



Office of the City Manager

CONSENT CALENDAR
September 10, 2024

To: Honorable Mayor and Members of the City Council
 From: LaTanya Bellow, Interim City Manager
 Submitted by: Jordan Klein, Director, Planning and Development Department
 Subject: Mills Act Contract – 1401 Le Roy Avenue

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to enter into a Mills Act contract with Michael Greenwald and Ronna Bach for the City Landmark property at 1401 Le Roy Avenue.

FISCAL IMPACTS OF RECOMMENDATION

Approving the Mills Act contract for the City Landmark property at 1401 Le Roy Avenue would reduce the property tax bills for the owners by approximately \$43,000 in year one, approximately 30% of which (\$12,900) would be diverted from Berkeley's tax revenue. Final amounts are determined by Alameda County after contract execution. This will be an annual impact to the City's tax revenue, as the contract runs for ten years, in comparable annual amounts, and automatically renews annually thereafter unless notice of nonrenewal is given. In turn, the work plan commits the owners to spending the anticipated tax savings on restoring the landmarked property. The Mills Act also specifies procedures for cancellation of the contract for a breach of conditions.

Council approval will allow property tax reduction for this property to begin in the 2025-2026 fiscal year.

CURRENT SITUATION AND ITS EFFECTS

On March 21, 1977, the property at 1401 Le Roy Avenue was designated as a City of Berkeley Landmark, making the property owner eligible to take advantage of the Mills Act (see Attachment 2).

On July 8, 2024, the Landmarks Preservation Commission (LPC) reviewed the proposal by the present owners, Michael Greenwald and Ronna Bach, to enter into a Mills Act contract for 1401 Le Roy Avenue, including a proposed scope of work and maintenance schedule, and voted 5-1-0-2 to recommend approval of the Mills Act Contract application to City Council (Moved/Second Orbuch/Crandall; Yes: Crandall, Enchill, Finacom, Orbuch, Twu; No: Schwartz; Abstain: none; Absent: Leuschner, Montgomery [due to recusal]).

BACKGROUND

The Mills Act allows owners of historic properties to voluntarily enter into individual contracts with the City, in order to obtain limited ad valorem tax relief at the discretion of host jurisdictions, in exchange for maintaining and restoring their historic property. The property tax savings are offered to create an incentive for owners to maintain their historic properties, to designate historic properties that are currently not protected, and to purchase and upgrade already dilapidated historic properties.

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

On February 24, 1998, the Berkeley City Council passed Resolution No. 59,355-N.S., which authorizes the local use of the Mills Act of 1972, as amended, which is codified in California Government Code Section 50280-90 and Revenue and Taxation Code Section 439.

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

RATIONALE FOR RECOMMENDATION

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

The property located at 1401 Le Roy Avenue is eligible for the Mills Act contract because it is a Berkeley Landmark. The contract template has been reviewed by the City Attorney's Office for conformance to all relevant City and State regulations. Finally, the contract includes a comprehensive work plan that the property owner has agreed to complete within the first ten-year contract period (see Attachment 3) and that

provides for the property “use, maintenance and restoration as to retain its characteristics as property of historical significance.” The LPC has concluded that the proposed work plan meets the standards adopted by the City Council, and the costs of the proposed improvements are anticipated to equal or exceed the tax savings afforded the owners.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

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

ALTERNATIVE ACTIONS CONSIDERED

The Council could deny the application if it found that it did not satisfy the requirements of the Act.

