



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, 2024

60 Panoramic Way – William J. Moore House

Mills Act Contract Application (#LMMA2023-0001) for a residential property and City of Berkeley Landmark.

I. Application Basics

Parties Involved:

Property Owner:

Jordan Kanarek and Gabrielle Goldstein
60 Panoramic Way
Berkeley, CA 94704

Historic Consultant:

Sandhya Sood, Historic Architect
accent architecture + design
Berkeley, CA

Recommendation:

Approve the proposed rehabilitation schedule
and recommend favorable action to City Council.

Figure 1: Vicinity Map showing nearby City Landmarks & Districts

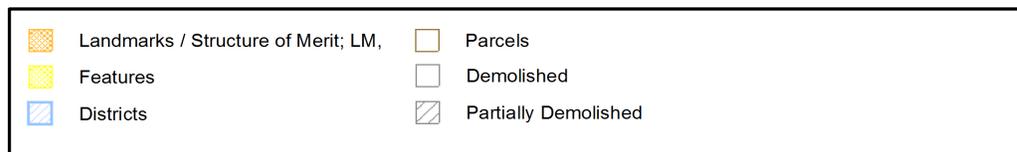


Figure 2: Existing Site Conditions – Primary Façade in 2022 (Jordan Kanarek)

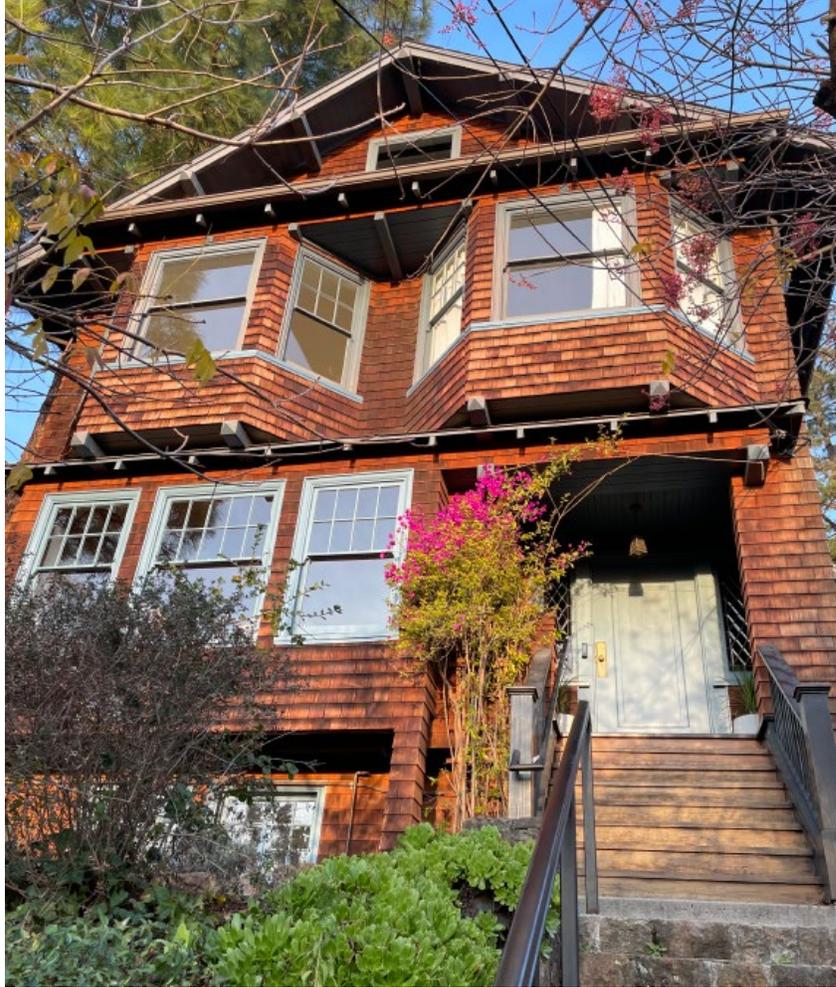


Figure 3: Existing Site Conditions – North Elevation in 2022 (Jordan Kanarek)



Figure 5: Existing Site Conditions – South and West Elevations in 2022 (Jordan Kanarek)



II. Background

The residence at 60 Panoramic Way was constructed in 1913 for owner William J. Moore by designer/builder Henry Rowe. The main residence is a two-and-a-half story Craftsman-style residence, specifically in the First Bay Tradition idiom. The most prominent character-defining feature of the building are the natural brown wood shingles that clad all of the exterior elevations. The building is capped with a front gable roof, with overhanging eaves that feature exposed rafter tails. The fenestration on the primary (front) façade features two, three-part bay windows (upper floor) over three double-hung windows (main floor) over two double hung windows (basement). The windows are typically made of wood, and most feature a multi-part divided lite sash over an undivided lite sash. As the house is elevated from the street level, the entry to the residence is located up a stone staircase that leads to a wooden staircase and within a recessed wooden porch entry. The front door is a single panel, solid (with inset panel detail) painted wood door with two diamond-paned leaded glass windows on either side (non-original). A clinker brick chimney pierces through the middle of the roof ridge.

The other contributing structure on the site is the stone retaining wall which serves as a perimeter barrier at the front and eastern side property lines leading up to the residence. The wall is approximately four feet in height and is made of local volcanic rhyolite. Further architectural details can be found in Attachment 1a.

The subject property is including the Panoramic Hill National Register Historic District and was designated as a Structure of Merit by the Landmarks Preservation Commission on July 6, 2023; see the Notice of Decision in Attachment 1b of this report.

A Mills Act application was submitted by the property owner on May 15, 2023, prior to local register designation. After receiving staff's feedback on the initial submittal, the property owner submitted a revised Mills Act Contract Application for this City Landmark property on June 15, 2024, that was prepared in consultation with a qualified historic consultant, accent architecture + design [*sic*].

III. Issues and Analysis

The applicant's historic architect, who is also serving as the historic resource consultant, prepared the Mills Act submittal in line with the City's program requirements.

The Mills Act application includes the following components:

- 1) A Historic Architectural Summary for the subject property (Attachment 1a), which includes the list of Character-Defining Features of the William J. Moore House.
- 2) A financial analysis spreadsheet (Attachment 1c) for estimating the potential Mills Act tax savings for this request, based on property-specific figures calculated using standard formulas; and

- 3) An Exterior Rehabilitation Schedule (Attachment 1d), which outlines the projects identified for restoration, rehabilitation, and maintenance of the property over the ten-year contract period.

The purpose of this review is to confirm the eligibility of the property to participate in the program and verify the validity of the identified work plan items. Should the City enter into a Mills Act Contract with the property owner, the Alameda County Assessor's Office will be responsible for verifying the figures provided by the applicant, conducting calculations, and applying actual property tax reductions on future tax bills beginning in 2025.

All improvements included in the Rehabilitation Plan (Attachment 1d) relate to restoring the historic, character defining features of the building and site, or extending the Structure of Merit's useful life. Based on the rehabilitation plan included in the Mills Act application (Attachment 1d), all of the proposed work items can be considered "ordinary maintenance and repair" since they do not include a change to the character of any of the exterior features, and therefore, would be exempt from the requirements of a Structural Alteration Permit (SAP), pursuant to the Landmarks Preservation Ordinance (Berkeley Municipal Code Section 3.24.260). If any future work is proposed to go beyond the scope of "ordinary maintenance and repair," it would be subject to prior approval by the Commission.

The work plan items are justifiable in that they constitute restoration, repair, rehabilitation and continued maintenance of the subject property. Further, the work plan will 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 work plan items 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 reinvest a significant portion of the property tax savings resulting from the Contract into preserving and/or restoring their property. The applicant's proposed 10-year plan of improvements is provided in Attachment 1d, and summarized in Table 1 below.

