



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

7 Greenwood Common

Mills Act Contract Application (#LMMA2024-0002) for a City of Berkeley
Landmark residential property.

I. Application Basics

Property Owner:

Edie Hofmeister
7 Greenwood Common
Berkeley, CA 94708

Historic Architect & Consultant:

Mark Hulbert, Architect
Preservation Architecture
446 17th Street, #302
Oakland, CA 94612

Recommendation:

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

Figure 1: Vicinity Map showing nearby City Landmarks & Districts



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

Figure 2: Existing Site Conditions – 7 Greenwood Common as seen from Greenwood Common, looking northwest (Preservation Architecture, 2024)



Figure 3: Existing Site Conditions – East and South Elevations, and Southeast Yard (Preservation Architecture, 2024)



II. Background

The subject property is located within the Greenwood Common neighborhood, which consists of eight single-family residences oriented around a common/shared green space, perched atop a hillside with sweeping views of the San Francisco Bay to the west. This mid-century era development is recognized as the most significant and integrated example of the Second Bay Tradition design philosophy (blending the landscape and architecture) in the City of Berkeley and served as a prototype for this design movement in the Bay Area and the state.

The subject property at number 7 Greenwood Common, in its own layered history, is associated with numerous master architects and prominent figures of Modernism, according to the Historical Architectural Summary in Attachment 1 as chronicled below:

- A small residential building was believed to have been built on the project site c.1930, predating the Greenwood Common development;
- In 1940, world-renowned Modernist architect Rudolph Schindler completed additions and alterations to the existing building for owners Alexander Sasha Kaun and Val Kaun, giving it its basic modern identity;
- Subsequently, UC Berkeley academic couple and notable designers William Wurster and Catherine Bauer Wurster owned the 2.5-acre property at large, and resided in no. 7 from 1950-1953 while developing plans for the eventual Greenwood Common. The Bauer-Wursters completed small architectural changes to number 7;
- In 1953, the Bauer-Wursters deeded the property to Morley Baer, a leading architectural photographer of the time, and his wife Frances Baer, an artist in her own right. The Baers added on to the property at no. 7 with a front and south side additions, designed by eminent Modern architect Henry Hill. The Baers also hired Lawrence Halprin, pre-eminent Mid-Century landscape architect, and the landscape designer of the Common itself, to design their private garden at the southeast corner, a carport and entryway at the northeast, and the deck at the southwest side of the residence (which retain their integrity).
- In 1961, the Baers had architect Harry W. Namitz add a second story bedroom and deck addition to the residence, marking the completion of its Modernist identity.
- Later small alterations (1984 and 1988) were also carefully designed by architects and do not adversely impact the property's significance.

Further details can be found in Attachment 1, which identifies the Period of Significance for 7 Greenwood Common as 1940-1972.

The subject property, along with a number of other residences on Greenwood Common, was designated as a City landmark in 1990; see the Landmark Designation Record included in Attachment 4 of this report.

On June 6, 2024, the applicant, on behalf of the property owners, submitted a Mills Act Contract Application for this City Landmark property.

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) *Historic Architectural Summary* for the subject property (Attachment 1), which including a summary of character-defining features.
- 2) An Exterior Rehabilitation Schedule (Attachment 2), which outlines the projects identified for restoration, rehabilitation, and maintenance of the property over the ten-year contract period; and
- 3) A financial analysis spreadsheet (Attachment 3) for estimating the potential Mills Act tax savings for this request, based on property-specific figures calculated using standard formulas.

This 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 2) relate to restoring the historic, character defining features of the building and site, or extending the Landmark's useful life. All of the proposed work items included in the Mills Act Application (Attachment 2) can be considered "ordinary maintenance and repair" because the activities would restore existing features and do not include changes to the character of any of the exterior features. Many of the work items relate to restoring various eras of significance in the evolution of the property, as chronicled under the "Background" section of this report, including a restoration of the original surviving Lawrence Halprin landscape and hardscaped yard. All of the work proposed 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," then 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 2, and summarized in Table 1 below.

Table 1. Summary of Rehabilitation Schedule & Recommended Treatments

Area of Work	Feature	Recommended Treatment	Estimated Year of Completion
Landscape	Perimeter wood fencing, board and batten	Replace wood fence at front (east) similar to original	2026
	Upper yard ground covering, trees and plants	Replace ground cover and plantings at upper area similar to original	2026
	Brick garden paving, parquet pattern, framing planting beds on grade	Remove, repair grade and reinstall brick pavers and steps, including new wood steps to match	2026
Carport & Entryway	Gravel path to entry gates at carport	Replace gravel at entry path with new brick	2026
	Wood and lattice entry gates	Replace entry gates with new wood gates	2026
	Exposed aggregate concrete steps and walk at entry way	Replace exposed aggregate concrete at covered walk with new to match	2026
House Exterior	Wood deck and guardrails at southwest corner and rear	Repair and replace deteriorated wood deck structure, replace wood decking and guardrails similar to existing	2026
	Sliding metal patio doors at rear deck	Replace sliding doors at Dining Room with new upgraded doors	2026
	Concrete building structure at rearward/downhill foundation	Repair and replace, including leveling of floor above	2031
	Fixed glass and casement wood sash windows with flat wood trims and sills	Replace seven windows at upper west side to match existing	2031

Per the applicant's calculations in Attachment 3, the owner's work plan represents a full reinvestment of the savings into the property (i.e. spending \$279,140 on the 10-year work plan, while saving \$264,381 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.

Attachments:

1. Mills Act Application for 7 Greenwood Common – Historic Architectural Summary, dated May 31, 2024
2. Mills Act Application for 7 Greenwood Common – Exterior Rehabilitation Schedule, dated May 31, 2024
3. Mills Act Application for 7 Greenwood Common – Financial Analysis Spreadsheet, dated May 31, 2024
4. Notice of Decision – Landmark Designation, March 19, 1990

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

PRESERVATION
ARCHITECTURE

May 31, 2024

**7 Greenwood Common
Mills Act Application – Historic Architectural Summary**



7 Greenwood Common – from Le Roy Ave.

Introduction

The following historical report summarizes the history and describes the character of the existing residence at 7 Greenwood Common in Berkeley. This effort's purposes are to further record the historic importance of this residence based on its Berkeley Landmark status and, in conjunction, apply for the State of California's historic preservation incentive program, the Mills Act. The intent of this documentation is to provide thorough background information identifying the historical

significance of the residence and, under the Mills Act, to record a program for its ongoing retention, maintenance and rehabilitation.

This historical documentation is based on substantive previous work, as the properties and residences of Greenwood Common have been extensively documented, including in a book length history of its creation – Waverly B. Lowell, *Living Modern: A Biography of Greenwood Common*, William Stout Publishers, 2009. Therein, the significance of Greenwood Common is presented along with a chapter specific to 7 Greenwood Common (pp.104-115).