CONTACT PERSON

Jordan Klein, Director, Planning and Development Department, 510-981-7534
Fatema Crane, Principal Planner/LPC Secretary, 510-981-7413

Attachments:

1. Draft City Council Resolution
2. Notice of Decision, Landmark Designation for 1401 Le Roy Avenue, March 21, 1977
3. Rehabilitation Plan and Notes, dated June 14, 2024
4. LPC Staff Report August 1, 2024

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

AUTHORIZING THE CITY MANAGER TO EXECUTE A MILLS ACT CONTRACT AND ANY NECESSARY AMENDMENTS WITH MICHAEL GREENWALD AND RONNA BACH, FOR THE MAINTENANCE AND RESTORATION OF A HISTORIC PROPERTY LOCATED AT 1401 LE ROY AVENUE, IN RETURN FOR THE OWNER TO OBTAIN A PROPERTY TAX REDUCTION

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

WHEREAS, on March 21, 1977, 1401 Le Roy Avenue was designated as a City of Berkeley Landmark, which renders it eligible to take advantage of the Mills Act; and

WHEREAS, on July 8, 2024, the Landmarks Preservation Commission reviewed the proposed projects listed in the Mills Act Contract Application for 1401 Le Roy Avenue, and recommended that the City Council enter into a Mills Act contract with the property owner; and

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

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

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Berkeley that the City Manager is authorized and directed to execute a Mills Act Contract and any necessary amendments with Michael Greenwald and Ronna Bach for the maintenance and restoration of the historic property located at 1401 Le Roy Avenue and in return offer a property tax reduction for a period of at least ten years, with a recorded copy of such contract and amendments to be on file in the Office of the City Clerk and Alameda County Clerk- Recorder.

CITY OF BERKELEY
DEPARTMENT OF HOUSING AND DEVELOPMENT

(APPLICATION REQUESTING DESIGNATION FOR LANDMARK STATUS)

FEES: Ordinance 4694-N.S. Individual Landmark \$50.00 Historical Dist. \$100.00

1. Name of Property John Galen Howard House Survey Code No. _____
2. Building Site _____ Open Space _____
3. County Alameda 4. City Berkeley
5. Street 1401 Le Roy Avenue
6. Vicinity (if rural) _____
7. Present Occupant Henry Stapp
8. Present Owner John M. Woodbridge
9. Original Owner (if known) Warren Gregory
10. Date of Construction 1912 11. Style Shingle-style
12. Architect/Builder John Galen Howard 13. Original Use residence
14. Historic Value: national _____ state _____ county _____ city neighborhood
none _____
15. Architectural Value: national _____ state county city neighbor-
hood none _____
16. Notable Garden or Landscaping: yes no _____
17. Photographs: contemporary historical _____
dates July 7, 1975 dates _____
photographer Mary Ann Beach photographer _____
repository Berkeley Landmarks repository _____
Preservation Commission Archive
18. Bibliography: Published Sources A Guide to the Architecture of San Francisco
Public Records & Northern California - Gebhard et. al.,
Interviews Peregrine Smith, Inc., Salt Lake City 1973
Other (continued on back page)
La Loma Park- Wheeler tract
19. Block Number 6 20. Lot No 19,20 21. Lot Size: Frontage 276.41
Assessors no. 58-2244-1 Depth 166.20 - 156.28
22. Current Zoning Status R-1 23. Adjacent Property Zoning Status R-1
24. Present Use: residential (single family multiple _____) office _____
store _____ public _____ other _____ specify _____
25. Adjacent Property Use (check all that apply): residential (single
family multiple _____) office _____ store _____ public _____
other _____ specify _____

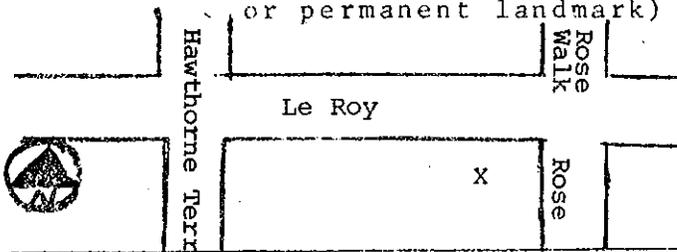
26. Assessed Property Value: about \$100,000 assessed market value
 current _____ 5 yrs. ago _____ 10 yrs. ago _____
27. Present Condition of Property: exterior: excellent good _____ fair _____ poor _____
 interior: excellent good _____ fair _____ poor _____
 grounds: excellent good _____ fair _____ poor _____
28. Property Endangered: yes _____ no source, if yes _____
29. Potential New Property Uses: _____ none _____
30. History: Briefly describe the historical significance of this property.