Table 1. Summary of Rehabilitation Schedule & Recommended Treatments

Location	Feature	Recommended Treatment	Estimated Year of completion
Exterior	Wood Shingle Siding	Repair	2026
		Replace segments as needed	2031
	Wood Windows	Repair & replace glazing	2025
		Maintenance	2026-2035
	Roofing, Flashing Drainage Assemblies	Replace	2028
Painting and Finishing	Repair & paint	2025	
Structural Strengthening & Repair	Foundation	Repair	2025
		Replace	2031
	Wood Posts	Repair & replace portions as needed	2026
Site	Retaining Walls (rhyolite and concrete)	Repair portions as needed	2025
		Strengthen (remaining portions)	2030
	Site Drainage	Install storm drains	2027
	Walkway	Repair & replace as needed	2025
		Maintenance	2026-2035

Per the applicant’s calculations in Attachment 1c, the owner’s work plan represents a full reinvestment of the savings into the property (i.e. spending \$554,000 on the 10-year work plan, while saving \$304,369 in property tax reduction over the 10-year period).

V. Recommendation

Staff has determined that all work proposed in the Mills Act Contract work plan provides for the property’s “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.

LANDMARKS PRESERVATION COMMISSION
August 1, 2024

60 PANORAMIC WAY
Page 8 of 8

Attachments:

1. Mills Act Application for 60 Panoramic Way, dated June 14, 2024, including:
 - a) Historic Architectural Summary by accent architecture + design
 - b) Notice of Decision – Structure of Merit designation for 60 Panoramic Way #LMIN2023-0001, date effective November 15, 2023
 - c) Mills Act Application for 60 Panoramic Way – Financial Analysis Spreadsheet, dated June 14, 2024
 - d) Mills Act Application for 60 Panoramic Way – Rehabilitation Plan and Notes, dated June 14, 2024

Prepared by: Reina Kapadia, AICP, Senior Planner; rkapadia@berkeleyca.gov (510) 981-7485

Reviewed by: Fatema Crane, Principal Planner/LPC Secretary; fcrane@berkeleyca.gov (510) 981-7410



June 14, 2024

**William J. Moore Residence
60 Panoramic Way, Berkeley CA
Historic Architectural Summary**

Introduction

This documentation provides a summary of the historic architecture of the building and property at 60 Panoramic Way. Summary includes historic architecture context and research in addition to information provided in the Landmark application # LMIN2023-0003 that was prepared by the property owner. The subject single family residential building was designated a City of Berkeley Structure of Merit in November 2023 as per LPO NOD application # LMIN2023-0003. The complete City of Berkeley Landmark Application (Janice Thomas & Berkeley Architectural Heritage Association) is attached.

The primary purpose of this summary is to apply for the State of California's historic preservation incentive program, the Mills Act for continuing repairs, maintenance and rehabilitation of the subject property. While the property consists of a residence and a parcel, the Mills act application does not extend to the building's interior and focuses only on the building's structure, exterior and the site.

Historic architecture context

The historic architectural character of the site and building at 60 Panoramic Way is best viewed within the context of the Panoramic Hill Historic District. The building and several elements of its site are contributors to the Panoramic Hill Historic District, listed on the National Register of Historic Places (Designation #05000424) under criterion C (Design/Construction) at the local level of significance. Many buildings, objects, structures and sites within this district exemplify the Bay Tradition or Bay Area Tradition in architecture, prevalent in the San Francisco Bay Area as well as regions of Northern California.

The historic district covers many parts of Panoramic Hill neighborhood, located at the eastern edge of the City of Berkeley, southeast of the University of California campus, and situated at the northwestern foot of the Claremont Canyon Regional Preserve and the Claremont Hills. Panoramic Way, the primary access to this neighborhood is a steep and narrow road, switching back and forth at sharp angles and accommodates both cars and pedestrians. After filing a subdivision map for the tract named "University Terrace" with Alameda County in 1888, Charles

Bailey cut Panoramic Way to follow the contour of the hill. The parcels of land in this tract mostly attracted professors and academics from the nearby University of California, creating a ...” *atmosphere of the intellectual and cultural milieu which aspired at the turn of the century to be the Athens of the West.*” (John Beach, Wikipedia) Master architects such as Julia Morgan, Walter Ratcliff and Coxhead designed notable houses in Baileys University Terrace, creating the “*best grouping of First Bay Tradition/Arts & Crafts residential architecture...the work of star studded array of master architects..*” (*Panoramic Hill*, Berkeley Architectural Heritage Association (BAHA) 2005)

The Panoramic Hill Historic District consists primarily of single-family residences built between 1901-1950 on large, wooded parcels of land, set amidst the flora and natural features of the surrounding landscape. Pedestrian pathways are characteristic of this district and connect many parcels in the vicinity. Other site features include walls made in stone, clinker brick, wood and concrete... “*In these various ways, the hillside development of houses, retaining walls, streets, fountains, and fences is in tune with nature*” (NR application, 2005). Bay Tradition emphasizes the relationship between natural and built environment as well as spatial relationships at the site level, as evident at 60 Panoramic Way and other properties in Panoramic Hill Historic District. This aspect of the Bay Tradition is illustrated by the placement of the building on its unique site, aligned with the site’s topography and informal landscape, capturing picturesque views and natural light. (Sood ,“ *56 years after her death, Julia Morgan wins top award*” Berkeleyside, 2014) First Bay Tradition/Craftsman houses often use natural unpainted exterior materials such as wood shingles or boards juxtaposed with features such as bay windows, extended structural elements such as rafters/beams, deep eaves, hip/gable roofs.

Summary of property’s setting, site and building

Site and setting: The subject property is an approximately 9,750 square foot upsloping hillside lot on the north side of the Panoramic Way, near its first hairpin turn and southernmost cul-de-sac. It was part of the original parcel #13 of the University Terrace subdivision, later bought by William J. Moore, as one of the five houses built by Henry Rowe, including his own. Houses at 62 and 64 Panoramic Way were built in 1908 and the one at 122 and 60 Panoramic Way were built in 1913, all on contiguous lots, built in the First Bay Tradition, also referred to as the Craftsman style. (“*Panoramic Hill*” Berkeley Architectural Heritage Association, 1989).

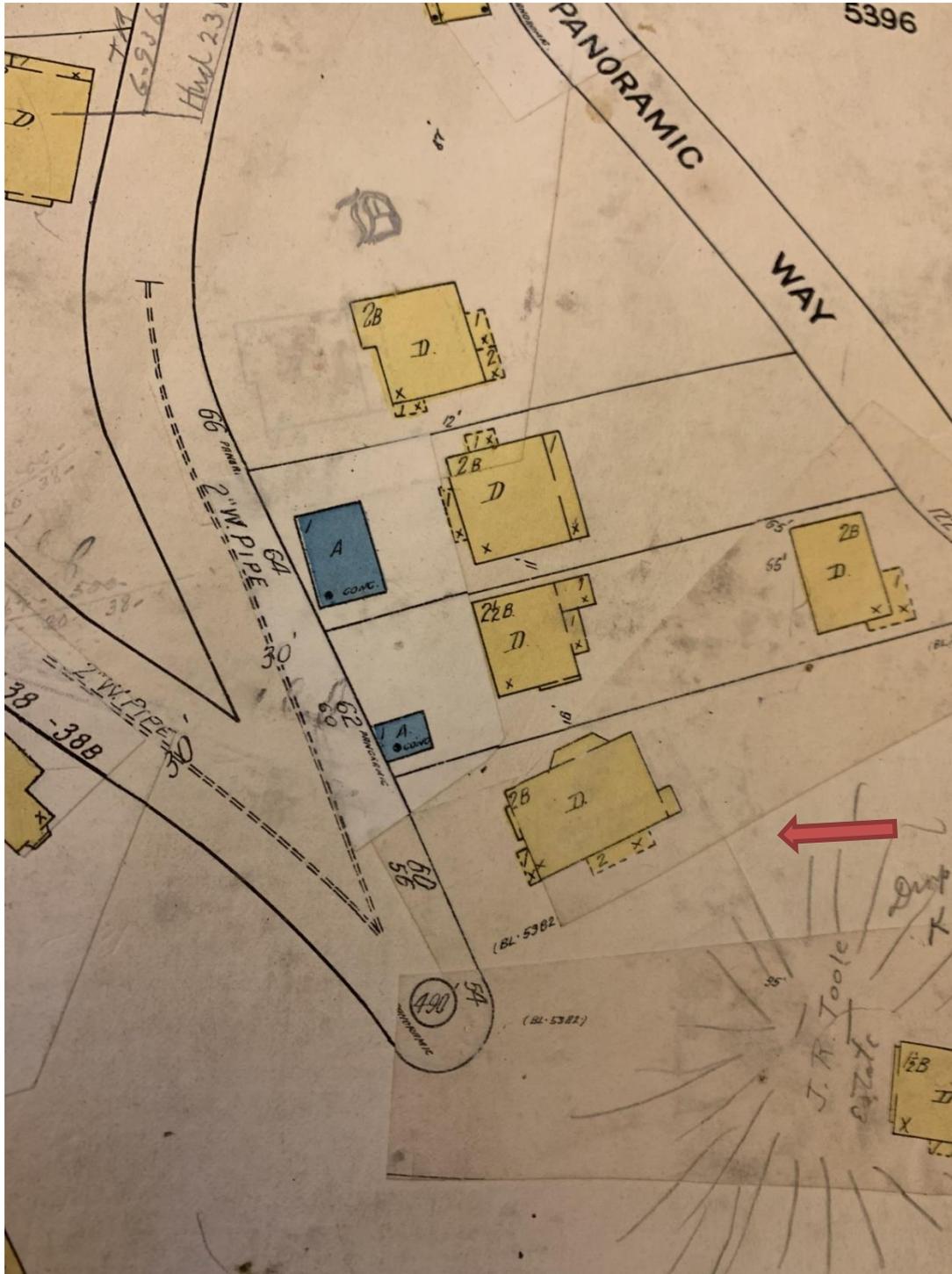
The William J. Moore house at 60, Panoramic Way sits on a rectangular parcel with some irregular jogs in the front and rear. One of the distinctive elements of this site is Rhyolite (native volcanic) stone retaining wall, about four feet in height, built along Panoramic Way, at the angled south edge of the property line following the front (west) and wrapping along the side (north) shared with property at 62 panoramic Way. The stone wall is about four feet high and features stone pilasters with broad, flat caps. Lower height stone walls straddle a flight of stairs,

