
According to plans and specifications herewith submitted. All provisions of the Building Law will be complied with in the erection of said building whether specified herein or not.

Size of lot 150 by 130 feet. Size of proposed building about 100 feet by 160 feet.

Extreme height of building 34 feet

Ceiling heights in clear to be as follows:

Cellar	<u>8</u> ft. in.
First story	<u>9</u> ft. in.
Second story	<u>9</u> ft. in.
Third story	<u> </u> ft. in.

Foundation to be of (material) Concrete

Walls	Width at top	<u>8</u> inches.
	Width at bottom	<u>16</u> inches
	Least height	<u>7</u> inches.
	Greatest height	<u>7</u> inches.
piers	Size at top	<u>18 X 18</u> inches.
	Size at bottom	<u> </u> X <u> </u> inches.
	Height	<u>7</u> ft. on centers

Mud sills 2 X 4 X 2 X 8 X

Main sills (plates) 4 X 6

Post on piers 6 X 6

Girders 6 X 10 Max. span 7 ft.

Underpinning 2 X 6 inches. 16 inches O. C

Size of studs in outside walls to be as follows:

First story	<u>2 X 4</u> inches. <u>16</u> inches O. C.
Second story	<u>2 X 4</u> inches. <u>16</u> inches O. C.
Third story	<u> </u> X <u> </u> inches. <u> </u> inches O. C.

Bearing partitions to be same as outside walls of each story. Exterior wall coverings to be of Plaster. All outside walls covered with shingles or plaster will be close boarded.

Covered with slate

Roof Sheathing 1 X 8 inches. inches O. C.
Pitch about 9/12

First floor joists 2 X 12 inches 16 inches on centers. Longest span between supports 9 ft.

Second floor joists 2 X 10 inches 16 inches on centers. Longest span between supports 16 ft.

Third floor joists X inches. inches on centers. Longest span between supports 7 1/2 ft.

Ceiling joists 2 X 6 inches 16 inches on centers. Longest span between supports 16 ft.

Rafters 2 X 6 inches 16 inches on centers. Longest span between supports 8 ft.

Chimneys } Brick: Number 3 lined with terra cotta.
 } Patent: Number size Number of inlets per flue Size of inlets

Instantaneous water heaters (number) not to be connected with smoke flues.

Furnace, to burn Oil

Name of Owner of Ground G. S. Blood Residence Address Hunting Apt. S. F.

Name of Owner of Building Residence Address

Name of Lessee of Building Residence Address

Name of Architect or Designer W. H. Ratchiff Jr. Residence Address Chamber of Comm. Bldg.

Name of Builder Chas H. McCullough Residence Address 1634 Berkeley Way

We hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

In Zone No. Ordinance No.

Chas H. McCullough
Signature of Owner, Architect or Builder.

Address

FOR DEPARTMENT USE ONLY

Number	Street	Page	Permit No.
Ready	Checked by	Date Issued	

Fig.8 - 1929 building permit for main house (courtesy BAHA)

APPLICATION FOR BUILDING PERMIT FRAME BUILDING

WRITE IN INK

Permits expire one year from date of issue unless sooner revoked by the City Council. It is unlawful to commence or proceed with any work requiring a building permit until such permit has been issued.

Application is hereby made to the Department of Buildings and Inspections of the City of Berkeley for permission to build a 2 story 3 room frame building to be occupied as Residence by (No.) one Families Stores

Lot located on the South Corner side of Hawthorne Terrace street 150 feet East of Euclid Ave street,

Being Lot No. 1 Block 1 Tract 1

Estimated entire cost of building \$ 2000 00 (Includes all materials and labor for finished building.)
According to plans and specifications herewith submitted. All provisions of the Building Law will be complied with in the erection of said building whether specified herein or not.

Size of lot 50 by 130 feet. Size of proposed building 23-6 feet by 28 feet.

Extreme height of building 26 feet

Ceiling heights in clear to be as follows:

Cellar 8 ft. 4 in.
First story 9 ft. 4 in.
Second story 8 ft. 4 in.
Third story 8 ft. 4 in.

Foundation to be of (material) Concrete

Walls { Width at top 8 inches.
Width at bottom 16 inches.
Least height 2-6 inches.
Greatest height 2-6 inches.

Piers { Size at top X inches.
Size at bottom X inches.
Height 16 ft. on centers

Mud sills 2 X 4
Main sills (plates) 2 X 4
Post on piers X

Girders X Max. span 16 ft.
Underpinning X inches inches O. C.

Size of studs in outside walls to be as follows:
First story 2 X 4 inches 16 inches O. C.
Second story 2 X 4 inches 16 inches O. C.
Third story X inches inches O. C.

Bearing partitions to be same as outside walls of each story. Exterior wall coverings to be of slate. All outside walls covered with shingles or plaster will be close boarded.

Roof { Covered with slate
Sheathing 1 X 8 inches inches O. C.
Pitch 9 X 12

First floor joists concrete inches inches on centers. Longest span between supports 16 ft.

Second floor joists 2 X 12 inches 16 inches on centers. Longest span between supports 16 ft.

Third floor joists X inches inches on centers. Longest span between supports 16 ft.

Ceiling joists 2 X 6 inches 16 inches on centers. Longest span between supports 16 ft.

Rafters 2 X 6 inches 16 inches on centers. Longest span between supports 7 ft.

Chimneys { Brick: Number one lined with terra cotta.
Patent: Number one size 6 Number of inlets per flue one Size of inlets 6

Instantaneous water heaters (number) none not to be connected with smoke flues.

Furnace, to burn gas

Name of Owner of Ground G. T. Blood Residence Address Hunting Off D. F.

Name of Owner of Building W. H. Ratchett Residence Address Chamber of Commerce

Name of Lessee of Building Chas H. McCullough Residence Address 1634 Berkeley Way

Name of Architect or Designer Chas H. McCullough Residence Address 1634 Berkeley Way

Name of Builder Chas H. McCullough Residence Address 1634 Berkeley Way

We hereby agree to save, indemnify and keep harmless the City of Berkeley against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk space by virtue thereof, and will in all things strictly comply with the conditions of this permit and Ordinances of the City of Berkeley.

In Zone No. 1 Ordinance No. 4
Chas H. McCullough
Signature of Owner, Architect or Builder.

Address

FOR DEPARTMENT USE ONLY

Number 1 Street 1634 Berkeley Way Page 1 Permit No. 1
Filed 1 Ready 1 Checked by 1 Date Issued 1

Fig.9 - 1929 building permit for carriage house (courtesy BAHA)

Summary of Historic Significance

The historic significance of this property and its buildings is clear. To begin with, the architect of the house and carriage house, Walter H. Ratcliff, Jr., is a Master Architect – even more definitively, a Master Berkeley Architect. And Ratcliff's design of this residential pairing is of exceptional design and material quality. A further reinforcement of its historic architectural importance and of its association to Ratcliff is the availability of an original, archival set of Ratcliff's architectural drawings of the G. D. Blood Residence at U.C. Berkeley's Bancroft Library.

The home and carriage house are a distinctive example of the Tudor Revival style by an accomplished and highly respected local practitioner with a clear preference for English architectural styles. Its distinctive Tudoresque architectural features are the steep roofs with, in this case, polychrome slate roofing, a multiplicity of gables, straight and curved half-timbering set in a light-colored plaster field, and sets of multi-lite wood and leaded glass windows. Some exterior details are in fact exacting, such as the Tudor entry door with its Tudor arch, as well as the adjoining windows with their Tudor arches and, of course, the monumental, multi-shafted brick and stone chimney. Many of its design characteristics were employed in other recent and nearby Ratcliff projects, specifically the institutional architecture of the Pacific School of Religion and of the Hillside School, both from 1925. Altogether, it is a direct example of the Tudor-Revival architectural style from the 1920s. Its robust, manor-like character and quality make it a unique and distinctive example thereof (figs.11-13).

The subject residence and carriage house were designed by architect Ratcliff, yet, to be equitable, this project was the product of his office and was evidently drawn by Ratcliff's then close associate, Scott Haymond, who initialed the original plan set. That plan set also recorded that this was the 299th "building" in the Ratcliff oeuvre. As such, it was preceded by two decades of experience in the design and production of residential, commercial and institutional architecture based on the period styles of the early 20th century, nearly all of which were constructed in Berkeley. It has been noted that Ratcliff's favorite works were derived from English styles, the Tudor in particular. Thus, this Tudor Revival style residential project, built at the outset of the Depression – which had a devastating impact on architecture and construction – can be viewed as a culmination of Ratcliff's architectural ambitions and practice. Based on the catalog of Ratcliff's work (*Walter H. Ratcliff, Jr., Architect: His Berkeley Work*, Berkeley Architectural Heritage Association, 2011), the Blood Residence appears to be the most comprehensive Grand Tudor style design in Ratcliff's repertory. It was a unique house and outbuilding at that prolific moment and is remarkably intact, with few apparent exterior changes to the house and essentially none to the carriage house.