The house was designed and built as the 2nd home of architect John Galen Howard from New York, 4th place winner in the 1899 Phoebe Apherson Hearst International competition for the design of the U.C. Campus & actual architect for the original campus buildings including the Campanile, Doe Library, California Hall, Wheeler Hall, Hearst Mining Building & others. In addition, the house has a library wing designed by Julia Morgan in 1927.

31. Architecture: Briefly describe the appearance of this structure. Indicate notable features as well as later alterations and changes. Include notable landscaping or natural features.

The plan is L-shaped following the outer edge of the property. Two arms are hinged in center by the entrance and stair hall. The house is a long rectangular, shingled block with stuccoed base and slightly pitched gabled roof whose rafter ends are exposed. The front entrance is a striking composition of raised entrance porch and open balcony below. The library interior by Julia Morgan is the most important interior space. It is in a fincraftsman style. The kitchen has been remodeled. The basement is now a finished space.

32. Location Map (nearest intersection or permanent landmark)



34. Additional Comments or Continuation of Previous Answers
 18 - published sources

<u>Building With Nature</u> Freudenheim & Sussman Peregrine-Smith Inc. 1974 Salt Lake City	<u>Building of Berkeley</u> Bernhardt, Robert Lederer, Street & Zeus Co Berkeley, 1971	<u>Architect & Engineer</u> Nov., 1917, use. published Howard, John Galen
	<u>Bay Area Houses</u> Sally Woodbridge et. al. Oxford U. Press, N.Y. 1976	

35. Recorder: Name Sally Woodbridge Title Architectural Historian
 Address 2273 Vine Street Date June 24, 1975
Berkeley, CA

Recording Requested By

79-026642

And When Recorded Mail To:

Oscar A. Sung
Program Planning Division
Housing and Development Department
2180 Milvia Street
Berkeley, California 94704

RECORDED IN OFFICIAL RECORDS
OF ALAMEDA COUNTY, CALIF.
FEB - 9 1979
AT 4:30 PM M
RENE C. DAVIDSON, County Recorder

DH

Subject Property: Howard House
Owner: John M. Woodbridge

NOTICE OF LANDMARK DESIGNATION

Notice is hereby given that pursuant to Section 4.2 of Ordinance No. 4694-N.S., of the City of Berkeley, that certain property located at 1401 LeRoy Ave., on the following described property has been determined to be a Berkeley City Landmark as designated by the Landmarks Preservation Commission of The City of Berkeley on March 21, 1977 and the owner(s) thereof have been notified as required by Section 4.1c.

Real property in the County of Alameda, State of California, described as follows:

Lot 19 & 20 Block 6 Tract Map Amended Map of a Portion of La Loma Park and the Wheeler Tract.

PARCEL 1:

19 and 20, in Block No. 6, as said lots and block are shown upon that certain map titled "Amended Map of a Portion of La Loma Park and the Wheeler Tract, Berkeley, Alameda Co., California", filed October 15, 1902, in Liber 19 of Maps, at page 45, in the office of the County Recorder of Alameda County.

PARCEL 2:

Beginning at the northwestern corner of Lot 20 in Block 6, as said lot and block are shown on the map hereinbefore referred to; and running thence easterly along said lot; thence northerly along the course of said eastern line of said lot, if projected northerly 25 feet; (continued on attached page)

Owner of Record: JOHN M. WOODBRIDGE

Dated: JANUARY 23, 1979 City of Berkeley

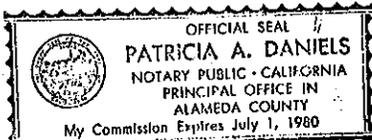
By [Signature]
Oscar A. Sung, Chief
Program Planning Division
Housing & Development Department
Secretary to The Landmarks
Preservation Commission

STATE OF CALIFORNIA)
) SS.
COUNTY OF ALAMEDA)

On this 24th day of January, 19 79, before Patricia A. Daniels a Notary Public in and for said County and State, personally appeared Oscar A. Sung, known to me to be the Chief, Program Planning Division, Housing and Development Department of the City of Berkeley, who executed the foregoing instrument and acknowledged to me that he executed same.