leading to the primary entrance that is elevated from Panoramic Way. Although treads are now covered in cement slurry, the entrance steps are also set in Rhyolite stone masonry. They provide access to a pedestrian walkway around the perimeter of the building, connecting to a paved brick path at the rear and a landing at top of the stairs. A similar, although lower height Rhyolite stone wall sits perpendicular to the front retaining wall, along the north side yard. Beyond the rear (east) side of the house, wood posts adjacent to wood box planters were likely added after 1913. The site slopes up from the front to the rear property line, with several retaining walls built to stabilize the site and sustain the steep topography of the land.

Building: The house is a two-and-a half story wood framed building with a basement level, capped with a gable roof that extends beyond the exterior walls. The landing at the top of the stone steps provides a pause before another flight of stairs, built in wood with railings leads to the entrance porch. Inset from the façade, it frames a solid wood single panel door flanked by a vertical window pane on each side. Along with two similarly patterned windows on the south façade, they are made of stained glass in a diamond pattern and do not appear to be original to the 1913 construction. The primary (front/west) façade consists of four distinct tiers that include the first and second floor window bays as middle tiers; an attic window on the top and two casement windows at the basement, as the bottom-most tier. Three double hung windows with a multi-lite top sash sit adjacent to the entrance porch on the first floor. Second floor features two identical three-part bays protruding from the main wall, each with double hung windows. The middle tiers are interspersed with hip roofs supported by exposed wood members.

The gable roof extends on both sides of the house, exposing tapered rafter tails and deep overhangs. Soffits at the eaves on the north and south sides showcase broad planks, while those at the porch and at the rear of the building are clad in beadboard. All windows are made of wood and all but two feature a multi-lite divided sash above an undivided sash. The two windows facing front (west) at the second floor bays have single pane, undivided sashes. The north facade features a three part bay with a hip roof and double hung windows with single, undivided panes. Sanborn Maps (1911-c1957) for the property show a structure such as a sleeping porch at both floors, along the south side, giving the building a slight L-shape. The pyramidal ends of extended wood elements such as under the window seat canopy establish the Arts & Crafts design vocabulary of the building.

The building overhangs the lower level and is supported by wood posts clad in wood shingles that appear to be a later addition. The roof is covered with asphalt shingles and its steep pitch is pierced by two clinker brick chimneys, visible from the east side of the house. The distinctive gable ends of the roof feature heavy timber beams with pyramidal ends while the eaves along the north and south reveal tapered rafter tails.



Sanborn Fire Insurance Maps 1911 to c1928, Vol. 1 of Berkeley, CA

Subject property marked with red arrow.

SUMMARY OF CHARACTER DEFINING AREAS AND FEATURES

EXTERIOR FEATURES TO BE PRESERVED

1. Overall building massing of two and a half stories with basement
 - a. Steeply pitched gable roof with shingles
 - b. Two clinker brick chimneys visible from rear (east) terrace
 - c. Exposed, tapered rafter tails under eaves at north and south sides
 - d. Wood beams with pyramidal ends at front and rear gable ends
 - e. Bargeboards at gable ends of roof
2. Front (west) façade, facing Panoramic Way
 - a. Double hung wood windows; single pane with multi-lite upper sash (7)
 - b. Double hung wood windows; undivided single pane sashes (3)
 - c. Square timber projections with pyramidal ends at porch and below bays (6)
 - d. Square wood extensions supporting secondary hip roofs at first and second floors (9)
 - e. Exposed, rectangular wood tails under both hip roofs
 - f. Heavy, square timber beams with pyramidal ends extended from gable roof (7)
 - g. Wood single casement and fixed windows; set of French wood doors with divided panes
 - h. Building set back from stone retaining walls at front of property
3. Entrance porch
 - a. Front steps in wood
 - b. Wood baluster and railing, two wood posts with pyramidal metal cap detail
 - c. Recessed porch with painted beadboard soffit, hanging light fixture
 - d. Solid wood entrance door with single inset panel
 - e. Vertical wood windows on both sides of entrance door
4. Sides (north and south elevations)
 - a. Shingled hip roof above three part bay; wood double hung windows with undivided sashes (3)
 - b. Wood double hung windows; single pane with multi-lite upper sash (6)
 - c. Wood double casement with multi-lite window panes at first floor (3)
 - d. Wood fixed windows with valance muntins at second floor (4)
 - e. Wood double casement window with multi-lite glass panes at basement
 - f. Wood door with multi-lite glass panel
5. Rear (east elevation)
 - a. Set of wood French doors with divided glass panels
 - b. Wood door with multi-lite glass panel
 - c. Wood casement and fixed windows with valance muntins at second floor
 - d. Square wood member with pyramidal end under window seat canopy

6. Exterior walls and framed openings
 - a. Unpainted, wood-shingled exterior wall cladding throughout
 - b. Opening under first floor(west side); casement windows (2) with divided lites
 - c. Opening at entrance porch framed by shingled walls and wood plank soffit
 - d. Double hung, fixed and casement wood windows with & without divided sashes, wood sills, sill aprons, thresholds, casings and trims

SITE FEATURES

1. Rhyolite (native volcanic) stone walls built in rubble masonry with cement mortar
 - a. Retaining walls at front of property including pilasters at entrance
 - b. Low walls along sides of entrance steps
 - c. Entrance steps leading from Panoramic Way (cement coating is a later addition)
 - d. Low wall along north side yard
2. Retaining walls and walkway
 - a. Retaining walls that sustain and stabilize the topography of the site
 - b. Walkway around building

Signed:



Sandhya Sood
Historic Architect

Att: Figures 1-13 (pages 6-13); LPO NOD application # LMIN2023-0003

Selected Resources & References:

Janice Thomas & Berkeley Architectural Heritage Association (BAHA), National Register Application 2005

"Panoramic Hill" House tour, Berkeley Architectural Heritage Association, 1989, 2005

Sood ,*" 56 years after her death, Julia Morgan wins top award"* Berkeleyside 2014