At that same time, each of the 8 Greenwood Common properties, #7 included, were landmarked by the City of Berkeley. From the Landmark Notice of Decision of March 19, 1990:

“The Landmarks Preservation Commission designate[s] “Greenwood Common” as defined by Lots #1-10 and the open space between them, a City of Berkeley landmark in recognition of its significance as an example of a designed landscape which incorporates as an integral part thereof, residential buildings as conceived of by William Wurster, the Dean of the College of Environmental Design at the University of California Berkeley, and designed by the prominent landscape architect, Lawrence Halprin, the eight residential building having been designed by a group of prominent California architects:

- #1 Donald Olsen (1955)*
- #2 Robert Klemmedson (1957)*
- #3 Joseph Esherick (1954)*
- #4 Harwell Hamilton Harris (1954)*
- #7 Rudolph Schindler (1932)*
- #8 Howard Moises (1953)*
- #9 Henry Hill (1954)*
- #10 John Funk (1952)*

Greenwood Common represents the most significant and integrated example of the Second Bay Tradition architectural and landscape design movement in the Bay Area and California. Including such features as low maintenance gardens, native and exotic plants, including flowering plum trees and juniper, textured concrete surface embedded with gravel of small rocks, unpainted fences and structure which open onto gardens. These structures were stained in subdued earth tones, often with window trim of unstained redwood, but sometimes featuring earthtone paint, tar and gravel or shake roofs often flat or slightly gable or sloping, creating a unique design relation between the houses and the landscape. These features, taken together, represent a distinct architectural style of the 1950s and a distinct phase in the cultural and architectural historic of the City.”

The following further summarizes the landmark record for 7 Greenwood Common from *Greenwood Common: Its Architectural History and Significance* (Elizabeth Kendall Thompson; Feb. 18, 1990), which report supplemented the 1990 landmark application:

“Greenwood Common is a neighborhood, consciously designed as such, and conscientiously held to a neighborhood scale in a plan that derives from that used in New England villages, where the “common” - an open space for the common use of all - is an important part of the pattern of life of the residents.

Greenwood Common’s derivation differs, however, in that it is small. An open space, undefined, has no particular form. It is the houses that surround the common that define and give form to this exceptional and unusual planned development. There are eight, all built within four years, with the

exception of #7 on the "point", which had been built some 18 years before William Wurster's concept of Greenwood Common became possible of implementation."

The merging of landscape and architectural design render the landscape of the commons and those of its individual properties of equal historic architectural import. Thus, for this effort, an additionally acquired reference is a collection of landscape drawings of 7 Greenwood from the Lawrence Halprin collection at the University of Pennsylvania's Weitzman School of Design Architectural Archives.

Summary of Historic Significance

The subject of this historical application is the exceptional #7 Greenwood Common (APN 58-2244-27-8), located on the west side of Greenwood Common, where #7 shares the Common with the 7 other commons-surrounding residences (figs.1-4).

Whereas each of the other 7 houses that comprise Greenwood Common was singularly designed and built, #7 was an earlier small home that acquired its own Modernist historical pedigree over the course of some two decades. That legacy began in 1940 with the first of its modern architectural alterations and additions, which were made for Alexander Sasha Kaun and Val Kaun and designed by the pre-eminent modern architect Rudolph Schindler (fig.5). (Until 1940, the Kauns resided in another Schindler designed residence in Point Richmond.)

Anomalously, the Kauns evidently did not own the future 7 Greenwood property as the subsequent owners of 7 Greenwood, Catherine Bauer and William Wurster, directly acquired the overall 2-1/2 acre property that would soon become Greenwood Common from Sarah Gregory in 1951. Bauer and Wurster occupied the 1940s version of the subject residence from just 1950-1953, yet the future Greenwood Common was in part envisioned and planned from the future #7 Greenwood Common. The Bauer-Wursters made few architectural changes, yet in anticipation of the overall site's development, reoriented the entry and address from below (at 1431 Le Roy Ave.) to above (on Greenwood Terrace).

In 1953, just as the physical development of Greenwood Common was being launched, the Bauer-Wurster's deeded #7 Greenwood Common to Frances and Morley Baer, the latter himself a photographer of historical prominence. Over the course of their 20-year tenure, the Baers added substantively to the house and its property, beginning immediately in 1953 with additions to the front (Baer's office and darkroom) and south side, designed by another eminent Modern architect, Henry Hill (who was simultaneously designing #9 Greenwood Common). In 1954-55, the Baers developed their site, including the prominent garden that occupies the southeast third of the lot, the carport and entry way in the northeastern leg, and the southwest side deck – all designed by yet another eminent professional, the Modern landscape architect Lawrence Halprin.

By 1955, the Baer residence comprised whatever remained of the c1930 house; to which the 1 and 2-story Rudolf Schindler designs were added in 1940; which the Bauer-Wursters acquired and reoriented, including establishing the parcel, in 1952; and to which the Baers added single-story additions, the designed landscape and carport/entry way. Thus, in 1955, the western center of the house was 2+ stories with 1-story appendages at the front (east) and south side (fig.6).

In its mid-20th century period, the last substantive change was made in 1961 when a second story bedroom addition was added atop the front (east) wing, which addition connected to the 1940 second story and, in so doing, created a roof deck between the two. That addition was again

designed for the Baers, this time with architect Harry W. Namitz, who in 1961 was made a partner of the San Francisco architectural firm of Campbell and Wong.

With the 1961 addition, the modern architectural ensemble at 7 Greenwood Common was complete. Like Greenwood Common itself, the whole – a collaboration of three modern owners, three modern architects and a modern landscape architect, all eminent – is greater than its parts. Like this house to the Common, each of its modern parts contribute to the overall significance and integrity of the property, each part of which is unique and masterful, each respectfully contributing to the whole. Such respect has carried through in the several small additions and alterations made to the house since, including the small entry vestibule added to the north side entry (1984, Jay Claiborne, architect) and small kitchen addition fitted into the south side (1988, Gary Earl Parsons, Architect), both adds made for Joan and Richard McDonough, owners from 1972 to 2023.

For the current documentary purposes, the historical period of significance of 7 Greenwood Common spans from its modern architectural origins in 1940 to 1972, when the instrumental and prominent Baer family departed. This specific span of time precludes the more recent additions from historical consideration. Relative to which, the following lists historically significant characteristics of the historic buildings and landscapes.

