



# MILLS ACT PORTFOLIO



1395 N Palomares St  
Pomona, CA 91767

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Lincoln Park Historic District

Jay & Cheryl Munns  
(626) 991-4459







## ABOUT THE PROPERTY

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This stately Colonial Craftsman home was built in 1911 by Dr. Joseph K Swindt, a Pomona physician and one of the founders of Pomona Valley Hospital. Its expansive diagonal placement, wide clapboards, multi-paned double-hung windows, second floor planters, and two-story rectangular shape contributes to the Colonial character of the house. The interior has been lovingly preserved, retaining its dark oak ceiling beams and wainscoting, glass-covered built-ins, oak floors, original door hardware, and amber art-glass light fixtures.

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- Elevations
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- Public Right-of-Way
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- Fences, Walls, and Hedges
- Trees and Major Vines

### 74 INTERIOR PHOTOS—FLOOR 1

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- Photo Map
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- Formal Dining Room
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- Dining Room
- Bathroom Off Dining
- Laundry
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- Kitchen
- Master Bedroom
- Master Bathroom
- Basement





## 115 INTERIOR PHOTOS—FLOOR 2

- Photo Map
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- Bedroom 1
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- Den
- Hall
- Bathroom Off Hall

## 142 INTERIOR PHOTOS—TACK ROOM

- Photo Map
- Tackroom





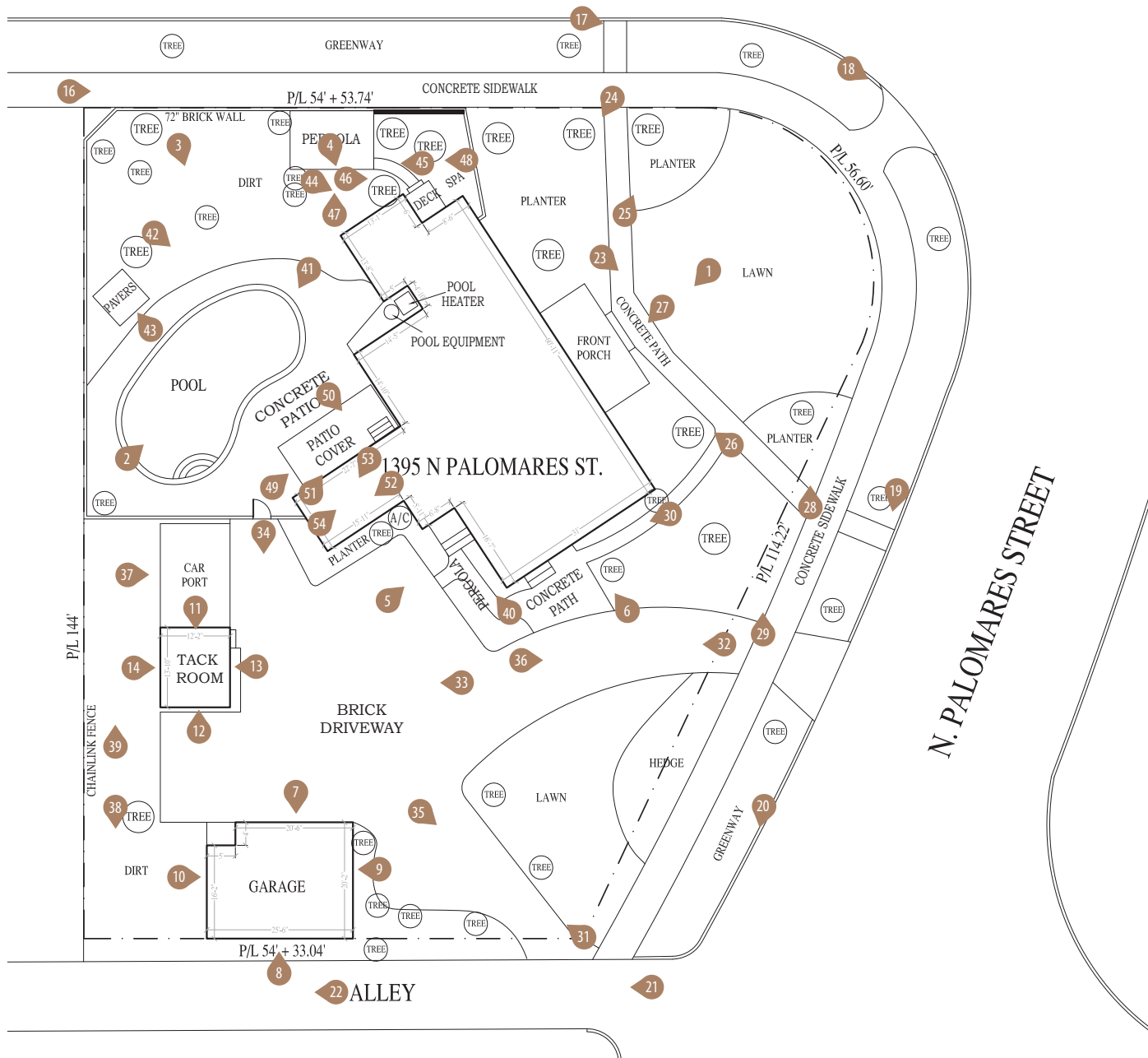
# Exterior Photos



# PHOTO MAP

ELEVATIONS, ADJACENT PROPERTY, PUBLIC RIGHT-OF-WAY, YARDS

GARFIELD AVENUE







## ELEVATION—HOUSE FRONT

1

Looking Southwest



## ELEVATION—HOUSE REAR

2

Looking Northeast





### ELEVATION—HOUSE NORTHWEST SIDE A

3

Looking Southeast



### ELEVATION—HOUSE NORTHWEST SIDE B

4

Looking Southeast





## ELEVATION—HOUSE SOUTHWEST SIDE

5

Looking Northeast



## ELEVATION—HOUSE SOUTHEAST SIDE

6

Looking Northeast





## ELEVATION—GARAGE NORTH SIDE

7

Looking South



## ELEVATION—GARAGE SOUTH SIDE

8

Looking North





## ELEVATION—GARAGE EAST SIDE

9

Looking West



## ELEVATION—GARAGE WEST SIDE

10

Looking East