Sanborn Fire Insurance Maps, Vol. 1 of Berkeley, CA

Panoramic Hill Oakland/Berkeley California, Wikipedia

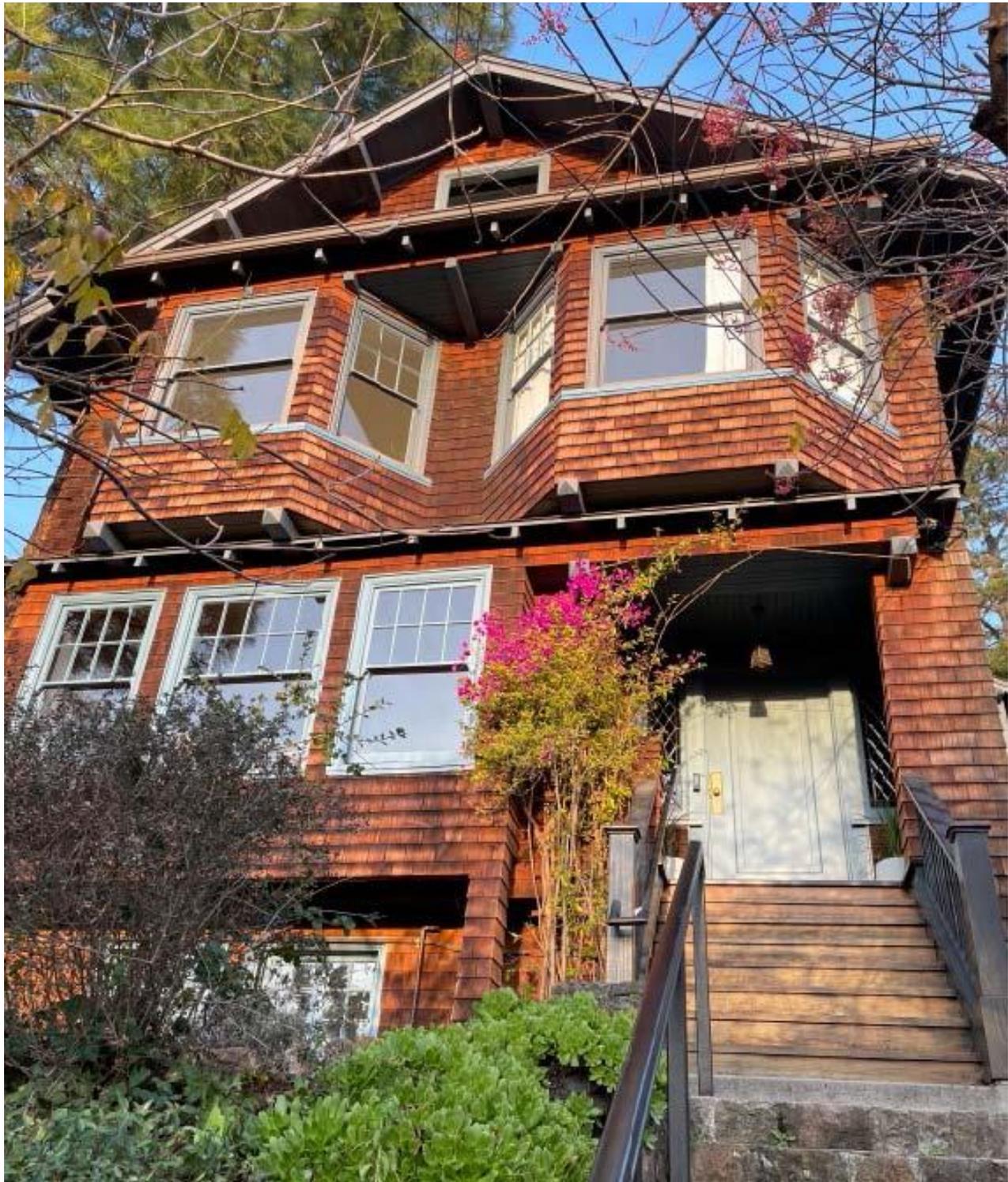


FIG 1: Front (west) bay windows, extended wood elements, entrance steps and recessed porch



FIG 2: Overhanging roofs supported by wood rafters with tapered and pyramidal ends



FIG 3: Hip roofs spanning first floor and second floor window bays



FIG 4, FIG 5: Entrance steps to porch with wood railing, balusters and posts with pyramidal caps

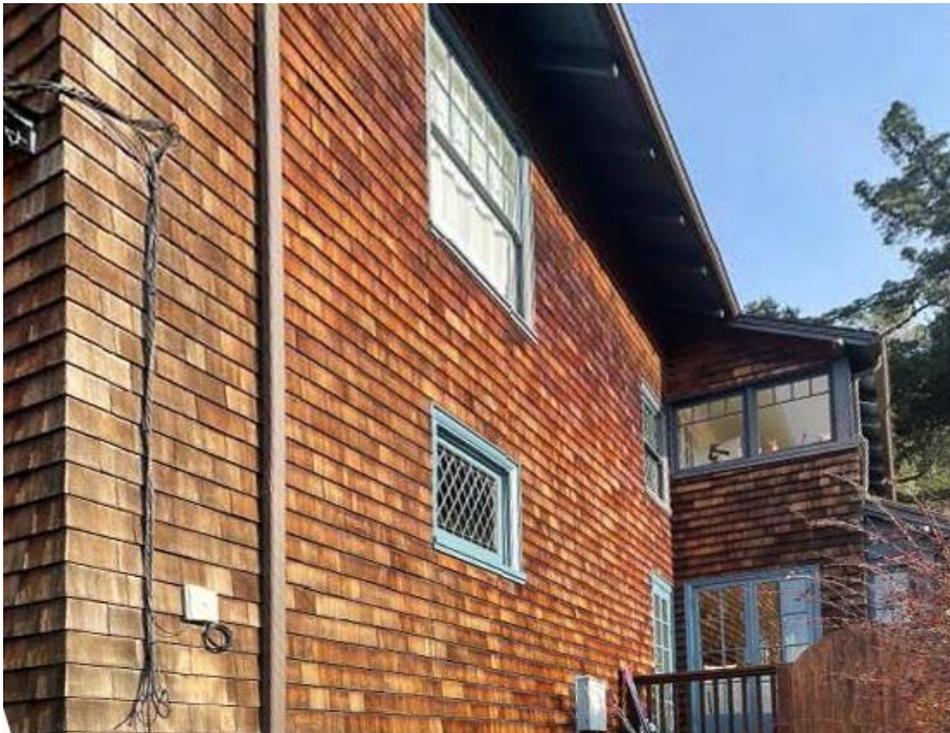


FIG 6: Side (south) showing the building's L- shape clad in unpainted wood shingles



FIGURE 7: Rear (east) side shows fixed, casement and double hung wood windows



FIG 8: Side (north) façade features a three part bay window topped with a hip roof

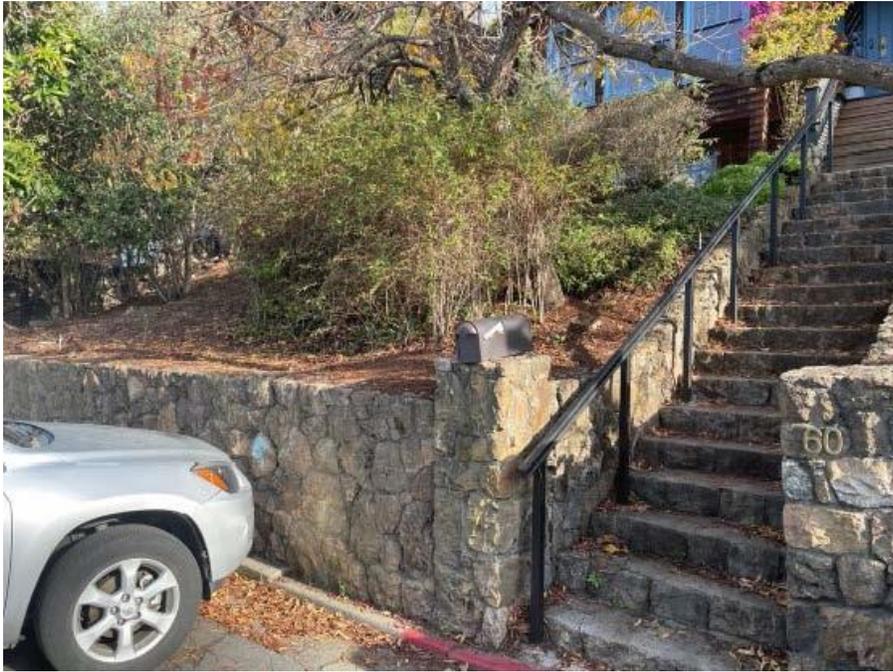


FIG 9: Rhyolite stone retaining walls at the front (west) of the property



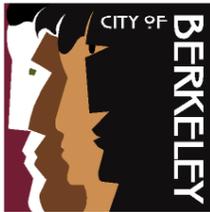
FIG 10: Square stone pilasters FIG 11: Stone wall along Panoramic Way as it wraps south