Summary of Historical Characteristics, Alterations and Additions

Overall Historic Significance:

- 1 of 8 residences comprising Greenwood Common
- Associations to historically important owners (Bauer-Wurster, Baer), architects (Schindler, Hill) and landscape architect (Halprin)

House Exterior (front is east, rear west)

Historic character:

- 2 to 2-1/2 story, L-shaped plan, wood frame residence with concrete foundations, flat/low-sloped roofs (except sloped roof at west end north side) and open deck at rear
- Frontal access from driveway to east via carport and axial entry walk
- Physical spatial relationship to garden directly southeast of house
- Visual spatial relationship to Greenwood Common to east and south and to broad regional views to west

Historic material characteristics:

- Concrete and wood frame building structure
- Wood lapped siding boards
- Textured stucco siding (northwest corner and lower rear wall)
- Rectangular, projecting bay window at first floor, rear
- Fixed glass windows and wood sash windows with flat wood trims and sills
- Pair glazed wood patio doors
- Flush wood dutch door at east wall
- Flat wood board soffits, roof eaves and fascias
- Low-slope and composition shingle roofing
- Metal downspouts, gutters and roof edge flashings
- Wood deck and guardrails at southwest corner and rear

- Wood roof deck at second floor
- Wood trellis attached at south side front

Exterior building additions and alterations:

- 1-story entry vestibule at north side
- 1-1/2 story kitchen addition at south side
- Sliding metal patio doors at rear deck
- Wood and metal mesh guardrails at rear deck
- Wood and cable guardrails at roof deck
- Wood lattice screens enclosing structure below rear deck

Building Exterior Conditions Summary:

Despite consistent care, the building suffers from larger structural deficiencies to smaller maintenance needs. The former appears to be concentrated at the rear, where downhill foundations are failing and which has caused settlement and where the rear deck assembly is in poor structural and material condition. Rearward windows are also in deteriorated condition that has caused problematic water and thermal infiltration. The rear patio door has been replaced with a door of poor appearance and quality, the latter again causing water intrusion. Selected other characteristic windows and doors and their frames, sills and thresholds also exhibit deterioration. Overall, the care of the wooden building exterior is highly dependent on paints and caulks. While recently painted, selective repainting is a regular maintenance requirement. Low-slope roofs and roof drainage assemblies are in fair condition yet require diligent maintenance work, including the roof deck.

Carport and Entry Way

Historic character:

- Wood post and beam, rectangular plan (north side slightly angled at property line, flat-roofed carport open at front (east), walled or fenced at both sides and rear
- Covered entry way from carport to entry at north side of house and to garden entry between carport and house

Historic material characteristics:

- Exposed wood post and beam frame at carport and covered walkway
- Wood decking exposed at underside at carport and covered walkway roofs
- Wood fascias at roof edges
- Wood board and batten fences/walls and carport and storage room
- Low wood planter at south side of carport
- Exposed aggregate concrete steps and walk at entry way

Carport and entry way alterations:

- Asphalt paved floor at parking
- Gravel path to entry gates at carport
- Wood and lattice entry gates

Carport and entry way conditions:

- Walls and roof of enclosed storage room in damaged condition
- Roof and its structural frame at covered walk in damaged condition

Landscape

Historic character:

- 3-part enclosed, outdoor space wrapping around the southeast corner of house and site and consisting of patio (at house), central garden and upper yard

Historic material characteristics:

- Perimeter wood fencing, board and batten
- Wood gate from entry way
- Wood patio deck
- Brick garden paving, parquet pattern, framing planting beds on grade
- Wood borders and steps
- Low wood planters
- Built-in wood bench at patio

Landscape alterations:

- Perimeter fencing altered/replaced
- South gate added/altered
- Upper yard ground covering and trees/plants removed/altered

Landscape conditions:

- Brick paving heaved
- Wood steps deteriorated
- Wood planter walls partly failing

Proposed Mills Act Rehabilitation Work (see attached *Exterior Rehabilitation Schedule*)

House Exterior:

- A. Rearward, downhill foundation repair and replacement
- B. Replace deteriorated southwest side wood deck structure, decking and guardrails, similar to original
- C. Replace all west windows at Living Room bay and at Main Bedroom to match existing
- D. Replace sliding doors at Dining Room with new doors appropriate to the historical style

Carpport:

- E. Replace entry path gravel with new brick paving
- F. Replace entry gates with new wood gates similar to original
- G. Replace exposed aggregate concrete at entry walk with new to match

Garden:

- J. Replace wood fence at front (east) similar to original
- K. Replace ground cover and plantings at upper area similar to original
- L. Remove, repair grade and reinstall brick pavers and steps, including new wood steps to match
- M. Replace unstable wood planter walls to match

Signed:



Mark Hulbert
Preservation Architect

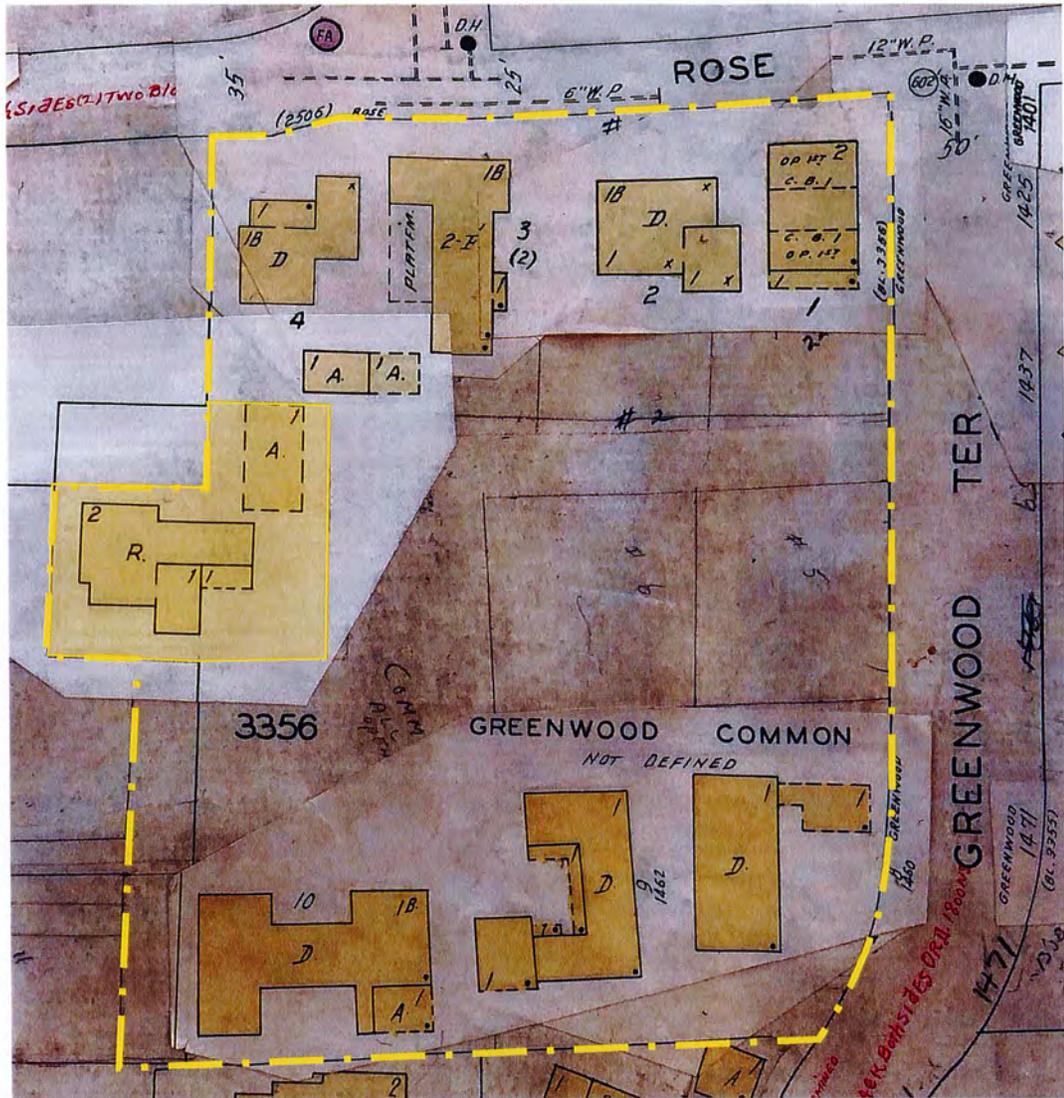


Fig.1 – 7 Greenwood Common (highlighted) with boundaries and properties of Greenwood Commons (from 1980 Sanborn map, north is up)