Given that it is a conspicuously large and richly designed house and with an individually distinctive carriage house, as well that it was designed in the heyday of the 1920s, the architectural style may best be labeled Stockbroker Tudor. This variant was exercised in the late-1910s and the 1920s by and for the conspicuously wealthy and who wished to display themselves as traditional, wealthy landowners. Though the originators of this house, George D. Blood (1869-1944) and Ellen G. Blood (1870-1942), were not stockbrokers, his business was mining and in which he evidently succeeded from the outset (fig.14).

As further detailed below, the historic significance of this property is in relation to the architecture of its two residential buildings. Under the City of Berkeley's Landmarks Preservation Ordinance, this architectural ensemble are a highly notable example of its period and style and one of the best examples of its Master Architect, Walter H. Ratcliff, Jr.



Fig.10 – 2526 Hawthorne, front, 1931, looking eastward from Euclid Ave. (courtesy Ratcliff)



Figs.11-12 – Front views, 1931, looking northwest (at left) and northeast (courtesy Ratcliff)



Fig.13 – 2526 Hawthorne, rear entry, 1931, looking southwest (courtesy Ratcliff)

Descriptions

Main House

As this and adjoining sites slope upward from west to east, the house, located in the upper portion of its relatively large lot, stands well above the street. It is an elongated building with a westward crook in its plan, so has a commanding presence from the street. And its location and plan were evidently generated by views to the west and southwest. In fact, the westward crook evidently turns the living room that occupies the entire south end of the house, with its prominent picture window, towards a view across Berkeley and directly to downtown Oakland. At its exterior, that end of the house is a multi-story, high gabled wall that expresses the impressive volume of the living room within. Another gabled volume, this with a two-story semi-hexagonal bay, faces directly frontward. This volume houses the dining room at the first floor and the master bedroom above, both facing westward views towards San Francisco Bay and the Golden Gate.

The building's steep-roofed, elongated, side-gabled form with asymmetric crossing gables front and back establish the overall architectural character of the house.

A simple elegance also dominates the original design. It is unfussy and well-crafted Tudor-revival details. Characteristics of the design of the house are enumerated in the following side-by-side descriptions.

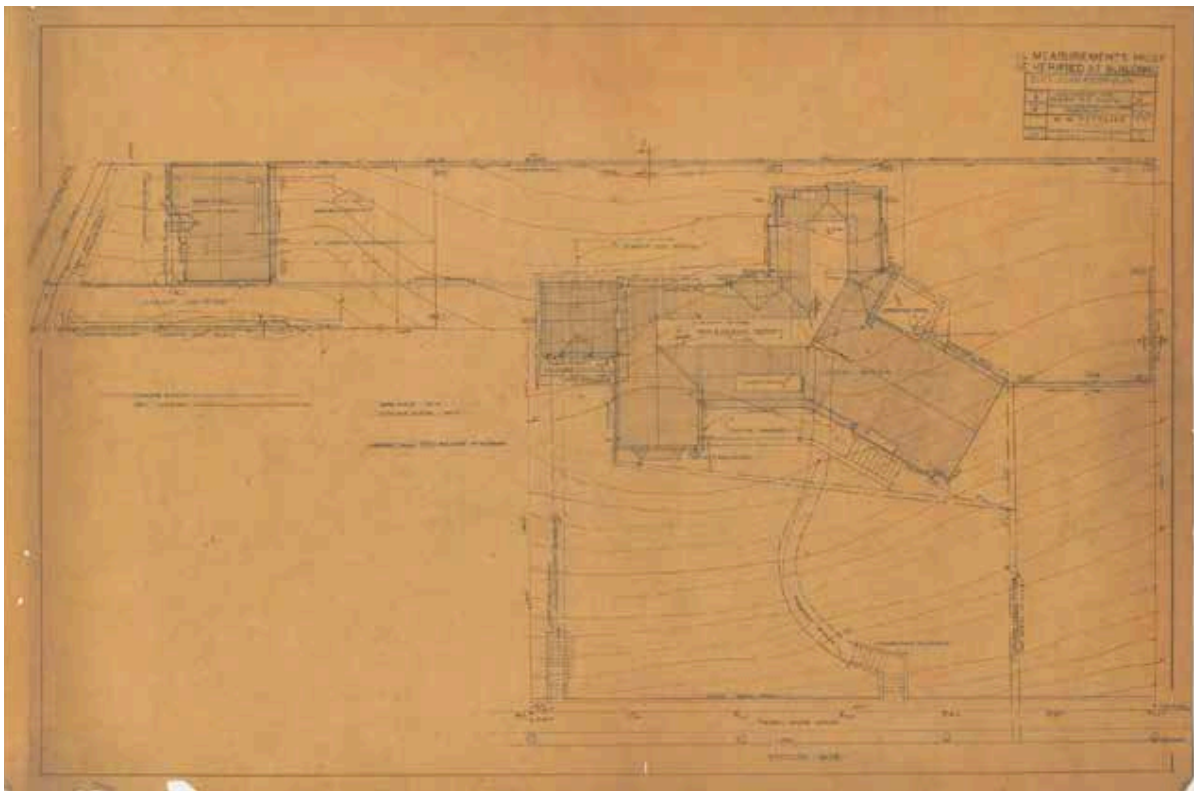


Fig.14 - 1929 Site and Roof Plan (courtesy The Bancroft Library)

Front (figs.14-28)

The elongated front elevation is slightly crooked at its southern end. Dominating the front are steeply sloped polychrome slate roofs and a prominent, frontward gable with projecting bay and towering, Tudoresque stone and brick masonry chimney. The frontward gabled wall is broad and tall, its steep roofs framed by long wood verge rafters with a finial post at the peak. In the wall above the two+story, central window bay, truss-like timbering fills the wall's peak.

Additionally, across the front, a broad entry terrace, its stone faced front continuous with the stone base of the house, its stepped stone wall and stone steps leading up from grade from the south, the entry terrace likewise paved in stone.

At the front facade, between the bay and chimney, the front entry door and adjoining sets of windows are tucked under the roof eave at the first floor. These openings are each framed with limestone, the entry door and leftward windows with smooth dressed stones and pointed arches, the window opening to the right with roughly coursed stonework. The entry door is solid multi-panel wood, its top also a pointed arch. All flanking windows are multi-lite leaded glass, the leftward windows fixed and sashless, the right side windows wood sashes with wood frames and sills. At the north end of the terrace, the south side wall of the projecting gable has another set of doors to the dining room, the stonework at this secondary opening limited to the shallow-arched lintel. These doors are stained wood with three multi-lite leaded windows in each leaf. A pair of wood windows are centered above this door opening, without any stone casing, its small shed roof popped-up above the main roof eave.

Above the west facing entry wall, the central roof slope is punctured by a slot-like opening with a row of six recessed windows at the upper floor. Roof treatments include exposed, copper roof drainage assemblies – rounded gutters, rectangular downspouts with curved segment at gutters, conductor heads and wall-mounting straps, roof and wall flashings.

There are also several wall-mounted light fixtures in the west facing wall, the first along the flight of entry steps and on the masonry wall to the right side of the chimney, the other on the wall to the right of the entry door, neither original.

At its south end, the front elevation is terminated by a picture window at the main floor level, under the edge of roof. To the left of the frontward bay, a narrow recessed wing with a central, bracketed, front-gabled and timbered oriel window, rectangular in plan, terminates the front elevation. A set of first floor windows are nested beneath the oriel, and single wood sash windows are stacked in the wall to the right side of the oriel. All windows in this elevation are true divided wood, six lites each (2 over 3), except for the stacked upper floor window, which is four lites (2 over 2).



Fig.15 - Front (west) from Euclid Ave.