FIG 12: Building sits on an upslope site elevated from Panoramic Way



Fig 13: Walkway around building connects to stone entrance steps



Office of the City Manager

INFORMATION CALENDAR
November 21, 2023

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Jordan Klein, Director, Planning and Development Department
Subject: LPO NOD: 60 Panoramic Way, #LMIN2023-0001

INTRODUCTION

The attached Notice of Decision (NOD) for the Landmarks Designation is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.160, which requires that “a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPO/Commission) has designated the subject property as a City Landmark. This action is subject to a 15-day appeal period that began on October 31, 2023, after being postponed from August 29, 2023.

BACKGROUND

BMC/LPO Section 3.24.190 allows the Council to review any action of the Commission in granting or denying Landmark, Structure of Merit or Historic District status. In order for Council to review the decision on its merits, Council must appeal the NOD. To do so, a Councilmember must move this Information Item to Action and then move to “certify” the decision. Such action must be taken within 15 days from the mailing of the NOD or by November 14, 2023. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set within 25 days pursuant to BMC/LPO Section 3.24.300. The Council must then rule on the designation within 30 days from the date that the public hearing is opened or the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

At their meeting on September 12, 2023, City Council received an Information Report citing this LPC decision and announcing the conclusion of the 15-day appeal period.

LPO NOD: 60 Panoramic Way/#LMIN2023-0001

INFORMATION CALENDAR
November 21, 2023

However, staff postponed the appeal period to commence on October 31, 2023 in order to correct a clerical oversight in the distribution of the public notices.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to certify or appeal the decision to grant designation status, setting the matter for public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

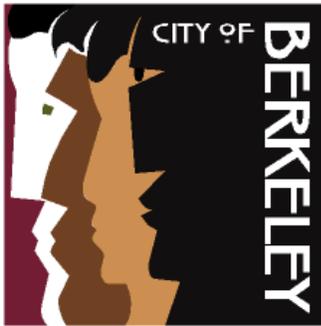
There are no known fiscal impacts associated with this designation action.

CONTACT PERSON

Reina Kapadia, AICP, Senior Planner, Planning and Development Department, 510-981-7410

Attachments:

1: Notice of Decision – 60 Panoramic Way, #LMIN2023-0001



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

Notice of Decision

DATE OF BOARD DECISION: June 1, 2023
DATE NOTICE MAILED: ~~August 28, 2023~~ October 30, 2023
APPEAL PERIOD EXPIRATION: ~~September 12, 2023~~ November 14, 2023
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): ~~September 13, 2023~~ November 15, 2023¹

60 Panoramic Way – William J. Moore House

Landmark application #LMIN2023-0001 for the consideration of City Landmark or Structure of Merit designation status for a residential building constructed in 1913 that is a Contributing Property to the Panoramic Hill National Register Historic District – APN 55-1853-15

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

- **Structure of Merit designation**

APPLICANT: Jordan Kanarek and Gabrielle Goldstein
60 Panoramic Way
Berkeley, CA 94704

ZONING DISTRICT: Environmental Safety-Residential (ES-R)

¹ Pursuant to BMC Chapter 3.24, the City Council may “certify” any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

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ENVIRONMENTAL REVIEW STATUS: Categorically exempt under the California Environmental Quality Act Guidelines, Section 15061(b)(3).

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The application materials for this project is available online at:

<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects> or
<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

FINDINGS FOR FINAL ACTION AND APPLICATION ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 8-0-0-1

YES: ADAMS, CRANDALL, ENCHILL, FINACOM, LEUSCHNER, MONTGOMERY,
SCHWARTZ, TWU

NO: NONE

ABSTAIN: NONE

ABSENT: LINVILL

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. The City Clerk's telephone number is (510) 981-6900.
 - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. 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. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.

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- 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.
3. 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).

If no appeal is received, the Structure of Merit 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 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 include 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.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN2023-0001
60 Panoramic Way
October 30, 2023
Page 5 of 5

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.

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, Reina Kapadia, at (510) 981-7410 or rkapadia@berkeleyca.gov. All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings for Final Action
2. Landmark Application for 60 Panoramic Way, prepared by Jordan Kanarek (property owner); received March 9, 2023



ATTEST: _____
Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk

Applicant and Property Owner:

Jordan Kanarek and Gabrielle Goldstein,
60 Panoramic Way, Berkeley, CA 94704

Findings

JULY 6, 2023

60 Panoramic Way – William J. Moore House

Landmark application #LMIN2023-0001 for the consideration of City Landmark or Structure of Merit designation status for a residential building constructed in 1913 that is a Contributing Property to the Panoramic Hill National Register Historic District – APN 55-1853-15

PROJECT DESCRIPTION

Structure of Merit designation of the property at 60 Panoramic Way, William J. Moore House.

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.B.2(d) of the Landmarks Preservation Ordinance, the Commission finds that the subject property meets the designation criteria for Structure of Merit (SOM) status because the structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings as a good example of the First Bay Tradition style of architecture, and as a contributor to the Panoramic Hill National Register Historic District. The building retains integrity of location, materials, feeling, association, setting, workmanship, and design throughout its street-facing (primary) elevation, despite some exterior alterations on the side and rear elevations. Through these qualities, it conveys its associations with its period of construction (1913) and has historic significance to the City, neighborhood (Panoramic Hill), block, and group of buildings in the historic district in which it is located.

FEATURES TO BE PRESERVED

1. This Structure of Merit designation shall apply to the subject property and the following distinguishing features of the main building and site shall be preserved:

Setting

- Its location in the Panoramic Hill residential neighborhood amongst the grouping of single-family residences built between 1901 – 1950 in various examples of the First Bay Tradition of architecture (National Register Historic District)

Overall Visual Aspects

- Two-and-a-half story over basement height of structure
- Natural, unpainted, wood-shingled exterior wall cladding throughout
- Those aspects of its design and materials associated with its First Bay Tradition style of architecture

West Elevation (Primary/Front)

Floor 1

- Inset entry porch
- Wooden entry door with inset panel and two flanking sidelights
- Wooden French doors with divided light panels
- A square bay covered with wood shingle cladding and:
 - Two double-hung wooden sash windows (8/1)
 - One center double-hung wooden sash window (10/1)

Floor 2

- Two secondary hip roof overhangs between each floor with exposed rafter tails
- Two three-part projecting bay windows with three double-hung wood sash windows in each:
 - Two 1/1 windows in the central bays
 - Four 6/1 windows on side bays
- Two casement windows with valance grid mullions (4/1)

Floor 3 (Attic)

- Single double-hung wood sash window (1/0)

Basement

East Elevation (Rear)

- Wooden double undivided casement window
- Wooden French doors with divided light panels

Page 10 of 33

FINDINGS
Page 3 of 3

60 Panoramic Way – William J. Moore House
July 6, 2023

North Elevation (Side)

Floor 1

- One double-hung wood sash window (10/1)
- Three double-hung wood sash bay windows (1/1) underneath a hip roof overhang
- Two double-hung wood sash windows (towards the rear)

Floor 2

- Two double-hung wood sash windows (10/1)

South Elevation (Side)