Fig.2 – 7 Greenwood Common (highlighted) – Aerial view (Google Earth 2024, north is up)
with boundaries and properties of Greenwood Commons

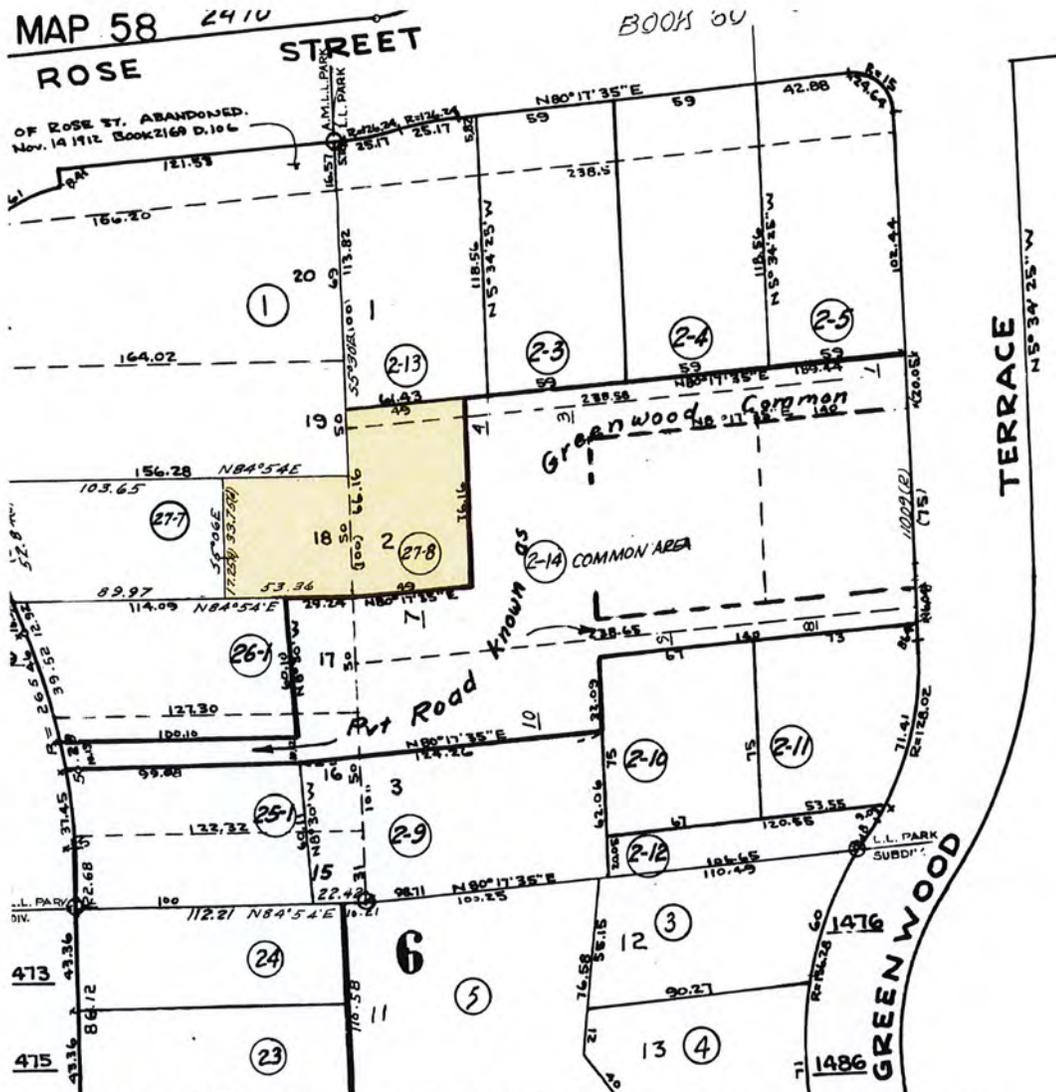


Fig.3 – 7 Greenwood Common (highlighted) – from Assessor's parcel map (north is up)

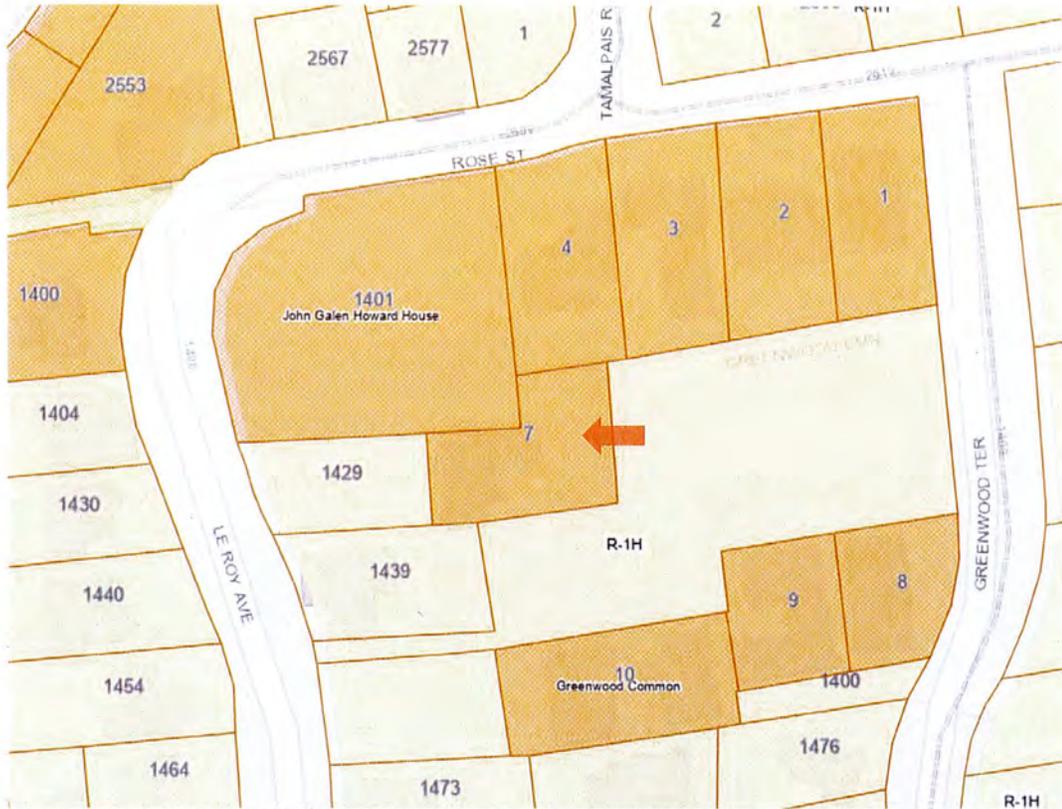


Fig.4 – 7 Greenwood Common (arrow) – from City of Berkeley parcel information (north is up)
Orange shaded properties are designated Berkeley Landmarks