## ELEVATION—TACK ROOM NORTH SIDE

11

Looking South



## ELEVATION—TACK ROOM SOUTH SIDE

12

Looking North





## ELEVATION—TACK ROOM EAST SIDE

13

Looking West



## ELEVATION—TACK ROOM WEST SIDE

14

Looking East





## ADJACENT PROPERTY: 378 GARFIELD AVE, POMONA CA 91767

15

Looking South



## PUBLIC RIGHT OF WAY—NORTHWEST SIDE

16

Looking East





## PUBLIC RIGHT OF WAY—NORTH SIDE

17

Looking East



## PUBLIC RIGHT OF WAY—NORTHEAST CORNER

18

Looking Southeast





## PUBLIC RIGHT OF WAY—EAST SIDE

19

Looking South



## PUBLIC RIGHT OF WAY—SOUTHEAST CORNER

20

Looking South





## **PUBLIC RIGHT OF WAY—SOUTH ALLEY A**

21

Looking West



## **PUBLIC RIGHT OF WAY—SOUTH ALLEY B**

22

Looking West





## FRONT YARD—LAWN AREA

23

Looking Southeast



## FRONT YARD—NORTHWEST PLANTER

24

Looking Southwest





## FRONT YARD—NORTH PLANTER

25

Looking Northeast



## FRONT YARD—SOUTHWEST PLANTER

26

Looking Northwest





## FRONT YARD—FRONT PORCH

27

Looking Southwest

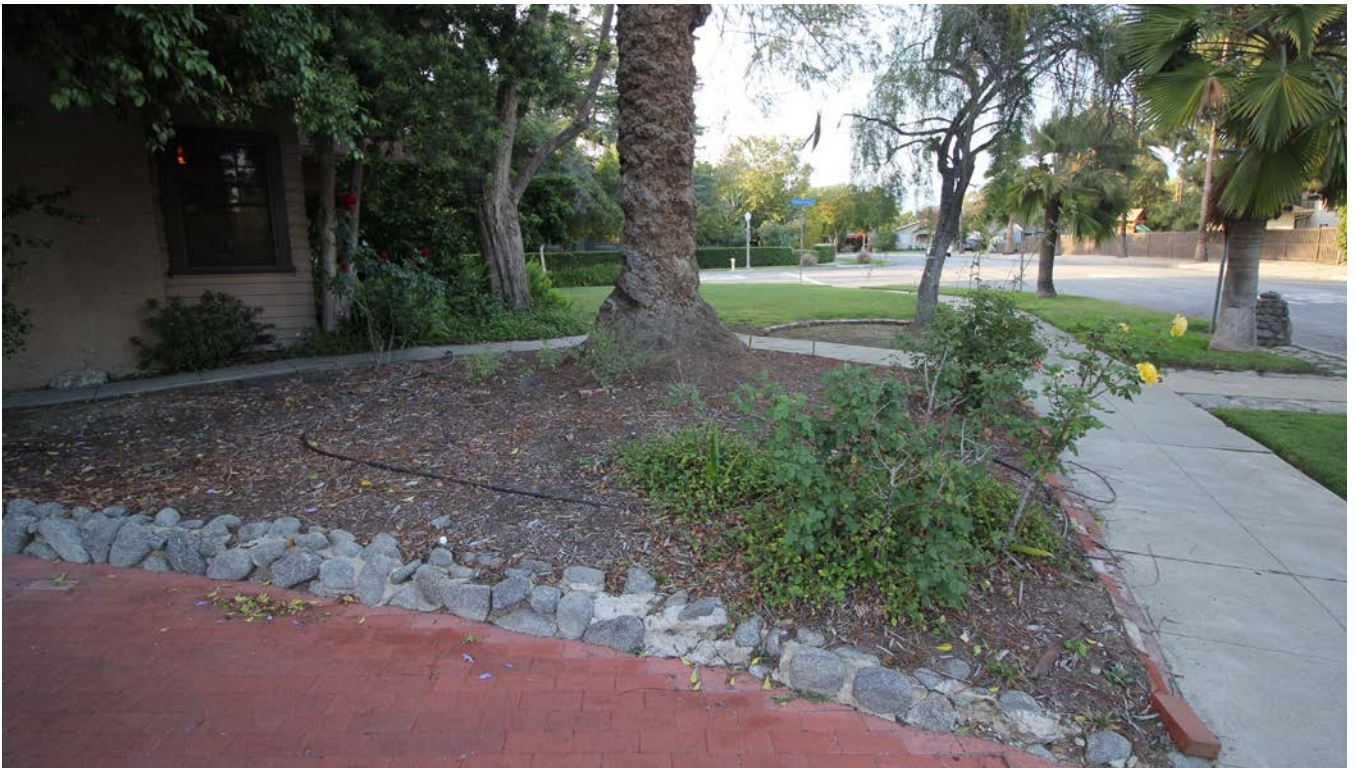


## FRONT YARD—SOUTH PLANTER

28

Looking North





## SOUTH YARD—NORTHEAST PLANTER

29

Looking Northwest



## SOUTH YARD—PERGOLA OVER WALKWAY

30