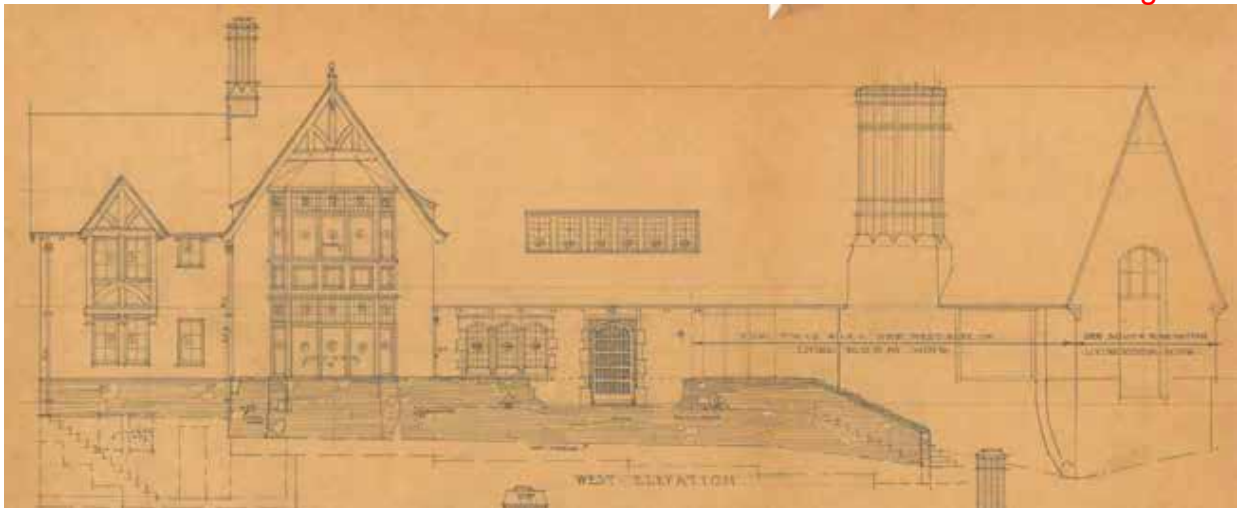


Fig.16 - 1929 front (west) elevation (courtesy The Bancroft Library)



Fig.17 - Front (west) gable and bay



Fig.18 - Front terrace, entry way and roof



Fig.19 - Front terrace and entry steps



Fig.20 - Front terrace



Fig.21 Front chimney



Fig.22 - Front entry door



Fig.23 - Front windows at right (south) side of entry door



Fig.24 - Front windows at left (north) side of entry door



Fig.25 - Dining room entry at south side of front gable



Fig.26 - Window opening at front roof



Fig.27 - Picture window at south end of front facade



Fig.28 - North wing (with part. north side elevation at right)

South Side (fig.29-33)

The tall gabled wall at the south side of the house is a symmetrical composition centered around the monumental picture window. That window incorporates a ten foot by ten foot window of polished plate glass set in wood sashes. Above, wood framework divides the upper window with its shallow arch into eight (four over two) openings, all filled with fixed, multi-lite leaded windows. The overall opening is cased with surface-tooled and quoined limestone blocks.

The base of the south wall, approximately one-third of its height, is a continuation of the rough stonework base at the front wall and terrace. Atop this wall, the steep roof slopes are edged with relatively lean wood moldings. At the juncture of wall and roof, the molded roof edges are terminated by nodes of stacked stones that step upward and outward to receive the roof edge and gutter. And in the point of the gable, a pediment is formed by a set of timbers infilled with rough limestones set in a herringbone pattern.

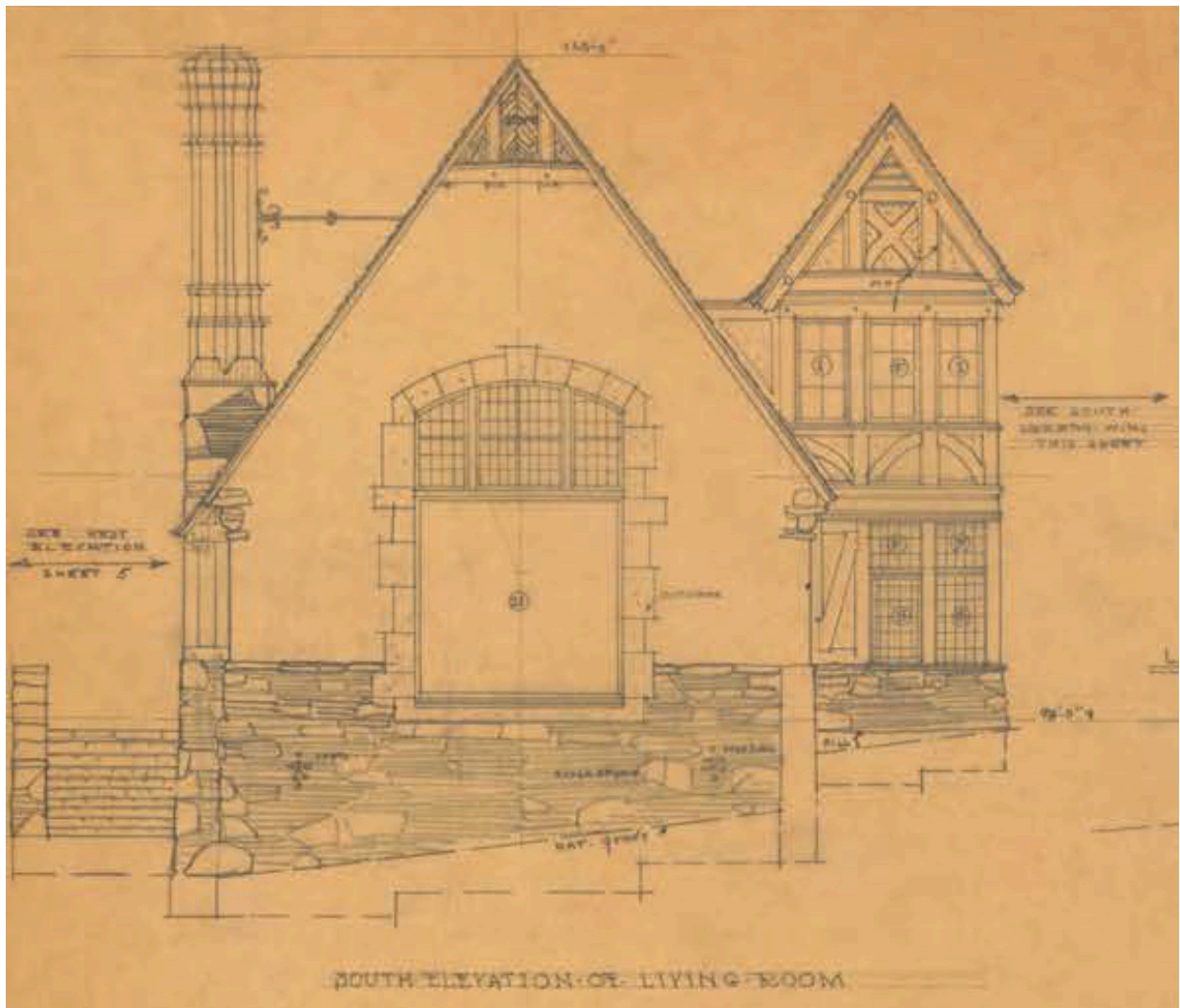


Fig.29 - 1929 South side elevation (courtesy The Bancroft Library)



Fig.30 - South side



Fig.31 - South side picture window



Figs.32-33 - South side details

North Side (figs.28,34-38)

The north facing wall at the side of the front-facing gable and the north side gable make up the north side elevations of the house (providing that the projecting rearward wing is addressed as part of the rear).

At the frontward segment of the north side, around which the ashlar stone base of the front elevation returns, the wall between the top of base and the roof eave contains a central, arched, stone trimmed opening with a trio of leaded windows with wood frames and sill at the first floor. Above, in the upper corner towards the rear of the house, a short wall segment with a set of small wood windows again lift the roof eave up to a small shed roof.

Directly in front of the north side gabled wing, a low stone and stucco clad concrete wall aligns with and terminates the stone base. Behind this wall is an exterior, concrete stair down to the small basement under the north side wing, yet of which there is no evidence from the front.

The north side wall is, like the frontward gable, symmetrical, its gabled eaves trimmed with broad verge rafters. At the upper level, a semi-hexagonal oriel window is supported by timber brackets, like the frontward oriel of this wing, and is likewise wood trimmed and timbered, but is otherwise capped with a shallow sloped slate roof. The verge rafters simply butt at the peak, and a basic, wood trimmed vent fills the top of wall, both subtle simplifications at this inward facing elevation. Further, this wall exhibits a primary alteration to the house exterior, where the set of entry doors that originally sat directly under the oriel were infilled in the 1990s.