Fig.5 – 7 Greenwood Common – c1940, looking northwest
(from Lowell, *Living Modern*, p107)



Fig.6 – 7 Greenwood Common – c1955, looking northwest
(Morley Baer, photographer; from Lowell, *Living Modern*, p14)



Fig.7 – Looking west from Greenwood Terrace (figs.6-XX, MH 2024)

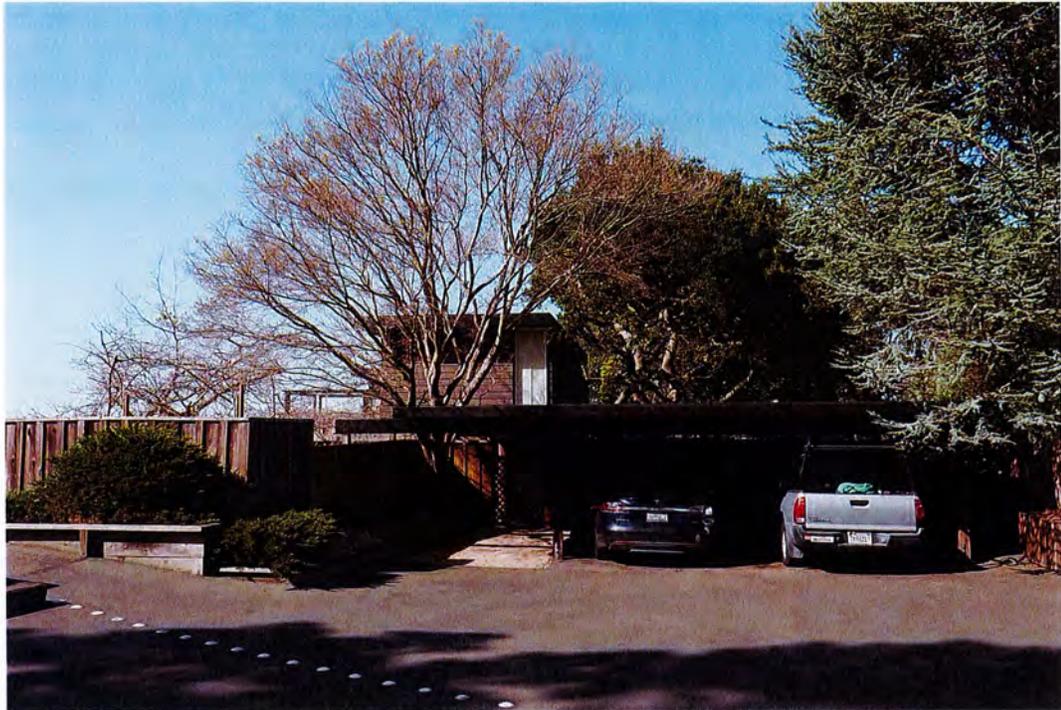


Fig.8 – Front (east) with carport at right, house at center and landscape at left



Fig.9 – Front (east) entrance way at carport



Fig.10 – Entrance way at house, looking east



Fig.11 – Entrance way at house, looking west



Fig.12 – North side of house and entrance vestibule



Fig.13 – Entrance way and storage shed at carport, looking east



Fig.14 – House at center, carport at right, landscaped yard in foreground, looking northwest