WITNESS my hand and official seal:

[Signature]
PATRICIA A. DANIELS, Notary



UPC file:
KROGER D
1979

(attachment) PARCEL 2 (con'td)

thence westerly parallel with the northerly line of said lot, to the eastern line of LeRoy Avenue, if projected northerly; thence southerly, along said projected line of LeRoy Avenue to the point of beginning.

Excepting from said parcels of land that portion thereof conveyed to the City of Berkeley, by Deed dated November 14, 1912 and recorded in Liber 2169 of Deeds, at page 106, and included within the following description:

Beginning at a point on the East line of Le Roy Avenue, 8.22 feet northerly from the southwest corner of Lot 20, in Block 6, as said lot and block are delineated and so designated on a certain map entitled "Amended Map of a portion of La Loma Park and the Wheeler Tract", filed in the office of the County Recorder of Alameda County; and running thence northerly along the east line of Le Roy Avenue, on a curve of 472 feet radius, a distance of 73.67 feet to a point on a line 25 feet northerly and parallel to the north boundary line of said lot 20; thence easterly and parallel to the said north boundary line of lot 20, and to the southerly line of Rose Street, a distance of 219.25 feet to a point on the

intersection of this line and the west line of Tamalpais Avenue, projected; thence returning westerly and reflecting to the left along a curve, the radius of which is 126.24 Feet, a distance of 25.17 feet; thence deflecting to the right and westerly along a curve, the radius of which is 126.24 feet, a distance of 25.17 feet to a point on a line 20 feet northerly and parallel to the north boundary line of said lot 20; thence westerly and parallel to said north boundary line of said lot 20, a distance of 121.53 feet; thence southerly at right angles to the southerly line of Rose Street, a distance of 8.41 feet; thence southwestwardly along a curve the radius of which is 60 feet, a distance of 87.61 feet to a point of tangency with the east line of Le Roy Avenue, at the point of beginning; containing an area of 1933 square feet.