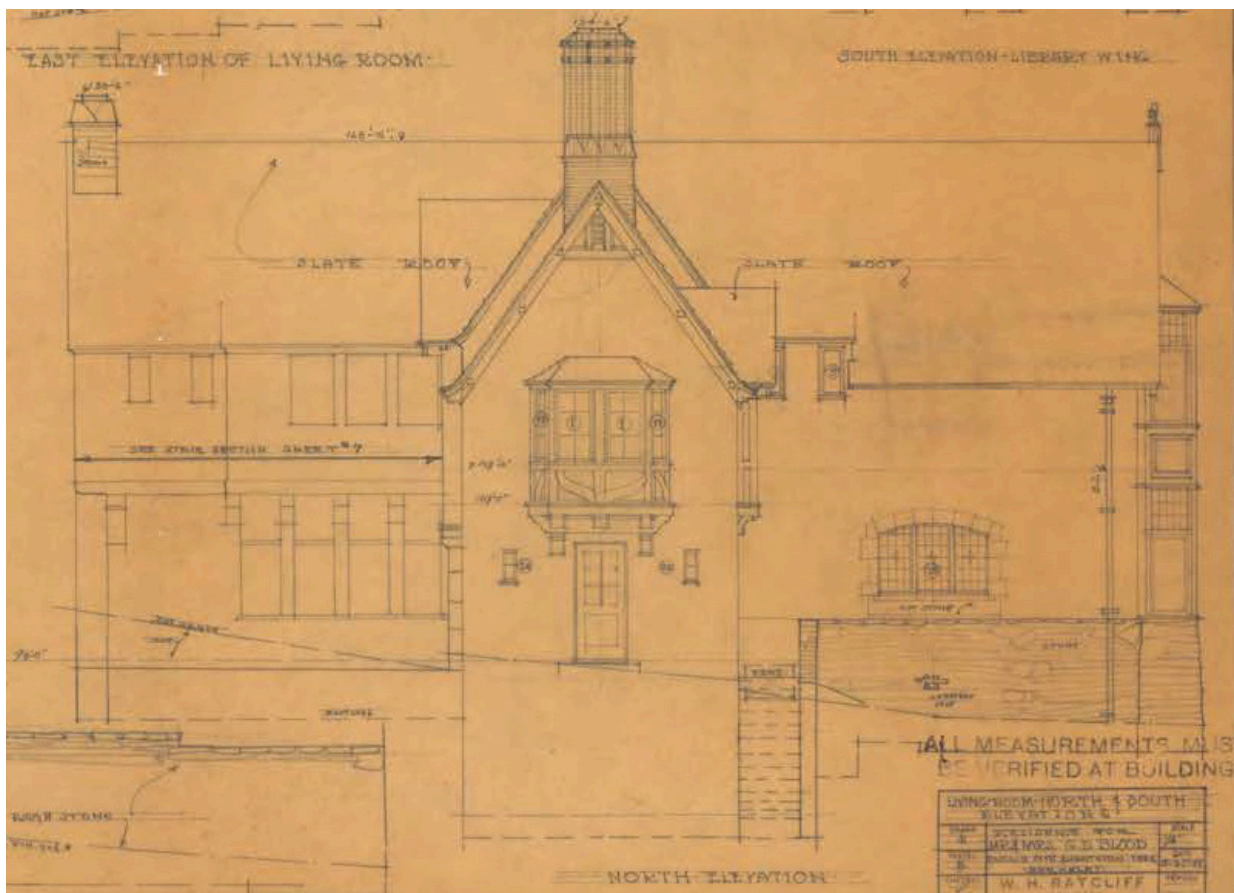


Fig.34 - 1929 North side elevation (courtesy The Bancroft Library)



Fig.35 - Partial north side view



Fig.36 - Basement stair at north side



Fig.37 - North side window



Fig.38 - North side gabled wall with oriel window

Rear (figs. 39-46)

Around the back, the building exteriors are treated, like at the north side, as mostly simplified versions of those at the front. The rear is split into two areas, north and south, with a perpendicular wing intervening between the two and forming a transition at the southwestward bend of the elongated house form. The northern rear elevation is thus orthogonal to the rear property line, forming a rectangular outdoor space, while the southern elevation turns southwestward, creating a pentagonal space with the western side formed by the angled living room wing and the orthogonal retaining wall separating the south side and rear yards.

At the northern elevation, the elongated east facing wall terminates in the north wall of the crossing wing. These walls are two-stories under sloped roofs. At their juncture, an east facing projecting gable announces a rear entry way that is treated with formality. The solid wood, multi-panel door – equivalent to the front entry door, including a pointed arch – is tucked into the very corner of a door-height ashlar stone wall, with a flanking leaded window, atop which a set of five stone brackets support a timber beam that carries the gabled wall above, in the upper middle of which is a tall window opening with a set of wood framed leaded windows, three high, their sizes tapering, and the opening is topped by a molded plaster hood. The gable above is, again, framed by a set of steeply sloping verge rafters. While literally tucked into a rearward corner, this gabled entry wall is uniquely crafted.

While otherwise relatively plain, the east facing wall and roof of this elevation step downward slightly at its north end, which lower portion corresponded with the two-story over basement service and kitchen wing of the original house. At the roof peak at the stepped juncture, another prominent, masonry chimney projects above the roof of the upper step.

This east facing wall also exhibits clear evidence of alterations, where a range of original first floor windows were removed and/or converted to doorways, again in the 1990s. Where one original set of windows were converted to doors, the molded stucco hood was retained.

At the second floor, several openings with true divided wood windows remain, including five small windows and a trio above the converted doorway towards the south end.

At the rearward projecting wing, the north facing wall has an upper projecting bay under a shed roof, four windows wide, all wood sash, three-over-two true-divided, aproned and separated by timbering. At the first floor, the corresponding set of four windows are wood and timber-framed leaded units.

The central, rear facing wall is, uniquely, a double-gable, as its roof slopes match the main roof yet this wing is wider than the main body of the house while its peaks align with the elongated ridge. This wall also practically abuts the rear property line, separated by just a narrow passage, so is obscurely visible. Yet, the lower wall is randomly stone faced. At its south end, a corner timber post and bracketed window enclose an outdoor porch space facing the southern rear yard. In the double gabled wall above, several incidental wood windows are randomly spaced.

Lastly, the south and east facing walls at the southeast corner of the house again display considerable variety and craft. At the south side of the rear wing, the wall above the recessed porch is supported by a set of bracketed timber posts and with another supporting bracket at the inside corner, where this wall abuts the angled wall of the living room wing. Within the porch, between the central post and the wall, a pair of multi-lite wood doors accesses the house.

At the juncture of the south and rear wings, a sun room with an open roof deck above projects into the yard. At the deck, facing southwest, is yet another gabled bay with a central doorway on the deck from a rotated corner of the main bedroom filling the upper floor of the rear wing. The sunroom/roof deck, five window bays in length and three deep, the deck four of those lengthwise bays and the gable filling the remaining inside bay, is the most heavily timbered design, as the overall framework, face of the deck rail and pediment of the gable are all timbered. At the first floor, above a stone apron and continuous wood sill, wood framed window openings are filled with leaded glass units. The doors and windows above are all wood, true-divided.

At the southern end of this rearward elevation, under the steep roof, the remaining single-story east facing wall segment has an ashlar stone base that turns up into door frames at each side of the pair of wood doors in the left (south) half of this wall, the doorway headed with a timber lintel and with sets of leaded lites within each door leaf, these doors matching those of the dining room wing off the front terrace.

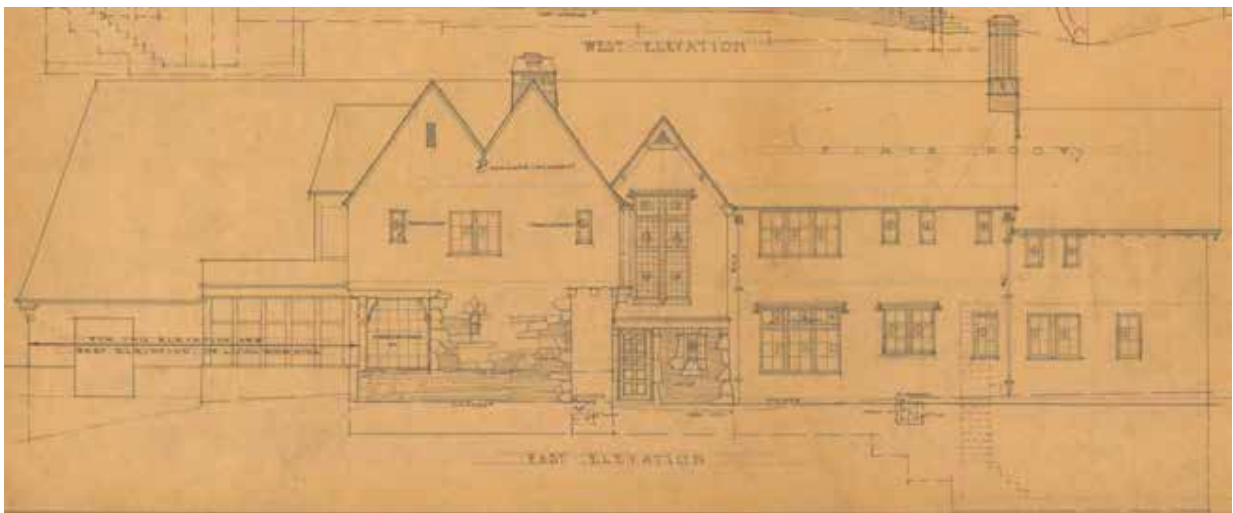


Fig.39 - 1929 rear (east) elevation (courtesy The Bancroft Library)