Fig.15 – South side of property and house



Fig.16 – Southwest deck and partial south side of house



Fig.17 – Partial south side of house and southwest deck



Fig.18 – Rear (west), looking north

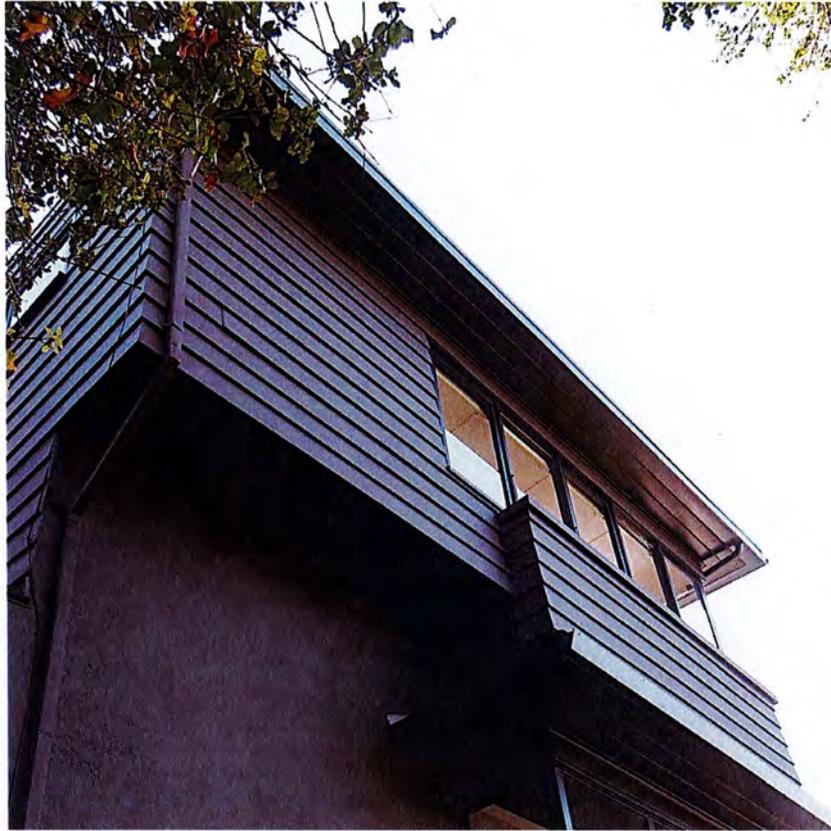


Fig.19 – Rear, composite views, looking east-southeast

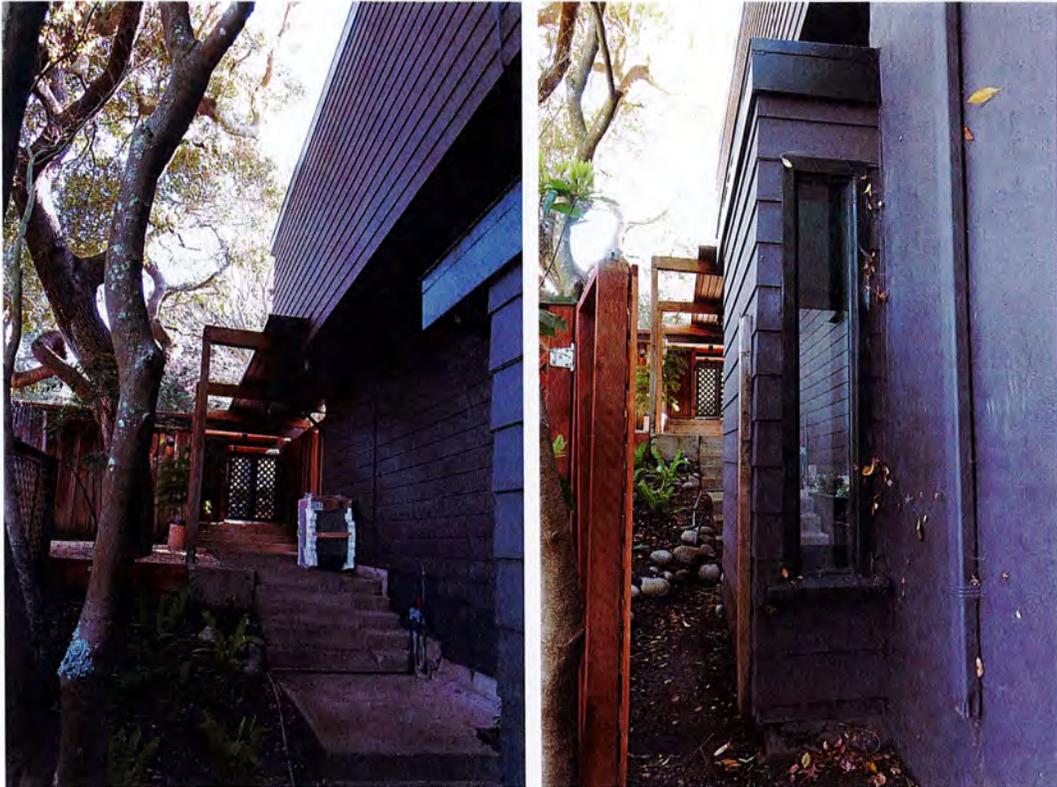


Fig.20-21 – North side, entry way at left, entry vestibule right, looking east

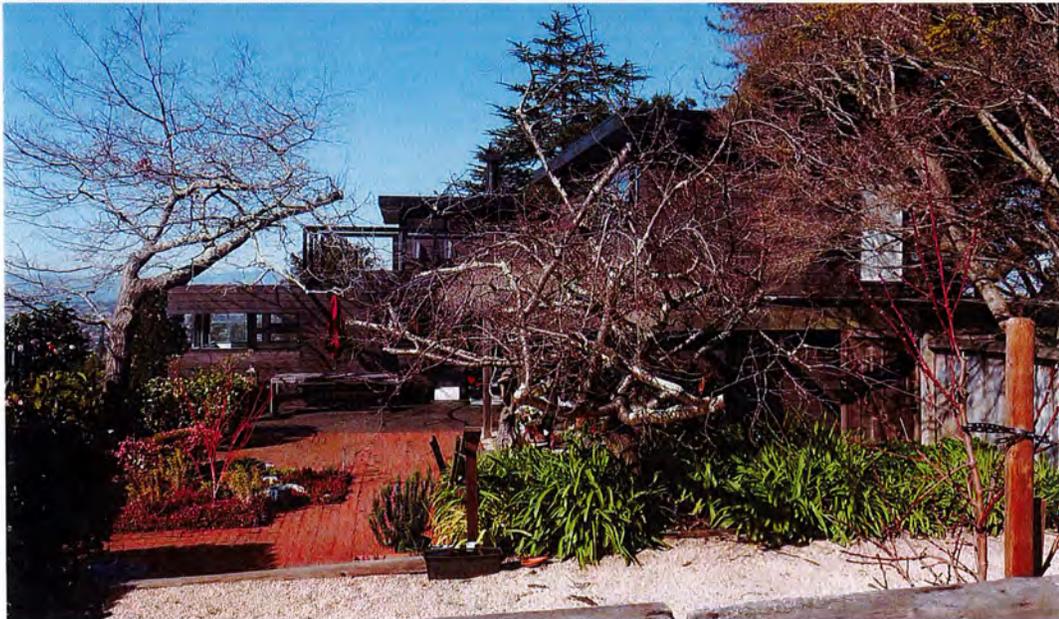


Fig.22 – Southeast yard from upper yard, looking west



Fig.23 – Southeast yard, looking west



Fig.24 – Southeast yard, east and south sides of house



Fig.25 – Patio at east side of house



Fig.26 – Southeast yard, looking east

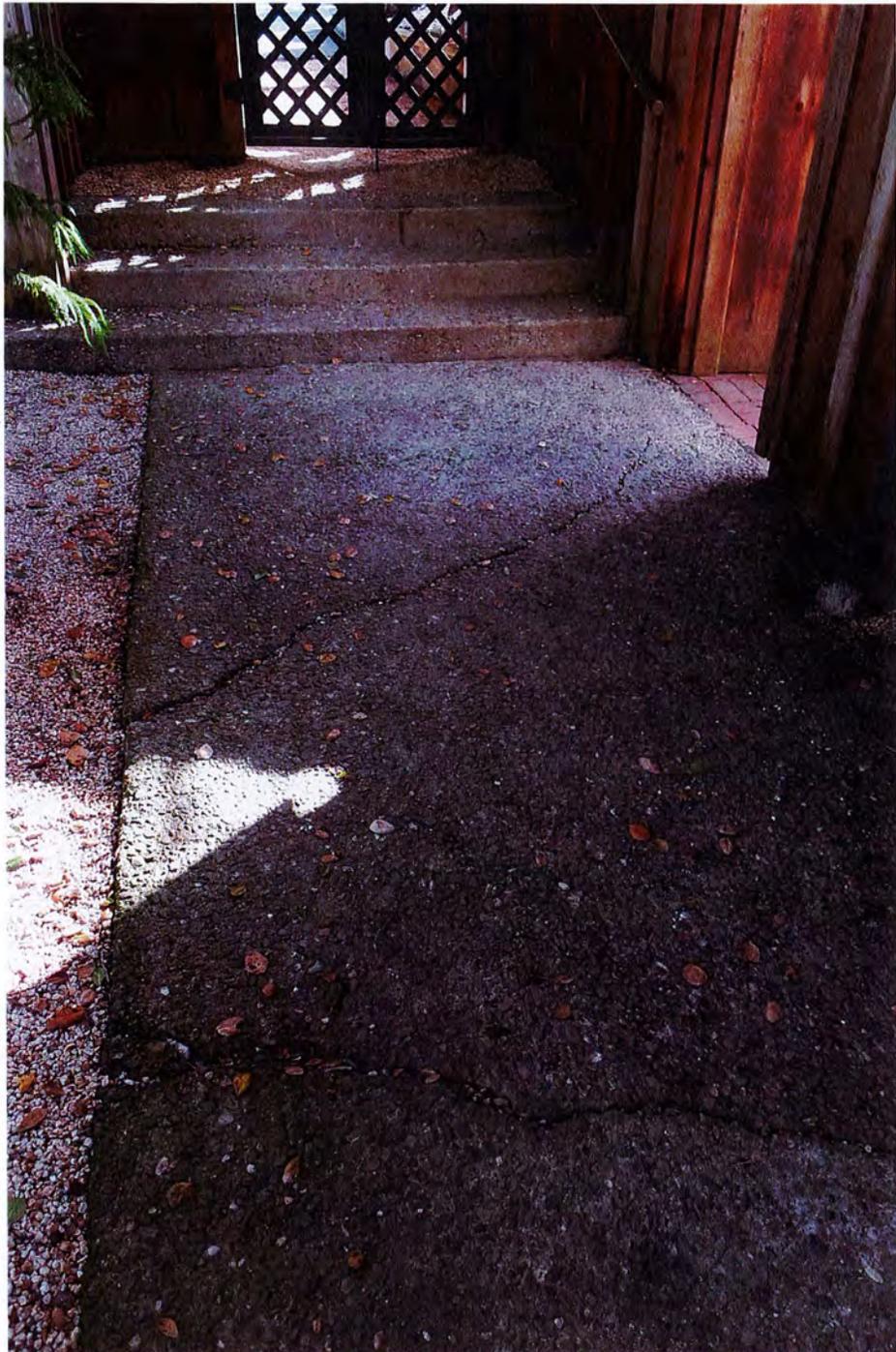


Fig.27 – 7 Greenwood Common – Entry steps and walk



Fig.28 – Entry steps at front door



Fig.29 – Garden steps



Fig.30 – Dining room to deck doors

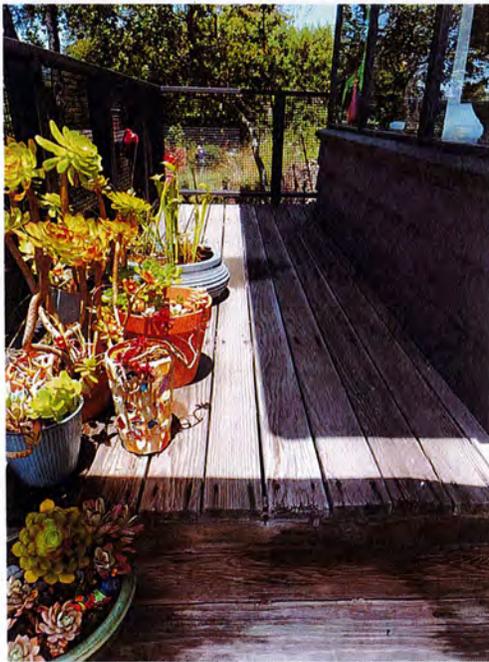


Fig.31 – Deck at west side



Fig.32 – Living room bay at west side

MILLS ACT
EXTERIOR REHABILITATION SCHEDULE

Feature	Character Defining?	Condition	Recommended Treatment	Schedule	Budgets	Notes
House Exterior:						
A. Concrete building structure at rearward/downhill foundation	Yes	Fair	Repair and replacement including leveling of floor above	2031	\$87,500	a
B. Wood deck and guardrails at southwest corner and rear	Yes	Fair-poor	Repair and replacement of deteriorated wood deck structure, replacement of wood decking and guardrails similar to existing	2026	\$70,000	b
C. Fixed glass and casement wood sash windows with flat wood trims and sills	Yes	Fair-poor	Replace 7 windows at upper west side to match existing	2031	\$43,200	c