mills act restoration / rehabilitation plan

PROJECT 1401 Le Roy Avenue
UPDATED May 17, 2024

ITEM	FEATURE	CHARACTER DEFINING	CONDITION	HISTORIC TREATMENT	FIRE RESISTANCE MEASURES	ENERGY EFFICIENCY MEASURES	STRUCTURAL STRENGTHENING MEASURES	ESTIMATED DATE OF COMPLETION	ESTIMATED COST*
1	Replaced redwood shake siding	Yes	Poor	Rehabilitation - Replace exterior redwood shakes with custom milled redwood shakes treated with a fire retardant. New shakes will be milled to the same dimensions, and installed in the same "ribbon coursing" pattern as the original shakes.	1. Shakes treated with a fire retardant. 2. Fire resistance sheathing installed beneath shakes. 3. Final wall assembly will have a 1-hour fire resistance rating. 4. Replace knob & tube wiring with code compliant wiring where accessible from the exterior wall.	1. Mineral batt insulation added to exterior walls. 2. Identified galvanized plumbing pipes - currently exposed on house exterior - will be replaced with copper and "buried" inside the exterior walls.	1. Structural sheathing install beneath the shakes will provide additional shear reinforcing to brace against lateral (ie seismic) loads.	Replace: 2025 Maintain: 2026-2035	\$566,483.50
2	Replaced identified fixed and double hung windows	Yes	Poor	Rehabilitation - Replace windows showing signs of dry rot with custom double-paned wood windows, and custom milled redwood architectural trim to match existing.		1. Replaced identified windows will be double paned glass and sealed units to reduce heat gain and air infiltration.		Replace: 2025 Maintain: 2026-2035	\$314,083.00
3	Restored identified leaded glass windows & library doors	Yes	Poor	Restoration & Rehabilitation - The leaded glass windows will be removed, disassembled, and rebuilt using new lead that matches the profile of the original. The window will be puttied, polished and reinstalled in a new custom wood sash and frame that will allow a double paned glass unit behind the leaded glass.		1. The double paned glass will reduce heat gain and protect the restored leaded glass panels. 2. New sashes will reduce air infiltration.		Replace: 2025 Maintain: 2026-2035	\$60,646.30
4	New standing seam metal roofing with rigid insulation	No	Poor	Replace - The existing (non-original) tar and gravel roof will be replaced with a standing seam metal roof over 5" of rigid insulation.	1. Standing seam metal roofing provides a non-combustible roofing surface. 2. Fire resistance sheathing installed beneath roofing added protection. 3. Fire sprinklers added below roof eaves. 4. Final assembly will have a 1-hour fire resistance rating.	1. Rigid insulation added above conditioned space. 2. Adding insulation above the roof will allow insulation at the JM library cathedral ceiling to protect the historic interior.	1. Structural sheathing installed beneath the roofing will provide additional shear reinforcing to brace against lateral (ie seismic) loads.	Replace: 2025 Maintain: 2026-2035	\$334,471.50
5	Rehabilitated library balcony	Yes	Poor	Restoration & Rehabilitation - Repair and structurally reinforce the library balcony and replace the (non-original) railing.			1. Deck joists will be replaced in kind and a structural redwood brace (modeled on a similar brace in use on the south balcony) will be added. 2. A code compliant guardrail will be added, with a design modeled on the interior stair railing.	Replace: 2025 Maintain: 2026-2035	\$13,916.10
6	Replace landscape retaining wall	No	Poor	Replace - Replace existing concrete retaining wall at the property perimeter along Le Roy Avenue & Rose Street pending SAP approval.			1. Protect the structural integrity of the house foundation and primary structure.	Replace: 2030 Maintain: 2025-2035	\$281,810.10
TOTAL ESTIMATED 10-YEAR BUDGET									\$1,571,410.50

NOTES:

1. This proposed 10 year work plan is focused on the rehabilitation of primary exterior features and materials.
2. The proposed work plan is commensurate with the estimated Mills Act tax reduction per the accompanying spreadsheet.
3. This focused work plan represents only a portion of current and future rehabilitation and maintenance work to be completed over the next 10 years.
4. * Estimated cost based on contractor estimate, May 16, 2024



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
JULY 8, 2024

1401 Le Roy Avenue - John Galen Howard House

Mills Act Contract Application (#LMMA2024-0001) for a residential property and City of Berkeley Landmark.

I. Application Basics

Parties Involved:

- **Property Owner:** Michael Greenwald & Ronna Bach
1401 Le Roy Avenue
Berkeley, CA 94708
- **Historic Architect & Consultant:** Denise Hall Montgomery, Architect
Denise Hall Montgomery Architecture
1769 Alcatraz Avenue
Berkeley, CA 94703
- **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: Current site conditions – Front (north) elevation (Denise Hall Montgomery Architecture, 2024)



Figure 3: Current site conditions – Interior courtyard (south) elevation (Denise Hall Montgomery Architecture, 2024)



II. Background

The residence at 1401 Le Roy Avenue was constructed in 1912, according to City records. It is an example of the First Bay Tradition style of architecture, designed (and occupied by) famed Berkeley architect John Galen Howard, with a later addition (1927) completed by another famed Berkeley architect and his protégé, Julia Morgan. The three-story (two stories over basement) main building is wood-frame construction on a concrete foundation. The structure is clad in redwood shake shingles, 30" in length, and applied in a ribbon coursing pattern which is characteristic of Craftsman-style architecture. The windows across the elevations are a combination of single pane fixed, double-hung, and casement wood windows, in addition to fixed and leaded glass casement windows. The roof is a very low-pitched gable roof which is currently tar-and-gravel (non-original), with wood eaves and fascia boards, exposed rafters, and integral wood gutters. Further architectural details can be found in Attachment 1.