Looking Southwest





## **SOUTH YARD—SOUTHEAST LAWN**

31

Looking Northwest



## **SOUTH YARD—EAST DRIVEWAY ENTRANCE**

32

Looking West





## SOUTH YARD—CENTRAL DRIVEWAY

33

Looking West



## SOUTH YARD—NORTH DRIVEWAY

34

Looking South





## SOUTH YARD—SOUTHEAST DRIVEWAY

35

Looking Southeast



## SOUTH YARD—EAST DRIVEWAY

36

Looking East





## SOUTH YARD—CARPORT

37

Looking East



## SOUTH YARD—SOUTHWEST AREA

38

Looking South

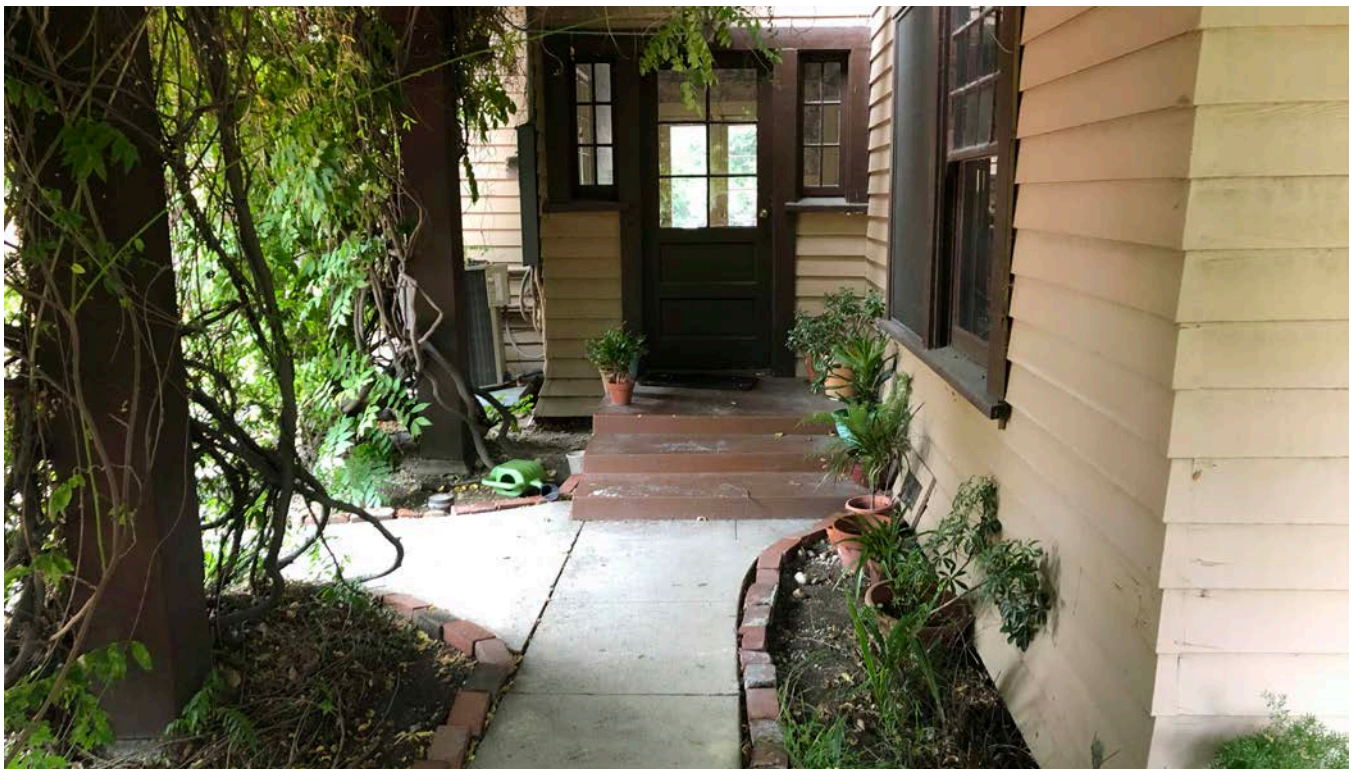




## SOUTH YARD—WEST AREA

39

Looking North



## SOUTH YARD—BACK PORCH

40

Looking Northwest





## BACK YARD—POOL PATIO

41

Looking West



## BACK YARD—NORTH OF POOL

42

Looking Southeast





## BACK YARD—SITTING AREA

43

Looking Northwest



## BACK YARD—NORTH AREA

44

Looking Southeast





## BACK YARD—NORTH AREA

45

Looking West



## BACK YARD—SPA AREA

46

Looking East





## BACK YARD—NORTH PERGOLA

47

Looking North



## BACK YARD—SPA AREA

48

Looking West





## BACK YARD—PATIO COVER AREA

49

Looking Northeast



## BACK YARD—PATIO COVER AREA

50

Looking Southeast





## BACK YARD—PATIO COVER (ABOVE)

51

Looking Northeast



## BACK YARD—SUN DECK (2ND FLOOR)

52

Looking West