D. Sliding metal patio doors at rear deck	Yes - altered	Fair	Replace sliding doors at Dining Room with new high quality doors	2026	\$18,940	c
				Subtotal:	\$219,640	
Carport & Entry Way:						
E. Gravel path to entry gates at carport	Yes - altered	Fair	Replace gravel at entry path with new brick	2026	\$9,600	d
F. Wood and lattice entry gates	Yes - altered	Poor	Replace entry gates with new wood gates	2026	\$2,900	d
G. Exposed aggregate concrete steps and walk at entry way	Yes		Replace exposed aggregate concrete at covered walk with new to match	2026	\$17,765	d
				Subtotal:	\$30,265	

MILLS ACT
EXTERIOR REHABILITATION SCHEDULE

Landscape:

H. Perimeter wood fencing, board and batten	Yes	Replace wood fence at front (east) similar to original	2026	\$6,650	d
I. Upper yard ground covering and trees/plants	Yes - altered	Replace ground cover and plantings at upper area similar to original	2026	\$9,385	d
J. Brick garden paving, parquet pattern, framing planting beds on grade	Yes	Remove, repair grade and reinstall brick pavers and steps, including new wood steps to match	2026	\$13,200	d
				Subtotal:	\$29,235
				Total Estimated 10yr. Budget =	\$279,140

GENERAL NOTES:

1. This proposed 10 year work plan is focused on the rehabilitation of the exterior house, carport and landscape.
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. Required structural repairs per SDC Structural Engineering report - dated Dec. 2022.
- b. Replacement deck per Eric Ashkenos Construction - dated May 2024.
- c. Replacement windows and doors per Anderson Windows - dated 5/23/24.
- d. Carport and landscape rehabilitation per Zamora Eco Landscapes, Inc. - dated 5/30/2024.