Fig.40 – Rear (northern side)

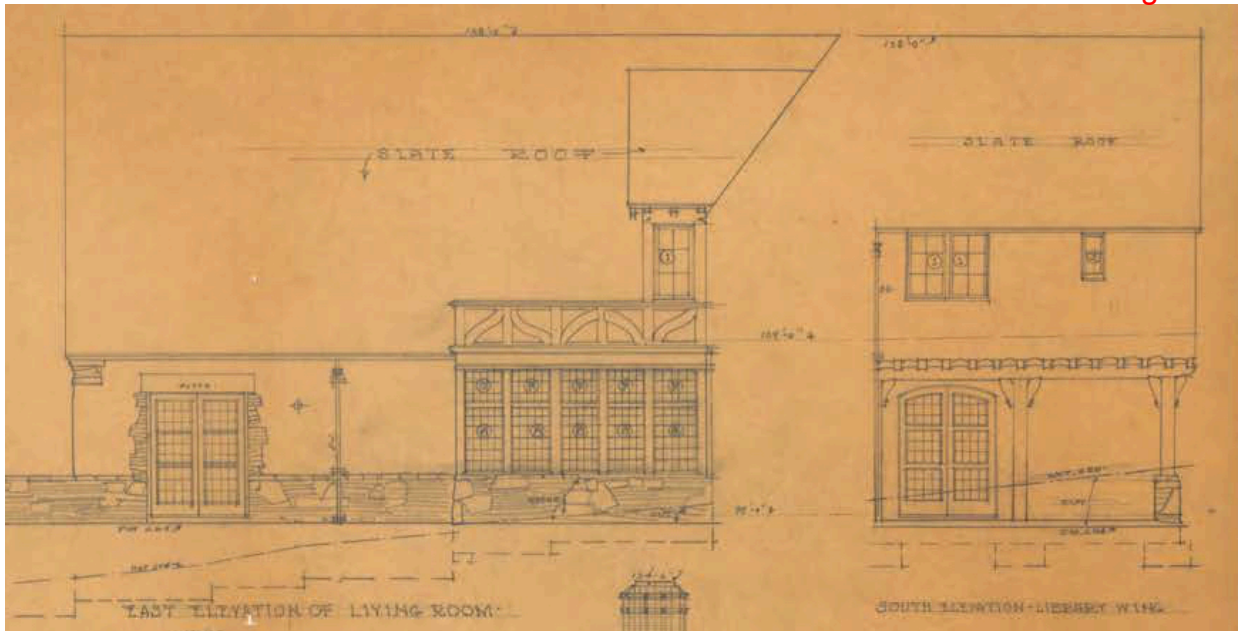


Fig.41 - 1929 Rear elevations, southeast side (east at left, south at right - courtesy The Bancroft Library)



Fig.42 - Rear (east) entry



Fig.43 - Rear entry door



Fig.44 – View of rear, southeast side, from neighboring house, looking north, n.d. (courtesy BAHA)



Fig.45 - Southeast porch doors



Fig.46 - South end rear elevation

Alterations

While numerous minor alterations have likely taken place at the main house, identifiable alterations include:

- Removal and/or infilling of the original service/kitchen door at the north elevation (1991);
- Removal of sets of windows and their replacement with sets of doors along the northeast elevation (1991);
- Removal and relocation of original exterior light fixtures (n.d.);
- Repair and partial rebuilding of the southeast roof deck, its railing and drainage element (n.d.-periodic);
- While less evident, the perimeter subdrain system was also altered/partly removed in the early 1990s.

Carriage House (fig.47-51)

The carriage house is a 2-story building under a steeply sloped side-gabled roof, its lower floor level a garage with storage and its upper a living unit. Facing north, it sits behind a shallow front yard on Hawthorne Terrace. A paved drive passes its west side and a paved parking area lies behind (south). Exterior materials – stucco, stonework, wood trimwork and timbering, wood doors and windows, slate roofing and copper roof drainage components – match the main house. At the front (north), an exterior stair with iron railing and stone treads ascends to the upper floor, where a landing is covered by a gabled dormer roof supported by wood corner posts. To the left side of the stair and landing, the sloping roof descends. Two, narrow arch-headed windows punctuate the wall at the lower floor, one directly under the stair landing and the other in the right side wall, both accentuated by arched stonework.

The west side wall, facing the driveway, is a tall two-stories, its top gabled with wood timbering. Several upper story windows are wood sashes with divided lites and another pair of wood window with stone frame is at the first floor, directly beneath the upper pair. The base of this side wall is rough limestone clad.

The corresponding, gabled east side wall is without openings or embellishments. A chimney sits atop the roof peak at this elevation, its masonry stucco finished.

At its rear (south), the high and steep slate roof dominates this elevation. Wood garage doors occupy most of the wall and with a glazed entry door at the left (west) side. Above, a broad shed dormer with a set of three wood windows is centered above the garage doors. Two copper vent stacks penetrate the roof at the west side of the dormer.

Behind the carriage house, a stucco clad wall segregates the paved parking area from the side and rear yards of the house, with a paired wood gate providing entry.

At the carriage house exterior, there is no evidence of alteration with the exception of the stucco color and which, like the house, was originally off-white.



Fig.47 - Carriage house rear from rear yard



Fig.48 - Carriage house front (north)



Fig.49 - Carriage house west side



Fig.50 - Carriage house rear (south)



Fig.51 - Carriage house east side

Site (figs.51-55)

The front yard lies above the Euclid Ave. frontage and extends around the south side of the house, where it is terminated by a tall, stone retaining wall aligned with the back wall of the house. This yard is largely open, partly lawn and partly ground cover, and is bisected by the stone entry pathway as well as other established gravel pathways. Along the south side of this yard is a loose cluster of trees. Built features at the front of the site include the stone retaining wall across the front of the property, the stone walls and steps of the Euclid Ave. entryway, and the stone pathway leading up to the terrace and house.

The northeast rear yard is an enclosed and flat yard, some thirty feet deep by one-hundred feet in length. A straight stone pathway crosses its length from the carriage house and driveway to the rear entry way in the crook of the house. Along this pathway at the rear wall of the house, a raised stone landing accesses the numerous, added doorways along this wall. This flat space has several paved patios amidst lawn. A wall with a pair of wood gates separates this yard from the carriage house and parking area to the north and which was added by the prior owners in the 1990s, prior to which the space of this yard evidently extended to the carriage house. Though, even with the added wall, the steep roof of the carriage house is still a defining boundary. Across the rear (east) property line, a retaining wall defines the yard, portions of which may be earlier than the house. Along this wall is a small tile and stone fountain, its origins unknown yet, again, which may predate the house.

The small and private southeast yard is structured around a central stone and tile water basin to which stone pathways radially connect.

With the exception of the identified built features, as a comparison of historic and existing images indicates (see figs.5,10&15), the yards, landscaping and site elements such as lighting have been extensively changed. Additionally, no original landscape architect has been identified.



Fig.52 - Site wall at Euclid Ave. sidewalk



Fig.53 - Front entry way at Euclid Ave. sidewalk



Fig.54 - Front entry steps and walk from Euclid Ave.