## BACK YARD—SUN DECK (2ND FLOOR)

53

Looking Southwest



## BACK YARD—SUN DECK (2ND FLOOR)

54

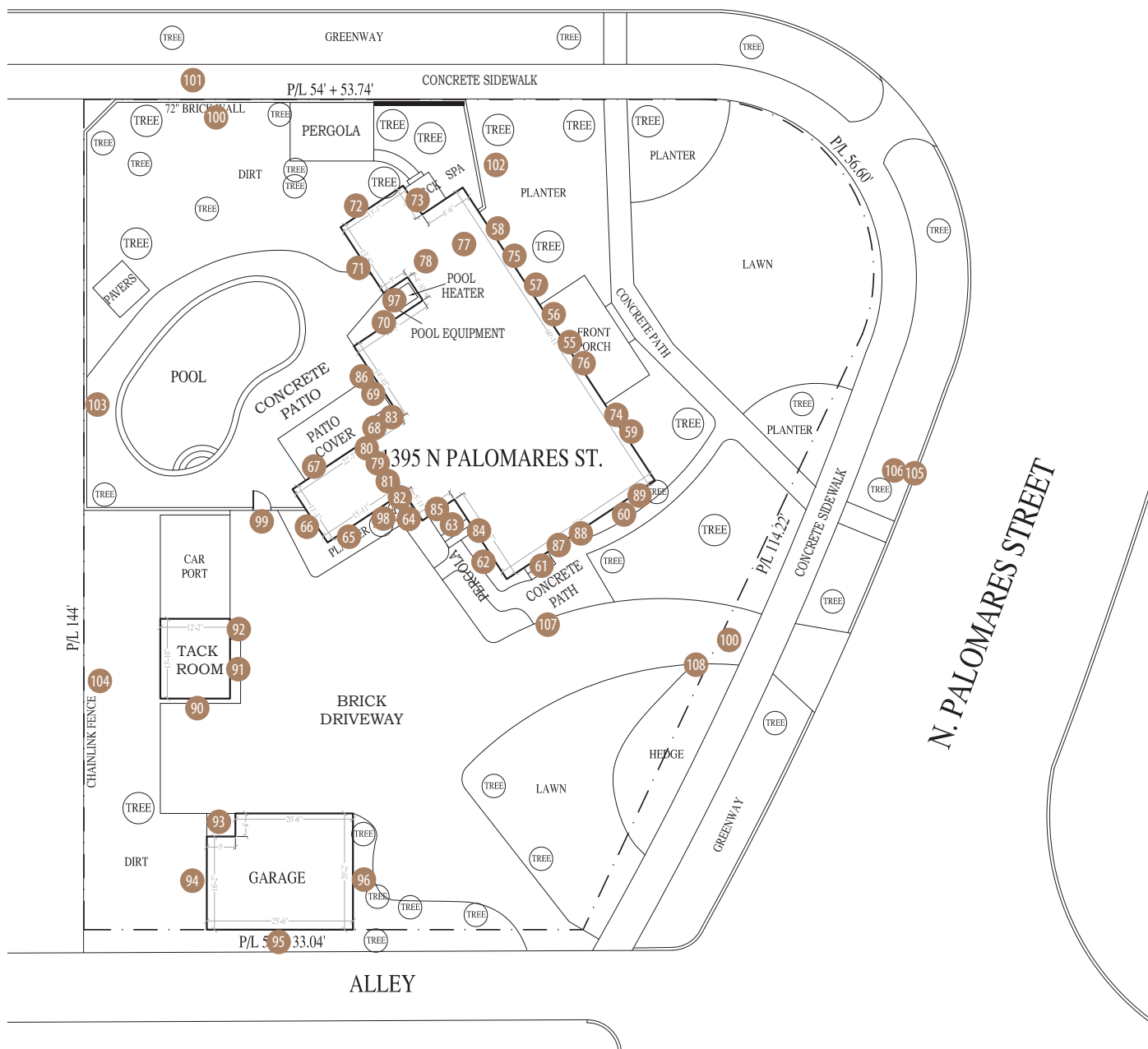
Looking Northeast



# PHOTO MAP

EXTERIOR DETAILS, FENCES, WALLS, & HEDGES

GARFIELD AVENUE







## DETAILS—FRONT DOOR AND WINDOWS

55

Looking Southwest



## DETAILS—ROOF SUPPORT BEAM

56

Looking Northwest





## DETAILS—DINING ROOM WINDOW

57

Looking Southwest



## DETAILS—MASTER BATH WINDOW

58

Looking Southwest





## DETAILS—EAST LIVING ROOM WINDOW

59

Looking Southwest



## DETAILS—SOUTH LIVING ROOM WINDOWS

60

Looking Northwest





## DETAILS—MUSIC ROOM DOORS

61

Looking Northwest



## DETAILS—MUSIC ROOM WINDOWS

62

Looking Northeast





## DETAILS—BACK DOOR AND WINDOWS

63

Looking Northwest



## DETAILS—DINING SOUTH WINDOW

64

Looking Northeast





## DETAILS—SOUTH LAUNDRY WINDOW

65

Looking Northwest



## DETAILS—LAUNDRY/BATH WINDOW

66

Looking Northeast





## DETAILS—NORTH LAUNDRY WINDOW

67

Looking Southeast

---



## DETAILS—POOL PATIO DOORS

68

Looking Southeast

---





## DETAILS—WEST KITCHEN WINDOW

69

Looking Northeast



## DETAILS—NORTH KITCHEN WINDOW

70

Looking Southeast