FINANCIAL ANALYSIS FOR MILLS ACT CONTRACT												
REVENUES		2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
1) Monthly Rental Income		\$10,500										
2) Annual Rental Income	3%	\$126,000	\$129,780	\$133,673	\$137,684	\$141,814	\$146,069	\$150,451	\$154,964	\$159,613	\$164,401	\$169,333
ANNUAL EXPENSES												
3) Insurance	5%	\$6,300	\$6,489	\$6,684	\$6,884	\$7,091	\$7,303	\$7,523	\$7,748	\$7,981	\$8,220	\$8,467
4) Utilities	5%	\$6,300	\$6,489	\$6,684	\$6,884	\$7,091	\$7,303	\$7,523	\$7,748	\$7,981	\$8,220	\$8,467
5) Maintenance	5%	\$6,300	\$6,489	\$6,684	\$6,884	\$7,091	\$7,303	\$7,523	\$7,748	\$7,981	\$8,220	\$8,467
6) Management	5%	\$6,300	\$6,489	\$6,684	\$6,884	\$7,091	\$7,303	\$7,523	\$7,748	\$7,981	\$8,220	\$8,467
7) Other	5%	\$6,300	\$6,489	\$6,684	\$6,884	\$7,091	\$7,303	\$7,523	\$7,748	\$7,981	\$8,220	\$8,467
8) Total Expenses	25%	\$31,500	\$32,445	\$33,418	\$34,421	\$35,454	\$36,517	\$37,613	\$38,741	\$39,903	\$41,100	\$42,333
(Sum Line 3-7)												
NET OPERATING INCOME												
(Line 2 Minus 8)		\$94,500	\$97,335	\$100,255	\$103,263	\$106,361	\$109,551	\$112,838	\$116,223	\$119,710	\$123,301	\$127,000
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	1.37%											
12) Amortization Component	2.33%											
13) Capitalization Rate	14.95%											
(Sum Line 9-12)												
TAXES												
14) Mills Act Assessment		\$631,976	\$650,935	\$670,463	\$690,577	\$711,295	\$732,633	\$754,612	\$777,251	\$800,568	\$824,585	\$849,323
(Net Operating Income/Line 13)												
15) Tax Under Mills Act		\$7,900	\$8,137	\$8,381	\$8,632	\$8,891	\$9,158	\$9,433	\$9,716	\$10,007	\$10,307	\$10,617
(Line 14 X .0125)												
16) Current Tax		\$31,223	\$31,610	\$32,002	\$32,399	\$32,801	\$33,207	\$33,619	\$34,036	\$34,458	\$34,885	\$35,318
17) Tax Savings												
(Line 16 - Line 15)		\$23,323	\$23,473	\$23,621	\$23,767	\$23,910	\$24,050	\$24,187	\$24,320	\$24,451	\$24,578	\$24,701
THE FOLLOWING TABLE IS TO COMPLETED BY STAFF ONLY												
18) Annual Costs to City	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
(Line 17 X 30%)	\$6,997	\$7,042	\$7,086	\$7,130	\$7,173	\$7,215	\$7,256	\$7,296	\$7,335	\$7,373	\$7,410	



City of Berkeley

Landmarks Preservation Commission
Martin Luther King, Jr.
Civic Center Building
2180 Milvia Street
Berkeley, California 94704
Telecommunications Device for the Deaf (415) 644-6915



(415) 644-6570

C I T Y O F B E R K E L E Y
N O T I C E O F D E C I S I O N

FOR MEETING OF: March 19, 1990

PROPERTY ADDRESS: #1,2,3,4,7,8,9, and 10 Greenwood Common

Also Known As: Greenwood Common

PROPERTY OWNERS: #1 Greenwood Common - Ann and Robert W. Birge

#2 Greenwood Common - Phyllis and Samuel Schaaf

#3 Greenwood Common - Katinka Wyle

#4 Greenwood Common - S.B. Master and James Symons

#7 Greenwood Common - Joan and Richard McDonough

#8 Greenwood Common - Elliott E. Porter

#9 Greenwood Common - Diane and David Weber Shapiro

#10 Greenwood Common - Anna Maenchen

Greenwood Common Inc. #4 Greenwood Common

APPLICANTS: o Frederick Wyle et. al. *

#3 Greenwood Common, Berkeley, CA 94708

*(on behalf of the 138 City residents who filed a petition to initiate the properties listed above)

o Landmarks Preservation Commission

2180 Milvia Street, Berkeley, CA 94704

WHEREAS, a public hearing has been duly and regularly held upon the above property, and the Landmarks Preservation Commission, being fully advised, has voted to DESIGNATE the following:

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
For Meeting of: March 19, 1990

Page 2

It was MSC (Kusmierski/McGlibery) that the Landmark Preservation Commission, designate "Greenwood Common" as defined by Lots #1-10 and the open space between them, a City of Berkeley landmark in recognition of its significance as an example of a designed landscape which incorporates as an integral part thereof, residential buildings as conceived of by William Wurster, then Dean of the College of Environmental Design at the University of California Berkeley, and designed by the prominent landscape architect, Lawrence Halprin, the eight residential buildings having been designed by a group of prominent California architects:

- #1 Greenwood Common - Donald Olsen (1955)
- #2 Greenwood Common - Robert Klemmedson (1957)
- #3 Greenwood Common - Joseph Esherick (1954)
- #4 Greenwood Common - Harwell Hamilton Harris (1954)
- #7 Greenwood Common - Rudolph Schindler (1932)
- #8 Greenwood Common - Howard Moises (1953)
- #9 Greenwood Common - Henry Hill (1954)
- #10 Greenwood Common - John Funk (1952)

Further, "Greenwood Common" represents the most significant and integrated example of the Second Bay Tradition design philosophy, in the City of Berkeley and is a prototype of the Second Bay Tradition architectural and landscape design movement in the Bay Area and California. Including such features as simple low maintenance gardens, native and exotic plants, including flowering plum trees and juniper, textured concrete surfaces embedded with gravel or small rocks, unpainted fences and structures which open onto gardens. These structures were stained in subdued earth tones, often with window trim of unstained redwood, but sometimes featuring earthtone paint, tar and gravel or shake roofs often flat or slightly gabled or sloping, creating a unique design relationship between the houses and the landscape. These features, taken together, represent a distinct architectural style of the 1950's and a distinct phase in the cultural and architectural history of the City. The Landmarks Preservation Commission finds that "Greenwood Common" fulfills the purpose of Landmark designation, as set forth in Section 3.24.060(A) of the Landmarks Preservation Ordinance:

"...to designate, after public hearings, structures, sites, and areas including single structures or sites, portions of a structure, groups of structures, manmade or natural landscapes elements, works of art or integrated combinations thereof, having a special character, or special historical, architectural, or aesthetic interest..."

and in so doing intends to review permit applications in accordance with Sections 3.24.240 and 3.24.350 of the Landmarks Preservation Ordinance:

"...For permit applications to make exterior alterations or to carry out new construction ... The Commission shall consider the conformance of the proposed work with the purposes and standards in this chapter... the proposed work shall not adversely affect the exterior architectural features of the landmark...nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site."

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION

For Meeting of: March 19, 1990

Page 3

This designation, excludes lots #11 and #12 which front on Le Roy Avenue because they do not actively contribute to the visual integrity of the Common, due to their being set below on another street, and in light of the fact that the views from the Common of the Bay have been protected by deed restriction on these two lots.

Motion Carried: Ayes: Aroner, Bright, Cerny, Jones, Kusmierski, McGlibery;
Nay: -; Abstain: Roha (see footnote 1); Absent: Gordon, Marsh.

1/ Roha abstained due to her professional relationship, as an architect, with Don Olsen and Joseph Escherick, the architects who designed #1 and #3 Greenwood Common respectively, as well as with Elliot Porter and Iris Weiner who own #8 Greenwood Common.

NOW, THEREFORE, BE it Resolved by the Landmarks Preservation Commission of the City of Berkeley that the decision is deemed final unless it is reversed, upon appeal, by the Council of the City of Berkeley.

DATE NOTICE MAILED: 4-2-90 THE APPEAL PERIOD EXPIRES AT 5 PM: 4-17-90
FILE APPEAL WITH CITY CLERK BY THIS DATE

cc: City Clerk
Codes and Inspection

ATTEST:


Mark Paez, Secretary