Fig.55 - Rear path at east-facing gable



Fig.56 - North side rear with carriage house beyond

The Architect

Walter H. Ratcliff, Jr. (1881-1973) has a locally well documented life and career. As a young man at the turn of the twentieth century, Ratcliff studied and practiced architectural design intermittently during the first decade of the 1900s. His architectural studies were not formal – Ratcliff’s 1903 college degree was in chemistry. But he then apprenticed in the office of architect John Galen Howard, spent a period at the British School in Rome, and otherwise traveled in Europe, studying architecture along the way. His intermittent work and studious travels concluded in 1907. In 1908, back in the Bay Area, Ratcliff joined forces with architect Alfred Henry Jacobs, in San Francisco. By 1909, he was back in Berkeley practicing as Walter H. Ratcliff, Jr., Architect. Ratcliff’s architectural work was largely prolific and successful, despite the major cataclysms over the course of his professional years – World War I, the Great Depression and World War II, each of which inserted long and difficult times into professional livelihoods. Over the span of his working life, some of Ratcliff’s periodic roles were that of architect for the Alameda County Home Builders, Berkeley City Architect (1913 to c1920), Mills College Campus Architect (1920s) and, remarkably, in the wake of the Great Depression, President of the Fidelity Guaranty Building and Loan Association. Ratcliff’s architectural works encompassed residences, largely for the well-to-do but also many smaller and speculative homes; several apartment buildings; a number of commercial buildings large and small; a range of educational and ecclesiastical buildings; and a number of public works. Oddly enough, given his dedication to the Berkeley community and his role for a period as the City Architect, he authored no important civic architectural works (the City of Berkeley Corporation Yard excepted, but that is arguably not an important civic work). And though his range of work is otherwise comprehensive, many examples of which remain standing, it is his residential work that was the most prolific and that constitutes Ratcliff’s central architectural oeuvre.

On that front, Ratcliff designed hundreds of houses, most in Berkeley, with dozens remaining. He designed in period styles – the Arts and Crafts, Shingle, Storybook, Italianate, Spanish and Tudor Revival, along with combinations thereof. His work was evidently influenced by the Beaux Arts tradition that he experienced in Europe as well as firsthand in the office of John Galen Howard, by the Ratcliff family’s English heritage and, otherwise, by examples gleaned from European travels.

His period designs were obviously as confident, comfortable, and contagious then as now. The residences that remain standing fit into their environs. That such houses survive in numbers – despite the hostility to tradition of the intervening years – attests to the quality and integrity of Ratcliff's residential architecture.

Per the evidence and by all accounts, in his life and in his work, Ratcliff was disciplined, studious, intelligent, well-to-do, and unwaveringly traditional.

Walter H. Ratcliff, Jr. retired from architecture in the late 1940s, though successive generations of his family have sustained the Ratcliff firm to the present day. Ratcliff's important architectural contributions and legacy, so particular to Berkeley, enable his unequivocal recognition as a Master Architect. His relevance can also be measured by the recognition bestowed on a long list of his designs via the designation as Berkeley Landmarks:

- 2750 Adeline Street, Frederick H. Dakin Warehouse, 1906
- 1326 Allston Way, Corporation Yard/Ratcliff Building, 1913
- 2018 Allston Way, Elks Club, 1913
- 2126 Bancroft Way, Waste & Clark, 1913
- 2700 Bancroft Way, Westminster Hall, 1926
- 2410 Bowditch Street, Anna Head School
- 2515 Channing Way, The Robcliff Apartment House, 1921
- 2959 College Avenue, Mercantile Trust Co., 1925
- 2500 Durant Avenue, The Cambridge Apartments, 1914
- 2222 Harold Way, Armstrong College, 1923
- 2624 Hillegass Avenue, The Berkeley Tennis Club, 1908 (Ratcliff & Jacobs)
- 1581 Le Roy Avenue, Hillside School, 1925
- 45 Oak Ridge Road, Montgomery House, 1909
- 1952 Oxford Street, Richfield Oil Co., 1930
- 920 Shattuck Avenue, Elmer Buckman House, 1909
- 2107 Shattuck Avenue, Mason-McDuffie Company, 1928
- 2140 Shattuck Avenue, American Trust Building
- 2323 Shattuck Avenue, Fidelity Savings Building (w/Walter Sorensen)
- 2031 Sixth Street, West Berkeley Children's Center Day Nursery, 1927
- 18 Alvarado Road, McCormack Residence, 1910

Of these many landmarked properties and buildings, at this juncture, despite the prolific output of residential designs, only three are houses.

Evaluation of Significance

Based on the historical documentation and summary of historical significance, the following addresses the property's basis for consideration of City of Berkeley Landmark designation (per Section 3.24.110 Landmarks, Historic Districts and Structures of Merit Designation Criteria for Consideration). As noted, the property's significance is on the basis of its architecture and architect.

A. *Landmarks and historic districts. General criteria which the [landmark preservation] commission shall use when considering structures, sites and areas for landmark or historic district designation are as follows:*

1. *Architectural merit:*

a. *Property that is the first, last, only or most significant architectural property of its type in the region;*

The property at 2526 Hawthorne Terrace is none of the above.

b. *Properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work in a region of an architect, designer or master builder;*

As summarized above, the house and carriage house at 2526 Hawthorne Terrace are outstanding examples of the Tudor-Revival style. This design is relatively late in W. H. Ratcliff, Jr.'s architectural career and his most fully realized Grand Tudor design. Consequently, the property, residence and carriage house at 2526 Hawthorne Terrace are an outstanding and notably preserved work of the Architect Walter H. Ratcliff, Jr.

c. *Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.*

2526 Hawthorne Terrace is a large and distinctively designed Tudor-Revival style, manor-like residential grouping and, perhaps, the most prominent and distinctive residence within its historic setting and neighborhood. The home's setting and architectural character are exceptional and preservation-worthy.

2. *Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City;*

The subject property is representative of historic patterns of residential development in early twentieth century Berkeley and, specifically, in the wake of the 1923 Berkeley Fire, which decimated this neighborhood. The distinctive and interesting residence survives intact and clearly celebrates the cultural moment and period in which it was created.

3. *Educational value: Structures worth preserving for their usefulness as an educational force;*

The subject property, being a single-family residence within a neighborhood thereof, appears to have little or no potential educational value.

4. *Historic value: Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States. History may be social, cultural, economic, political, religious or military;*

The residential property at 2526 Hawthorne Terrace is important for its association to the Master Berkeley Architect Walter H. Ratcliff, Jr. It is a distinctive home in his career, stately and grand. The home is one of the best representatives of his work.

5. *Any property which is listed on the National Register described in Section 470A of Title 16 of the United States Code.*

The subject property is not listed on the National Register.

Integrity

The c1929 George and Ellen Blood Residence at 2526 Hawthorne Terrace retains its integrity (integrity being a measure of a property's extant state relative to its origins and identified significance) of location and setting, design, materials, workmanship, feeling and association, all of which are intact relative to the original property, for which a full set of original plans and several original photos provide clear evidence of the original site and its buildings. Few alterations are readily evident, and those changes appropriately located at the north side rear. It is also evident that the exterior building finish colors have changed somewhat, though not markedly.

Summary of Character-Defining Areas, Spaces and Features**House Exterior/Structure (figs.15-46):**

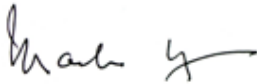
- A. Overall exterior, side-gabled building form with front and rear crossing gables, steeply pitched roofs, stone terrace with monumental front chimney
Condition: Very good
- B. Front terrace with stone walls, steps and paving
Condition: Fair – required repairs and ongoing maintenance
- C. Semi-octagonal, 2-story bay window at front, with slate roof; and wood clad oriel windows at north front, north side and rear
Condition: Good-fair - stucco and trim require future repainting and refinishing, selective repair; roof requires periodic inspection and waterproofing repairs
- D. Painted stucco cladding and ornamental plaster
Condition: Good-fair - required maintenance and selective repair of finishes, future repainting
- E. Rubble and cut limestone cladding and detailing, limestone casings
Condition: Good-fair - required maintenance and selective repair
- F. Wood half-timbering and wood trim; exposed wood roof eaves, verge rafters and rafter tails
Condition: Good-fair - required maintenance of finishes, future overall preparation and refinishing/repainting
- G. Wood entry doors, front and rear, clear finish, bronze door hardware
Condition: Good - required maintenance, including hardware; future refinishing
- H. Wood, multi-lite glass doors, painted and clear finishes
Condition: Fair - required maintenance, including hardware; future refinishing
- I. Wood windows, true-divided multi-lites, picture windows, leaded glazing
Condition: Good-poor - required maintenance of finishes and hardware; selected windows at south in deteriorated condition, required window repair and selective replacement
- J. Brick and stone masonry chimney at south side; masonry chimneys at roofs
Condition: Good-fair, required maintenance, selective repairs
- K. Roofs and roofing - slate clad roofs, exposed copper roof drainage assemblies, copper and lead flashings
Condition: Fair - required repair and selective replacement, maintenance
- L. Rear balcony with wood cap rail, tile deck
Condition: Poor - required waterproofing, stucco and wood repairs and refinishing

Carriage House (figs.47-51):

- M. Overall exterior, side-gabled building form with steeply pitched roof, front stair and covered porch
Condition: Very good
- N. Stucco cladding
Condition: Good-fair - required maintenance and selective repair of finishes, future repainting