Floor 2

- Four divided (3/1) picture windows
- Two divided (5/1) picture windows

Roof

- Front-facing gable roofline with exposed wooden roof beams with pyramidal rafter tail end
- Clinker brick chimney
- Beadboard soffits

Site Features

- Rhyolite (local volcanic) stone retaining walls and pilasters along the front property line and the south side property line as it returns into the sloped front yard
- Rhyolite (local volcanic) stone staircase (single flight) at the front property line leading up to the residence
- Rhyolite (local volcanic) stone planter beds in the sloped front yard



Planning and Development Department
Land Use Planning Division

City of Berkeley
Ordinance #4694 N.S.
LANDMARK APPLICATION

1. **Street Address** 60
City Berkeley
County Alameda
Zip 947

2. **Assessor's Parcel Number:** 55-185
Block and Lot: Lot 13, "University Terrace", filed
Tract: August 14, 1999 in Book 10 of Maps,

Dimensions: Lot

Cross Streets: Panoramic Way

3. **Is property on the State Historic Resource Inventory?** N
Form #

Is property on the Berkeley Urban Conservation Survey? N
Form #

4. **Application for Landmark includes:**
a. **Building:** ✓ **Garden:** **Other features:**
b. **Landscape or Open Space:** **Natural** **Designed** **Other**
c. **Historic Site:**
d. **District:**
e. **Other:** Stone

5. **Historic Name:** 60
Commonly Known Name: 60

6. **Date of Construction:**
a. **Factual:** 1913 **b. Approximate:**
Source of Information: National Register Designation

7. **Architect:**

8. **Builder:** Henry

9. **Style:** First Bay

Page 12 of 33

10. Original Owners: William J.
 Original Use: Residential

11. Present Owners: Gabrielle Goldstein and

12. Present Use:

Residential:	Single Family		Duplex	
Multiple				
Commercial:	Office	Store	Industrial	Hotel
Institutional:	School		Hospital	Other

Current Zoning: ES
 Adjacent Property Zoning: ES

13. Present Condition of Property:

Exterior:	Excellent	Good	Fair	Poor
Interior:	Excellent	Good	Fair	Poor
Grounds:	Excellent	Good	Fair	Poor

Has the property's exterior been altered?

Structural support piers were added in the front, north, and rear sides of the home.

Non-original stained glass windows at the front and north sides of the home.

Windows at the front and rear of the attic not original.

Windows and door at the rear of the home on the first floor are

14. Description: See site features and description in attached document.

15. History:

This property is a contributor to the Panoramic Hill Historic District. This District is historically significant in the area of architecture as a neighborhood that

16. Significance:

~~The significance of 60 Panoramic Way is evident in its exemplary architectural design and listing on the National Register Pursuant to Berkeley Municipal Code~~

Historic Value:

National State County City Neighborhood

Architectural Value:

National State County City Neighborhood
N

17. Is the property endangered?

18. Photographs: Date: 12/15/ **Repository:** N/
Photographer: Jordan

19. Bibliography: National Register Designation #05000424 for the

20. Recorder: Janice Thomas & **Date:** 200
Organization: Berkeley Architectural Heritage Association, submitted and certified

60 Panoramic Way Description + Building/Site Features

Description

In 2005 this home, and several other neighboring homes, was placed on the National Register of Historic Places (National Register Designation #05000424). The house at 60 Panoramic Way was designed and built by Henry Rowe, who purchased several contiguous lots on the hill and built five houses, including this one. The five houses, all Craftsman-styled, are distinct from each other, and this particular house was built in 1913.

The two and a half story single-family dwelling is situated on the uphill side of Panoramic Way, close to the first hairpin turn. The exterior of the house is covered in natural wood shingles, with a front gabled roof that has overhanging eaves supported by exposed roof beams. The chimney is constructed of clinker brick. The first story of the western facade includes a square bay with three double-hung windows and an inset entry porch. The front door has a vertical inset panel flanked by side lites of non-original diamond-paned leaded glass. The second story features a pair of three-sided bay windows under a secondary hip-roof overhang. A stone retaining wall, made of local volcanic rhyolite and about four feet in height, wraps around the property line at the street, adjoining the retaining wall at 62 Panoramic Way. A flight of steep stone steps leads to the wooden entry porch.

Over the years, this house has undergone several renovations and additions. In 1962, a basement apartment and bathroom were added, and it appears that this is when structural support piers and casement windows were installed at the front of the home. In 1980, a kitchen addition extended the rear first floor into a roughly 5'x5' portion of the rear patio to make room for a breakfast nook. In 1984, a multilevel garden designed by Jonathan Plant was constructed, and a redwood bridge was installed to create access to the garden from the second floor of the house. This design further enhances the house's connection to nature. Jonathan's work demonstrates the power of thoughtful landscape design in creating a harmonious living environment with this historic home.

In 2004, an attic conversion was completed, and skylights were added to the home, further enhancing its charm and livability.

Overall, this house is an excellent example of the Craftsman style and has undergone several renovations and additions that have enhanced its livability without compromising its historic character.

Site features

* = historic feature to be preserved

- Rhyolite stone retaining walls and staircase*
- Rhyolite stone planter beds*
- Decorative hand railing on stairs
- Timber retaining wall street-level at 58 Panoramic Way
- Fence and retaining wall at the south side of the property
- Terraced garden and patio at the rear of property

General building features

- Two Clinker brick chimneys*
- Blue painted window trim
- Wood shingles*

Western facade / Front features

Floor 1:

- A square bay consisting of
 - Two double-hung divided windows (8/0)*
 - One double-hung divided window (10/0) *
- Inset entry porch*
- Handrails
- Stained glass sidelight panels at both sides of door at entry porch
- French doors with divided panels*
- Two medium sized divided (4/1) picture windows*

Floor 2:

- Two double hung windows*
- Four divided (6/0) double hung windows*
- Secondary hip-roof overhang *

Floor 3/Attic:

- Double hung window*

Basement:

- Two sets of casement windows
- Structural support piers

Eastern facade/ Rear features

Floor 1:

- Exterior utility/storage closet with double doors.*
- Glass door
- Double hung window
- French doors with divided panels*
- One casement window*

Floor 2:

- Bridge connecting bedroom to second level of backyard
- Double hung window
- Door with divided windows
- Two divided sidelights (5) on either side of the patio door

Floor 3/Attic:

- Double hung window

Northern facade features

Floor 1:

- One large double hung divided window (10/0)*
- Three double-hung window bay underneath a hip-roof overhang*
- Two double hung windows at rear*

Floor 2:

- Two large, double hung windows *
- One small, frosted, double hung divided (4/0) window
- One small, frosted, double hung window

Southern Facade features

Floor 1:

Page 17 of 33

- Three double casement windows in a bay with divided panels under hip-roof overhang
- Two single casement windows with divided panels

Floor 2:

- Four divided (3/0) picture windows*
- Two divided (5/0) picture windows*



Stone retaining wall at the front of 60 Panoramic Way.



Front of 60 Panoramic Way.



North side of 60 Panoramic Way.



South side of 60 Panoramic Way.



South west corner, including bridge to patio.



North west corner, including bridge to patio.

124

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Panoramic Hill

other names/site number University Terrace, University Hill

2. Location

street & number Panoramic Wy, Canyon Rd, Mosswood, Orchard Ln, Arden Rd. not for publication

city or town Berkeley vicinity

state California code CA county Alameda code 001 zip code 94704

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

William Wayne Duke 28 MARCH 2005
Signature of certifying official/Title Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper Date of Action

[Signature] 10/21/05

Panoramic Hill
 Name of Property

Page 25 of 33 Alameda, California
 County and State

5. Classification

Ownership of Property
 (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
 (Check only one box) AUG 11 2005

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
61	18	buildings
		sites
14 (roads, paths,walls)	1 (wall)	structures
1 (fountain)		objects
76	19	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
 (Enter categories from instructions)

Domestic – single and multiple dwellings

Current Functions
 (Enter categories from instructions)

Domestic – single and multiple dwellings

7. Description

Architectural Classification
 (Enter categories from instructions)

Shingle; Bungalow/Craftsman; Mission/Spanish
 Colonial Revival; Beaux-Arts

Materials
 (Enter categories from instructions)

foundation Earth, concrete
 roof Shingle; Terra Cotta; Concrete
 walls Shingle; Brick; Granite; Stucco; Concrete; Fabricrete
 other Brick; Iron; Copper; Ceramic Tile; Glass; Concrete;
 Fabricrete

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets

Panoramic Hill
Name of Property

Page 26 of 33 Alameda, California
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1901-1950

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Bernard, Maybeck; Coxhead, Ernest; Morgan, Julia; Steilberg, Walter; Ratcliff, Walter H., Jr.; Thomas, John Hudson; Wright, Frank Lloyd; Atkins, Henry; Paine, Robert; Ratcliff, Robert; Wurster, William.