## DETAILS—MASTER BEDROOM WEST WINDOW

71

Looking Northeast



## DETAILS—MASTER BEDROOM NORTH WINDOW

72

Looking Southwest





## DETAILS—MASTER BEDROOM DOORS

73

Looking Southwest



## DETAILS—BEDROOM 1 WINDOW & PLANTER (2ND FLOOR)

74

Looking Southwest





**DETAILS—BEDROOM 3 EAST WINDOW & PLANTER (2ND FLOOR)**

75

Looking Southwest



**DETAILS—DEN WINDOW (2ND FLOOR)**

76

Looking Southwest





## DETAILS—BEDROOM 3 NORTH WINDOWS (2ND FLOOR)

77

Looking Southeast



## DETAILS—BEDROOM 4 NORTH WINDOW (2ND FLOOR)

78

Looking Southeast





## DETAILS—SLEEPING PORCH DOOR (2ND FLOOR)

79

Looking Northeast



## DETAILS—SLEEPING PORCH WEST WINDOW 1 (2ND FLOOR)

80

Looking Northwest





## DETAILS—SLEEPING PORCH WEST WINDOW 2 (2ND FLOOR)

81

Looking Northwest



## DETAILS—SLEEPING PORCH WEST WINDOW 3 (2ND FLOOR)

82

Looking Northwest





### **DETAILS—SLEEPING PORCH NORTH WINDOW (2ND FLOOR)**

83

Looking Southeast



### **DETAILS—BATHROOM & BEDROOM 2 WINDOWS (2ND FLOOR)**

84

Looking Northeast





## 85 DETAILS—SLEEPING PORCH SOUTHEAST WINDOW (2ND FLOOR)

Looking Northwest



## 86 DETAILS—BEDROOM 4 WEST WINDOW (2ND FLOOR)

Looking Northeast





## DETAILS—BEDROOM 2 WINDOW (2ND FLOOR)

87