- O. Wood half-timbering and wood trim
Condition: Good-fair - required maintenance of finishes, future refinishing/repainting
- P. Rubble and cut limestone cladding and detailing, wood and limestone casings and trims
Condition: Good-fair - required maintenance and selective repair
- Q. Roofs and roofing - slate clad roofs, exposed copper roof drainage assemblies, copper and lead flashings
Condition: Fair - required repair and selective replacement, maintenance
- R. Stone entry stair
Condition: Poor - required rebuilding, maintenance
- Landscape/Site (figs.44, 52-56):**
- S. Stone retaining wall at Euclid sidewalk (predates house) and at south side
Condition: Poor-Good - required partial reconstruction, maintenance
- T. Stone paths, steps and walls at front yard and front terrace
Condition: Fair-poor - walks in deteriorated condition, required repair and selective replacement
- U. Stone paths at rear yard
Condition: Fair - required repair and maintenance
- V. Tiled in-ground fountain at rear yard
Condition: Fair - required repair and maintenance
- W. Trees
Condition: Poor - threatening house, required maintenance and removal

Signed:



Mark Hulbert
Preservation Architect

Author's Professional Qualifications

With nearly thirty-five years as a professional preservation planner, historical architect and architect in the S.F. Bay Area, the author's experience includes numerous historic architectural, historic resource and project evaluations, along with extensive preservation and rehabilitation work on properties in San Francisco and throughout the Bay Area. The author exceeds the Secretary of the Interior's *Standards for Professional Qualifications* for historical architecture and architecture, holds a license to practice architecture in California, and also holds a certificate in architectural conservation from International Centre for the Preservation and Restoration of Cultural Property (ICCROM).

Selected References

- Drawings for the Mr. and Mrs. G.D. Blood residence (1929)*. The Bancroft Library, University of California, Berkeley. BANC MSS 92/115 c--Oversized Folder 3.
- Anthony Bruce. *Walter H. Ratcliff, Jr. Architect: His Berkeley Work*. BAHA, 2011.
- Woodruff Minor. *The Architecture of Ratcliff*. Heyday Books, Berkeley, 2006.
- Sanborn Fire Insurance Maps for Berkeley, California; 1911-c1990.
- Preservation Architecture. *The McCormack Residence, 18 Alvarado Road, Berkeley: City of Berkeley Landmark Nomination Report & Historical Documentation Report*. August 16, 2013.
- City of Berkeley permit records: 2526 Hawthorne Terrace and 1495 Euclid Avenue.
- County of Alameda Assessor's records.
- United States census records, 1900-1940.
- Husted's, Polk-Husted's and Polk's City Directories, c1890-c1970.

Feature	Location	Character Defining	Condition	Recommended Treatment	Schedule (estimated)	10 year Budget (estimated)
HOUSE EXTERIOR & STRUCTURE						
1. Terrace walls, steps, paving	Front	Yes	Good-fair	Stone masonry repairs, maintenance	2022 repairs; maintenance	\$8,000
2. Exterior wood and trim	Entire structure	Yes	Fair	Repair and maintain wood, including selective repairs and sealing; prepare and repaint overall exterior	Repair & refinish/repaint 2025; maintenance	\$35,000
3. Exterior stucco, ornamental plaster	Entire structure	Yes	Fair	Repair and maintain stucco, including selective repairs and sealing; prepare and repaint overall exterior	Maintain bi-annual; repaint 2028	\$65,000
4. Exterior stone cladding, trim	Entire structure	Yes	Fair-good	Selective repairs; maintenance	Annual	\$10,000
5. Masonry Chimneys	Front and roof	Yes	Fair	Repair and maintain masonry	2022 repairs; maintenance	\$18,000
6. Wood frame structure	Entire building	No	Fair	Selective structural repairs following Structural Engineer's specifications	2024	\$26,000
7. Roof deck	Southeast rear	Yes	Poor	Repair dry-rot and waterproofing	2020	\$12,000
8. Wood windows	Entire structure	Yes	Fair-poor	Repair and maintain, selective replacement, prepare and refinish/repaint overall exterior	Selective replacement and refinish/repaint, 2025; maintain	\$50,000
9. Wood doors	Entire structure	Yes	Good-poor	Repair and refinish; maintain	Repair and refinish/repair, 2022; maintain	\$25,000

10. Glazing	Entire structure	Yes	Fair-poor	Selectively replace window glazing with laminated or tempered glass; repair leaded glazing	2025	\$10,000
11. Sloped roofing, roof drainage and flashing assemblies	Entire structure	Yes	Fair	Repair, including drainage assembly repair and selective replacement; connect system to storm drains; maintain	Repairs, 2024; annual maintenance	\$50,000

HOUSE FIREPROOFING/FIRE PROTECTION

12. Fire Extinguishers & Smoke Detector Systems	Entire Structure	No	Fair	Inspect and maintain	Annual	\$3,000
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HOUSE BUILDING SYSTEMS

13. Heating system	Each floor level	No	Poor	Annual inspection and repair as needed	Annual	\$20,000
14. Plumbing system	Entire Structure	No	Fair	Monitor operation and make repairs as needed	Bi-annual	\$25,000
15. Electrical system	Entire Structure	No	Fair	System-wide inspection and selective repairs; alterations to meet code requirements, replace old wirings	Bi-annual	\$55,000
16. Exterior lighting	Entire Structure	Yes	Good-poor	Maintain good fixtures; replace selected poor/inappropriate fixtures	2028	\$5,000

CARRIAGE HOUSE EXTERIOR

17. Exterior stucco	Entire structure	Yes	Fair	Repair and maintain wood, including selective repairs and sealing; repaint	Maintain bi-annual; repaint 2028	\$5,000
18. Exterior wood and trim	Entire structure	Yes	Fair	Repair and maintain wood, including selective repairs and sealing; repaint	Maintain bi-annual; refinish 2028	\$5,000

19. Slate roofing, roof drainage and flashing assemblies	Entire structure	Yes	Fair	Repair and maintain; Reroof, including drainage assembly repair and selective replacement; connect system to storm drains	Annual maintenance; 2030 reroof	\$8,000
20. Exterior stair	Front	Yes	Fair-poor	Rebuild	2028	\$35,000

LANDSCAPE/SITE

21. Perimeter drainage	Building perimeter	No	Poor	Replace	2024	\$35,000
22. Stone retaining wall	Across front of property	Yes	Good-poor	Inspect and maintain, repair failing section	Repairs 2025; annual maintenance	\$65,000
23. Stone walls, paths & steps	Front yards	Yes	Good-poor	Repair and maintain	Repairs 2020; annual maintenance	\$10,000
24. Tile in-ground fountain	Side Yard	Yes	Fair-good	Maintain and repair	2020	\$10,000

Total Estimated Preservation & Maintenance Costs	\$590,000
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Note: All replacement work of identified character defining assemblies and materials shall be in-kind.



L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N
S T A F F R E P O R T

FOR COMMISSION ACTION
AUGUST 1, 2019

2526 Hawthorne Terrace

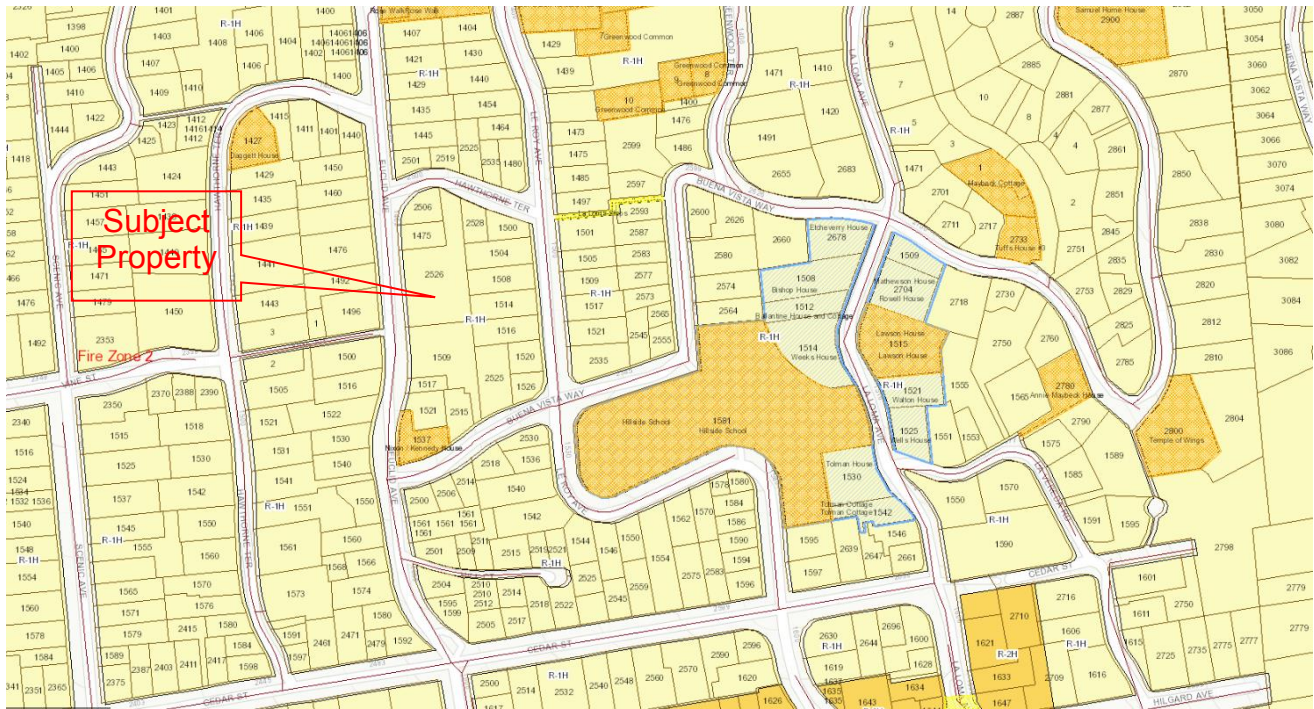
Mills Act Contract Application #LMMA2019-0001 for a single-family residence and *pending* City of Berkeley Landmark, The George D. and Ellen G. Blood Residences.