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

See Continuation Sheet _____

Panoramic Hill
Name of Property

Page 27 of 33 Alameda, California
County and State

10. Geographical Data

Acreage of Property: 12.3 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	10	666060	4191480	3	10	666360	4191360
2	10	660250	4191600	4	10	666170	4191210
				5	10	666100	4191300

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Janice Thomas & Fredrica Drotos

organization Berkeley Architectural Heritage Association date November 8, 2004

street & number 37 Mosswood Road telephone (510) 549-1171

city or town Berkeley state CA zip code 94704

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state ____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC. 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Panoramic Hill, Alameda County, CA

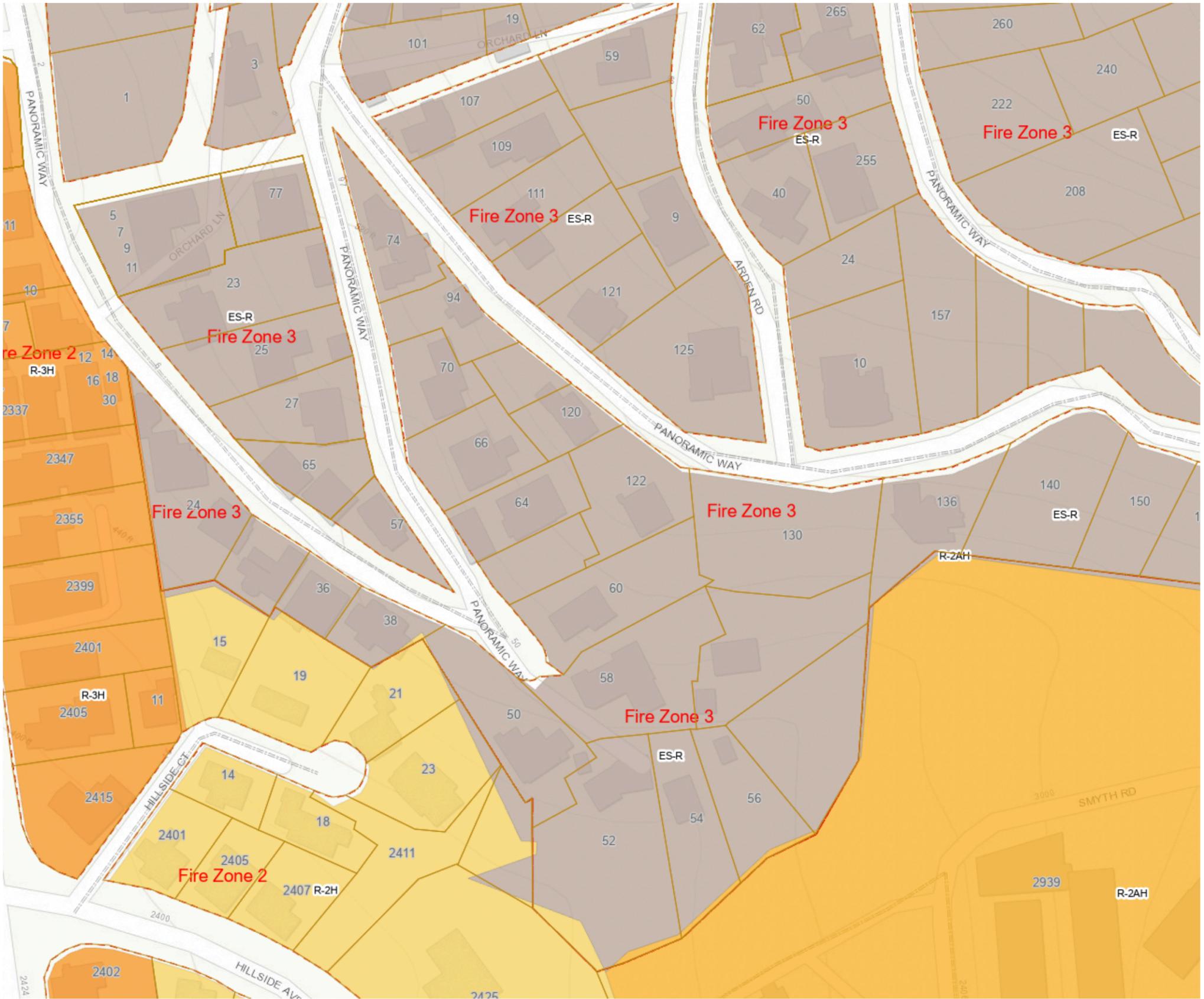
Section number 7 Page 9

A two story, single family, wood shingle clad structure with a low-raking gable roof, broad eaves and projecting end beams atop a concrete foundation, follows an L-shaped plan. The home was built into a triangular lot inside the first hair-pin turn on Panoramic Way, with a very shallow setback on the uphill side and nestled in among redwood trees. Steilberg composed the home to conform to the setting so that the southern wall is angled away from what is now a tree stump but would have been a mature tree when the house was designed. On the western facade a second redwood was used in place of a decorative pillar holding up a trellis over the half round portico containing a rooftop terrace. A stone retaining wall combines with a concrete retaining wall covered with wooden lattice curved to follow the contour of the hillside. Above the retaining wall is a terrace. A pergola gateway with wooden columns, tapering from bottom to top with hand carved cross braces, marks the entrance from the eastern side. The second story was designed in 1954 by architect Howard Moise although visual inspection does not reveal where the addition begins and ends. The house was later subdivided into two apartments with the entryway to one apartment on the eastern (uphill) side of the lot. The entryway is inset with a substantial wooden lintel where the original street number (#71) is carved. To the left of the entry is a window screened by six green glazed perforated Oriental tiles. Additional fenestration includes two-lite casement windows placed asymmetrically. A north-east corner window configuration groups three windows per side separated by natural redwood vertical supports and two incised horizontal bands at the top. A large, mullioned bay window dominates the south-facing elevation. A red brick chimney is prominent on the northwest elevation. A single-car wood frame garage is wedged into the narrowest part of the lot at Panoramic Way's first hairpin turn. Lattice work overlapping in squares atop wood siding gives the garage the appearance of an oversized Japanese jewel box; the effect is enhanced by ochre glazed perforated Oriental tiles on the eastern side and similar tiles glazed "Steilberg-green" on the western side.

12. 60 Panoramic Way – TWO CONTRIBUTING: house
retaining wall (a)

Year built: 1913
Contractor: Rowe, Henry
Original owner: Moore, William J.

This two and one half story single-family dwelling is built on the uphill side of Panoramic Way near the first hairpin turn. The exterior is clad in natural wood shingle and topped by a front gabled roof with overhanging eaves which are supported by exposed roof beams. The chimney is clinker brick. On the first story of the western façade is a square bay with three double-hung windows consisting of multiple lites and an inset entry porch. The front door has a vertical inset panel flanked by side lites of diamond-paned leaded glass. The second story contains a pair of three-sided bay windows under a secondary hip-roof overhang. A stone retaining wall of local volcanic rhyolite about 4 feet in height wraps around the property line at the street, adjoining the retaining wall at 62 Panoramic Way. A flight of steep stone steps leads to the wooden entry porch.