Looking Northwest



## DETAILS—DRESSING WINDOW (2ND FLOOR)

88

Looking Northwest





## DETAILS—BEDROOM 1 SOUTHEAST WINDOW (2ND FLOOR)

89

Looking Northwest



## DETAILS—TACK ROOM SOUTH WINDOW

90

Looking North





## DETAILS—TACK ROOM EAST WINDOW

91

Looking West



## DETAILS—TACK ROOM DOOR

92

Looking West





## DETAILS—GARAGE DOOR

93

Looking South



## DETAILS—GARAGE WEST WINDOW

94

Looking East





## DETAILS—GARAGE SOUTH WINDOWS

95

Looking North



## DETAILS—GARAGE EAST WINDOWS

96

Looking West





## DETAILS—POOL EQUIPMENT

97

Looking Notheast



## DETAILS—A/C & ELECTRICAL

98

Looking Northeast





## POOL GATE & WALL WITH VINES

99

Looking North



## BACK YARD WALL

100

Looking Northwest





## BACK YARD WALL

101

Looking South



## FRONT YARD WALL

102

Looking West





## BACK YARD WALL WITH VINES

103

Looking NorthWest



## SOUTH YARD CHAIN LINK FENCE WITH VINES

104

Looking Northwest





## STONE HORSE HITCH

105

Looking South



## STONE HORSE HITCH DETAIL

106

Looking West





## LOW STONE WALLS

107

Looking North East



## SOUTH YARD HEDGES

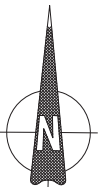
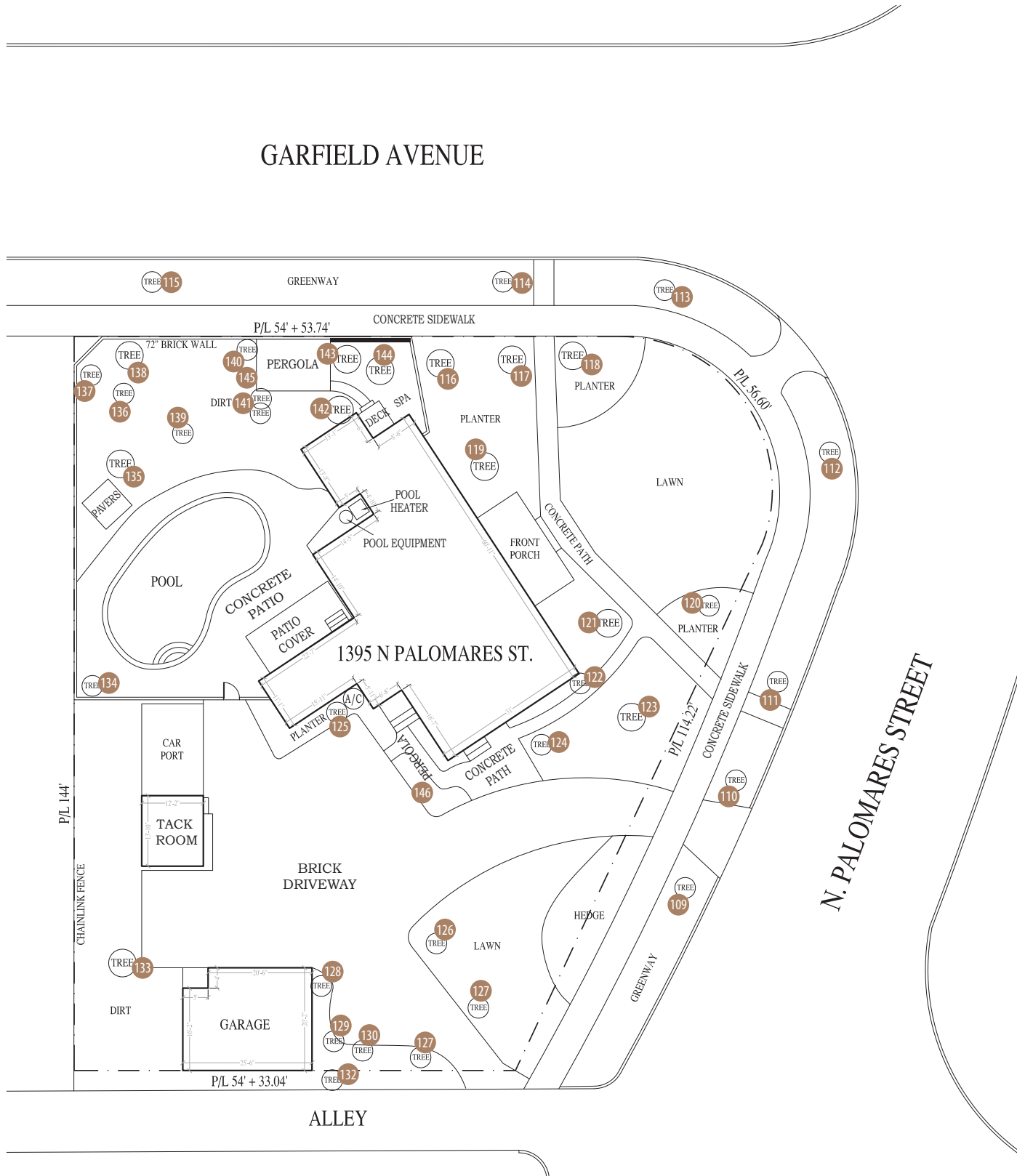
108

