

**Crane, Fatema**

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**From:** Michael Ray <michaelkray@gmail.com>  
**Sent:** Thursday, September 29, 2022 5:57 PM  
**To:** Landmarks Preservation Commission  
**Cc:** mark hulbert  
**Subject:** 2119 Marin Ave.

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Dear Commissioners:

Sincerest thanks for your consideration of our application for 2119 Marin Avenue to participate in the Mills Act program, and for your notes subsequent to the most recent meeting on September 1.

Following that meeting of the Commission, we met with our architect (Kerstin Fischer of Fischer Architecture) and our contractor (Severin Oliver of Oliver Builders) at our house to review the exterior conditions and to discuss how to optimally integrate your notes. We're pleased to report that we were able to integrate nearly all into our revised rehabilitation schedule: the concave wood shingle roof projecting within the south gable over the second-floor windows, the roof and ridgeline details, the window details, and the paint color "to match the original Craftsman character of the building." Your thoughtful consideration and input will result in a better outcome, and we're terrifically grateful for that.

Commissioner Finacom had additionally requested that we reshingle the second-story exterior in unpainted wood shingles, and we wish to briefly address that request. In the course of that review with Kerstin and Severin, we found that the existing painted shingles on the north and east facades of the house are still in very good condition, sheltered as they are from sun and weather, and so it would be environmentally and practically unwise to replace them. Thus, you'll see that our new schedule—specifically, Feature B—proposes replacement not of all shingles on the house but only of those on the south and west facades. Given that much of the exterior of the house—and the entirety of the first story—is existent painted wood board, original to the house and of old-growth redwood, most of which is in good shape, Kerstin and Severin felt that if we were to leave just those second-story sections of new shingles on the south and west facades unpainted, while the rest of the house would remain painted, the result wouldn't present very well, nor honor the original, more seamless character of the building. So we propose to repaint those shingled sections, and to repair and repaint the original wood board siding, in a color "to match the original Craftsman character of the building."

Finally, Commissioner Finacom requested that we consider removing the south gable vent. We discussed alternate means of venting the attic with our contractor, Severin, extensively, and his guidance is that the vent is critical to the house's ventilation system and that his interest is in exploring means of introducing even more venting to the attic, so he advises against removing any existing ventilation, including this vent.

Again, we've found this process of review to be informative, inspiring—in your collective dedication to preserving so much of what makes Berkeley such a lovely place to live—and materially beneficial. Even after all the time we've spent poring over the historic photos of the house, appreciating them honestly every day, as we've framed and hung about fifteen of them around the house, we'd never quite noticed—for example—that concave wood shingle roof within the south gable. Yet we're so thrilled to restore that detail. So your review and feedback has been a gift, and the house will be better for it—for generations to come.

We thank you for your consideration and review, and we do hope you'll support our plans to rehabilitate this home to the condition it deserves.

Thank you again and once more. We're grateful for all you do.  
Michael and Anne Ray

ITEM 5  
LPC 10-06-22

MILLS ACT  
**EXTERIOR REHABILITATION SCHEDULE**

**ITEM 5**  
**LPC 10-06-22**

Feature	Character Defining?	Condition	Recommended Treatment	Schedule	Budgets	Notes
A. All wood board siding and trim work throughout first story and below, including front porch walls	Yes	Fair	Repair existing wood board siding and trim work; repaint all (see below)	2024-2026	\$40,000	a
B. Wood shingle siding, second story, south (front) and west side	Yes	Fair-poor	Remove and replace existing wood shingles with new wood shingles to visually match original/early shingle work; repaint all (see below)	2024-2026	\$48,000	b
C. All wood windows and trim (30 total)	Yes	Fair-poor	Repair existing wood windows or, where irreparable, selectively replace with new wood windows to match existing; repaint all (see below)	2024-2026	\$40,000	c
D. All painted exterior wood siding, soffits, trim, windows and doors	Yes	Fair	Prepare and repaint overall exterior wood with paint color(s) to match original Craftsman character of building	2026-2028	\$35,000	
E. All roofs, roof drainage and flashing	Yes	Fair	Replace roofing, flashing and roof drainage assemblies	2030	\$50,000	d
F. Wood steps at west side entry	Yes	Poor	Replace to match existing	2028	\$20,000	
<b>Total Estimated 10yr. Budget</b>					<b>\$233,000</b>	

**GENERAL NOTES:**

1. This proposed 10 year work plan is focused on the rehabilitation of primary exterior features and materials.
2. The proposed work plan is commensurate with the estimated Mills Act tax reduction per the accompanying Spreadsheet.
3. This focused work plan represents only a portion of current and future rehabilitation work.

**REHAB NOTES:**

**a. Wood Repairs and Repainting:**

- Remove all loose and failed wood material;
- Remove all paint on existing wood to remain to sound paint layers;
- Patch areas of rotted wood with wood epoxies and wood patches (dutchmen);
- Where irreparable, replace wood with new to match existing;
- Where removed, repair and replace underlayment;
- Caulk wood joints;
- Sand and clean all wood surfaces.

**b. Wood Shingles:**

- Existing, painted wood shingles at north (rear) and east side in good condition and to be retained;
- Replicate missing original concave wood shingle roof projecting within south gable over second floor windows (as shown in early photos).

**c. Windows:**

- Replace any windows requiring replacement with new to match original/existing, including upper sash drops/ears at double-hung windows

**d. Reroofing:**

- Remove existing roofing and drainage assemblies and replace with new roofing and drainage assemblies;
- New roofing to be composition roof shingles visually similar to original/early wood roof shingles, including ridgeline and hipline shingles.