Parcel Map

FINANCIAL ANALYSIS FOR MILLS ACT CONTRACT

60 PANORAMIC WAY, BERKELEY, CA 94704

Sandhya Sood, Principal
accent architecture+design
info@accentarchitecture.com

510-541-8845

6/14/2024

REVENUES		2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2024-35
1) Monthly Rental Income		\$ 8,000										
2) Annual Rental Income	3%	\$ 96,000	\$ 98,880	\$ 101,846	\$ 104,902	\$ 108,049	\$ 111,290	\$ 114,629	\$ 118,068	\$ 121,610	\$ 125,258	\$ 129,016
ANNUAL EXPENSES												
3) Insurance	8%	\$ 7,680	\$ 7,910	\$ 8,148	\$ 8,392	\$ 8,644	\$ 8,903	\$ 9,170	\$ 9,445	\$ 9,729	\$ 10,021	\$ 10,321
4) Utilities	5%	\$ 4,800	\$ 4,944	\$ 5,092	\$ 5,245	\$ 5,402	\$ 5,565	\$ 5,731	\$ 5,903	\$ 6,080	\$ 6,263	\$ 6,451
5) Maintenance	5%	\$ 4,800	\$ 4,944	\$ 5,092	\$ 5,245	\$ 5,402	\$ 5,565	\$ 5,731	\$ 5,903	\$ 6,080	\$ 6,263	\$ 6,451
6) Management	5%	\$ 4,800	\$ 4,944	\$ 5,092	\$ 5,245	\$ 5,402	\$ 5,565	\$ 5,731	\$ 5,903	\$ 6,080	\$ 6,263	\$ 6,451
7) Other	5%	\$ 4,800	\$ 4,944	\$ 5,092	\$ 5,245	\$ 5,402	\$ 5,565	\$ 5,731	\$ 5,903	\$ 6,080	\$ 6,263	\$ 6,451
8) Total expenses	28%	\$ 26,880	\$ 27,686	\$ 28,517	\$ 29,373	\$ 30,254	\$ 31,161	\$ 32,096	\$ 33,059	\$ 34,051	\$ 35,072	\$ 36,124
(Sum Line 3-7)												
NET OPERATING INCOME												
(Line 2 Minus 8)		\$ 69,120	\$ 71,194	\$ 73,329	\$ 75,529	\$ 77,795	\$ 80,129	\$ 82,533	\$ 85,009	\$ 87,559	\$ 90,186	\$ 92,892
CAPITALIZATION RATE												
9) Interest Component		7.25%										
10) Historic Property Risk Component		4.00%										
(2% for comm.&apts, or 4% for SFD & Condos)												
11) Property Tax Component		1.21%										
12) Amortization Component		2.50%										
13) Capitalization Rate		14.96%										
(Sum Line 9-12)												
TAXES												
14) Mills Act Assessment		\$ 462,032	\$ 475,893	\$ 490,170	\$ 504,875	\$ 520,021	\$ 535,622	\$ 551,690	\$ 568,241	\$ 585,288	\$ 602,847	\$ 620,932
(Net Operating Income/Line13)												
15) Tax under Mills Act		\$ 5,591	\$ 5,758	\$ 5,931	\$ 6,109	\$ 6,292	\$ 6,481	\$ 6,675	\$ 6,876	\$ 7,082	\$ 7,294	\$ 7,513
(Line 14 X 1.21%)												
16) Current Tax		37,038	37,038	37,038	37,038	37,038	37,038	37,038	37,038	37,038	37,038	37,038
17) Tax Savings		\$ 31,447	\$ 31,280	\$ 31,107	\$ 30,929	\$ 30,746	\$ 30,557	\$ 30,363	\$ 30,162	\$ 29,956	\$ 29,744	\$ 29,525
(Line 16-Line 15)												
18) ANNUAL COST TO THE CITY												
(Line 17 x 16%)		\$ 9,434	\$ 9,384	\$ 9,332	\$ 9,279	\$ 9,224	\$ 9,167	\$ 9,109	\$ 9,049	\$ 8,987	\$ 8,923	\$ 8,857

Sandhya Sood, Principal
accent architecture+design
info@accentarchitecture.com
510-541-8845

6/14/2024

MILLS ACT						
EXTERIOR REHABILITATION SCHEDULE						
60 PANORAMIC WAY, BERKELEY, CA 94704						
Feature	Character Defining?	Condition	Recommended Treatment	Schedule (Estimated)	10-Year Budget (Estimated)	Notes
EXTERIOR						
Wood Shingle Siding	Yes	Fair-Poor	Repair & Replace	Repair 2026; Replace by 2031	120,000	1
Wood Windows	Yes	Good	Repair & Maintain	Repair 2025; maintain 2026-2035	15,000	2
Roofing, Flashing Drainage Assemblies	Yes	Fair	Replace	2028	40,000	3
Painting & Finishing	Yes	Fair	Repair & Paint	2025	37,000	4
STRUCTURAL STRENGTHENING & REPAIR						
Foundation	Yes	Fair-Poor	Repair & Replace	Repair 2025; Replace by 2031	212,000	5
Wood Posts	No	Poor	Repair & Replace	2026	12,000	5
SITE						
Retaining Walls	Yes	Fair-Poor	Repair & Strengthen	Replace 2025; Repair by 2030	82,000	6
Site Drainage	Yes	Fair-Poor	Install storm drains	2027	25,000	7
Walkway	Yes	Good-Fair	Repair & Maintain	Repair 2025; maintain 2026-2035	11,000	8
Estimated Budget					554000	

Note: Cost for budget allocations are based on rehabilitation/ construction estimates provided by building contractors

NOTES FOR EXTERIOR REHABILITATION PLAN: 60, PANORAMIC WAY, BERKELEY CA 94704

Date: 06/14/2024; Coordinate notes and work with drawings, specifications, engineers/architect/owners and contractors as necessary.

- 1. Wood Shingle Siding:** Repair shingles in very poor condition with a plan to replace all shingles at the same time to allow for consistency in natural appearance. To replace shingles, remove electrical, plumbing conduits currently attached to exterior of shingles. Remove and replace plywood. Relocate electrical and plumbing pipes inside the wall as feasible. Install natural wood shingles with thin, matching color nails, followed by waterproof stain, keeping color and finish consistent on all walls. Maintain waterproof coating by reapplying at regular intervals to extend life of exterior natural wood siding.
- 2. Wood Windows:** Replace cracked and broken glass panes with new single pane glass, to match existing.
- 3. Roofing, Flashing & Drainage Assemblies:** Install composite roofing, gutters and downspouts after reviewing roof load. Inspect clinker brick chimney for structural integrity. Install sheathing /roof decking for structural reinforcement, as required. Attach new gutters to downspouts that lead to storm drains.
- 4. Painting & Finishing:** Sand and repair wood sills, fascia, trim, aprons, extended rafters, beams and all previously painted exterior wood elements. Refinish wood steps, balusters, railings and posts at wood stair. Repair or replace damaged wood. Apply new paint.
- 5. Foundation:** Review structural loads to identify areas of foundation that require strengthening. Continue work on strengthening inadequate foundations. Replace existing foundation at front (west) and on (north) side, where it wraps from the front and shows cracks. Add new foundation under south side of house. Provide drainage for water to flow away from foundation and house exterior. Add wood blocking under first floor structure. Remove trees that threaten structural integrity of building/retaining walls. Repair or replace and reinforce wood posts at rear of building. Wood posts clad in wood shingles supporting the cantilevered portion of the house at the rear (photo on page number 22 of the LPO report) to be repaired, and dry rot removed, to sustain the structural integrity of the historic building. Remove wood box planters adjacent to these posts to avoid water infiltration.
- 6. Retaining Walls:** Replace inadequate retaining wall on south edge of site, currently located under the concrete walkway adjacent to the bay window. New retaining wall to support exterior wall along south aspect of house. Add new reinforced concrete retaining wall and French drain behind south section of Rhyolite stone wall to support section of wall that is leaning and has parted from the stone pilaster.
- 7. Site Drainage:** Continue work on providing drainage for storm water from site run-off. Drain downspouts so as to direct water away from foundations and exterior walls of house. Add French drain behind front (west) section of Rhyolite stone wall for water drainage.
- 8. Walkways:** Repair and maintain brick paved walkways with herringbone pattern at front and rear of the house. Repair uneven concrete walkway (not historic) at front of house for safety and maintenance of the aesthetic qualities of the historic building.

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