The subject property was designated as a City landmark in 1977; see the Landmark Designation Record included in Attachment 1 of this report.

On May 2, 2024, the Landmarks Preservation Commission (LPC) considered and approved a Structural Alteration Permit (#LMSAP2024-0002) to complete an exterior façade restoration and alter the roofing material on the John Galen Howard House. The project scope encompassed:

1. Restoration of exterior wood shake siding
2. Rehabilitation of leaded glass windows
3. Restoration of select wood windows
4. Replacement of deteriorated wood windows
5. Replacement of deteriorated library balcony with new railing
6. New roofing material and insulation

The Notice of Decision for this SAP is included as Attachment 4 to this report.

On June 3, 2024, the applicant, on behalf of the property owners, submitted a Mills Act Contract Application for this City Landmark property, to support the planned restoration and rehabilitation work that was approved by the LPC in the aforementioned Structural Alteration Permit.

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 includes the list of Character-Defining Features of the John Galen Howard House in Table 1.

- 2) A *Restoration and Rehabilitation Plan* (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 for estimating the potential Mills Act tax savings for this request, based on property-specific figures calculated using standard formulas.

The City's responsibility 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, except for the change in roofing material to increase fire resilience. The applicant presented the entire scope of work proposed in the Mills Act schedule to the LPC as part of a Structural Alteration Permit at its meeting on May 2, 2024. The Commission was very supportive of the treatments proposed by the applicant to increase longevity of the John Galen Howard House, and granted approval of the SAP at that meeting. The only work proposed in the schedule that was not included in the SAP application is the replacement of the concrete perimeter retaining wall along Le Roy Avenue and Rose Street, which may possibly be exempt from a further SAP as "ordinary maintenance and repair" in the Landmarks Preservation Ordinance (Berkeley Municipal Code Section 3.24.260). Based on the work plan included in the Mills Act application (Attachment 2), it does not appear that a new Structural Alteration Permit would be necessary beyond the approval already obtained by the applicant. 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 appear to be justifiable in that they constitute restoration, repair, rehabilitation and continued maintenance of the subject property. Further, the work plan would provide for the property's "use, maintenance and restoration as to retain its characteristics as property of historical significance," as provided for in the Mills Act, Government Code Sections 50280 et. Seq., as authorized by the Berkeley City Council per Resolution No. 59,355 – N.S. For these reasons, staff concludes that the proposed 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

Feature	Treatment (as recommended by historic resource consultant)	Estimated Year of completion
Redwood shake siding	Replace in kind with custom milled redwood shakes treated with a fire retardant	2025
Wood Windows	Replace dry-rotted windows with custom redwood trim to match and new double-paned glazing	2025
Leaded Glass Windows and Door	Restore, rehabilitate, and reinstall	2025
New standing seam metal roof	Remove tar and gravel roof, replace with standing seam metal roof with insulation, fire sheathing, and	2025
Library balcony	Repair and structurally reinforce balcony, and replace non-original railing	2025
Landscape retaining wall	Replace concrete perimeter retaining wall along Le Roy Avenue and Rose Street	2030

Per the applicant's calculations in Attachments 2 and 3, the owner's work plan represents a three-fold (348%) reinvestment of the savings into the property. In other words, the owner would spend \$1,571,410 on the 10-year work plan, while saving \$450,684 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
July 8, 2024

1401 LE ROY AVENUE
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Attachments:

1. Mills Act Application for 1401 Le Roy Avenue – Historic Architectural Summary, dated June 1, 2024 (including the designation record, 1977)
2. Mills Act Application for 1401 Le Roy Avenue – Rehabilitation Plan, dated June 25, 2024
3. Mills Act Application for 1401 Le Roy Avenue – Financial Analysis Spreadsheet, dated June 25, 2024
4. Notice of Decision – Structural Alteration Permit #LMSAP2024-0002

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