I. Application Basics

Parties Involved:

- Applicant & Property Owner: John Komoroske and Daniel McDonald
2526 Hawthorne Terrace/1495 Euclid Ave.
Berkeley, CA 94708
- Historic Resource Consultant: Mark Hulbert, Historic Architect
Preservation Architecture
446 17th Street, #302
Oakland, CA 94612

Figure 1: Vicinity Map highlighting nearby historic resources









	Landmarks / Structure of Merit; LM,		Parcels
	Features		Demolished
	Districts		Partially Demolished

Figure 2: 1495 Euclid Avenue (main building), view from public right-of-way facing east



Figure 3: 2526 Hawthorne Terrace – Carriage House (accessory building), view from public right-of-way facing south



II. Background

On April 2, 2019, the applicant and owner submitted a City Landmark application and a Mills Act Contract Application for the property located at 2526 Hawthorne Terrace/1495 Euclid Avenue. The combined application document is provided as Attachment 1 of this report. The document includes the consultant's list of *Character Defining Features* and an assessment of their current conditions (on page 40). The City's financial analysis spreadsheet is a working document used to estimate the potential Mills Act tax savings for a particular request. An analysis for 2526 Hawthorne Terrace was prepared and submitted on April 2, and it is provided as Attachment 3 of this report. And, finally, the requisite ten-year work plan proposed for this contract request is included as Attachment 2.

The subject property contains two residential buildings: a main building with the address 1495 Euclid Avenue, and an accessory building (aka Carriage House) containing a dwelling unit and garage with the address 2526 Hawthorne Terrace. Both were designed by Walter H. Ratcliff Jr. (1881-1973) and constructed in 1929 in the Tudor Revival style.

On July 2, 2019, the Landmarks Preservation Commission voted to designate this property as a City Landmark (Vote: 7-0-0-1, with one vacancy). The Commission's decision is subject to certification by City Council, in accordance with Berkeley Municipal Code 3.24.190. City Council certification is scheduled for September 10, 2019. Meanwhile, the Commission may consider this Mills Act application request and take action contingent upon final Council certification.

III. Issues and Analysis

The historic resource consultant's rehabilitation and architectural reports outline proposed building exterior and site improvements for the subject property over a projected ten-year period. Improvements to the exterior of the City Landmark buildings include, but are not limited to: repair and maintenance of exterior stone stucco and wood trim; repair and maintain slate roofing and storm drains; repair of masonry chimneys and landscape features; inspection and repair of structural framing; repair and select replacement of wood windows and glazing; repair and select replacement of wood doors; systems inspections, repairs and replacement; inspection and repair of retaining walls; repair and waterproof deck; and repair and replace drainage systems.

As required by the Landmarks Preservation Ordinance (Berkeley Municipal Code 3.24.200), any future work on the exterior of the building that would not be considered ordinary maintenance and repairs would require review and approval by the Landmarks Preservation Commission in advance of completing the work.

With the exception of building systems and trees, all improvements included in the conditions assessment (Attachment 1, page 40) and work plan (Attachment 2) would affect historic, character defining features of the building and site.

The work plan items appear to be justifiable in that they constitute restoration, repair, rehabilitation and continued maintenance of the subject property. Further, they would provide for the property's "use, maintenance and restoration as to retain its characteristics as property of historical significance," as provided for in the Mills Act, Government Code Sections 50280 et. Seq., as authorized by the Berkeley City Council per Resolution No. 59,355 – N.S. For these reasons, staff concludes that the proposed tasks represent improvements that are consistent with the requirements of the Mills Act.

IV. Mills Act Contract Proposal

The intent of the Mills Act is to provide property tax relief so that the property owners entering into Mills Act Contracts with the City will spend the property-tax money that is saved through the Contract on preserving and/or restoring their property. The applicant's proposed 10-year plan of improvements is summarized in Table 1, below.

Table 1: Summary of Ten-Year Work Plan for 2526 Hawthorne Terrace

Feature		Treatment as recommended by consultant	Estimated year of completion	
Main Building	Exterior	Terrace walls, steps, paving	Stone masonry repairs, maintenance	2022
		Exterior wood and trim	Repair and maintain wood, including selective repairs and sealing; prepare and repaint overall exterior	2022
		Stucco, ornamental plaster	Repair and maintain stucco, including selective repairs and sealing; prepare and repaint overall exterior	2028
		Stone cladding, trim	Selective repairs; maintenance	On going
		Masonry chimney	Repair and maintain masonry	2022
		Structural wood frame	Selective structural repairs following engineer's specifications	2024
		Roof deck	Repair dry rot and waterproofing	2020
		Wood windows	Repair and maintain, selective replacement, prepare and refinish/repaint	2025
		Glazing	Selectively replace window glazing with laminated or tempered glass; repair leaded glazing	2025
		Wood doors	Repair and refinish; maintain	2022
	Slate roofing, roof drainage and flashing assemblies	Repair, including drainage assembly repair and selective replacement; connect system to storm drains, maintain	2024	
	Systems	Heating	Annual inspection and repair as needed	Annually
		Plumbing	Monitor operation and make repairs as needed	Bi-annually
		Electrical	System-side inspection and selective repairs; alteration to code requirements, replace old wiring(s)	B-annually
		Lighting	Maintain select fixtures, replace select fixtures	2028
Safety	Fire extinguishers, smoke and security alarm systems	Inspect and maintain	Annual	
Carriage House (accessory building)	Stucco	Repair and maintain wood, including selective repairs and sealing; repaint	2028	
	Wood and trim	Repair and maintain wood, including selective repairs and sealing; repaint	2028	
	Slate roofing, roof drainage and flashing assemblies	Repair and maintain; re-roof, including drainage assembly repair and selective replacement; connect system to storm drains	2030	
	Exterior stair	Rebuild	2028	

	Feature	Treatment as recommended by consultant	Estimated year of completion
Landscape	Perimeter drainage	Replace	2024
	Stone retaining wall	Inspect and maintain, repair failing section	2025
	Stone walls, paths and steps	Repair and maintain	2020
	Tile in-ground fountain	Maintain and repair	2020
	Trees (not significant)	Selectively remove trees to protect house	2020

The estimated budget for the applicant's ten-year work plan would be approximately \$600,000, while the working financial analysis spreadsheet -- provided by the applicant at time of submittal -- estimates that the total tax savings over the 10-year period could total approximately \$122,500. The anticipated annual savings would start at approximately \$12,000 during the first tax year, and then is expected to increase slightly to approximately \$12,600 by the tenth year of the program.

V. Recommendation

Staff has determined that all work proposed in the Mills Act Contract work plan provides for the properties "use, maintenance and restoration as to retain its characteristics as property of historical significance", and advises the Commission to recommend that City Council approve the Mills Act Contract request for the subject property, contingent upon Council certification of the Landmark designation.

Attachments:

1. City of Berkeley Landmark Nomination and Mills Act Historic Architectural Report, received April 2, 2019
2. 2526 Hawthorne Terrace Ten-Year Work Plan for Mills Act contract, dated March 25, 2019
3. 2526 Hawthorne Terrace City of Berkeley Financial Analysis for Mills Contract, dated March 25, 2019

Prepared by: Fatema Crane, Senior Planner; fcrane@cityofberkeley.info (510) 981- 7413