Looking South



# PHOTO MAP

## TREES AND MAJOR VINES







109 TREE—PALM



110 TREE—PALM



111 TREE—PALM



112 TREE—PALM





113 TREE—PALM



114 TREE—PALM



115 TREE—PALM

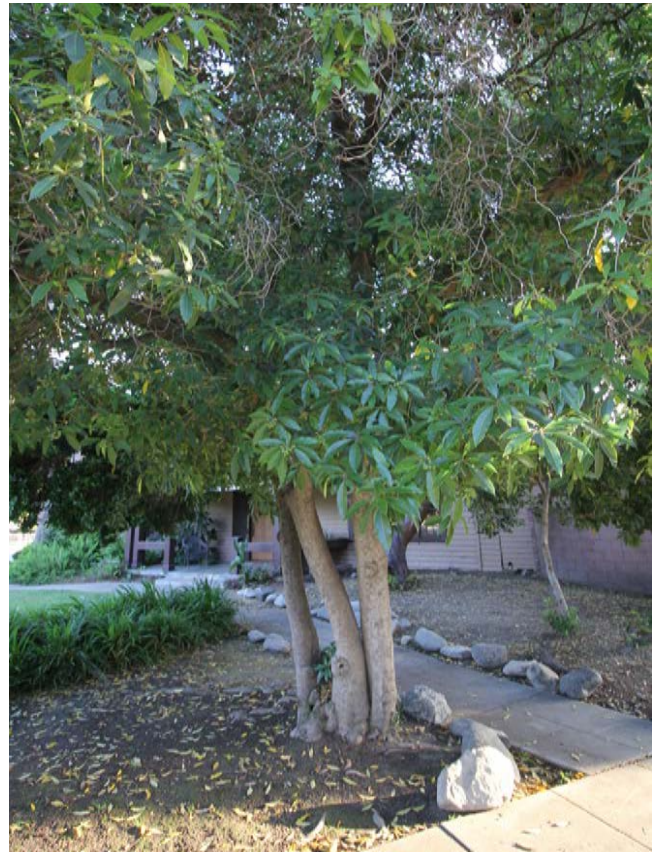


116 TREE—CITRUS





117 TREE—ENGLISH LAUREL



118 TREE—ENGLISH LAUREL



119 TREE—STRAWBERRY



120 TREE—WILLOW





121 TREE—JACARANDA



122 TREE—PODOCARPUS



123 TREE—PALM



124 TREE—XYLOSMA





125 TREE—AVOCADO



126 TREE—PINEAPPLE GUAVA



127 TREE—PINEAPPLE GUAVA

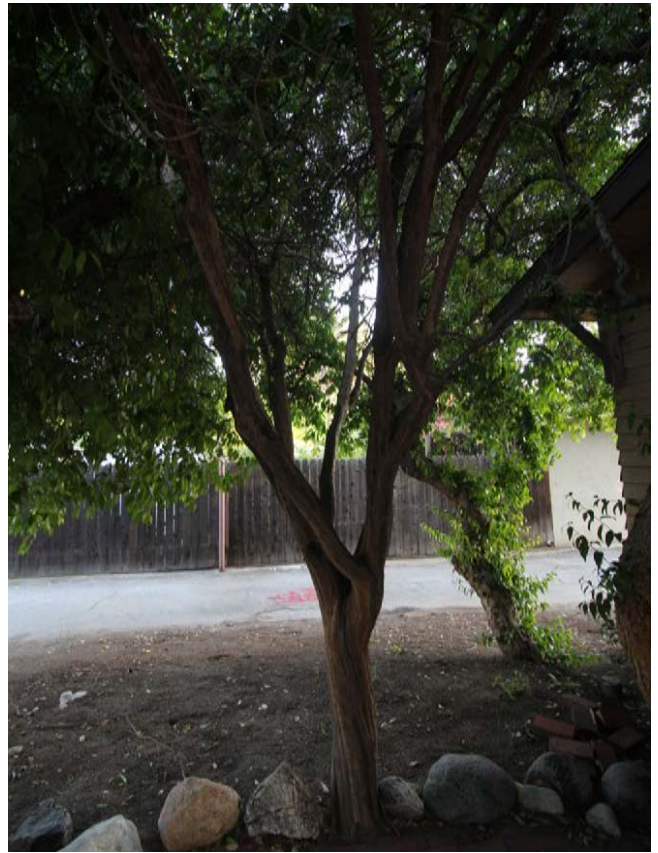


128 TREE—PODOCARPUS





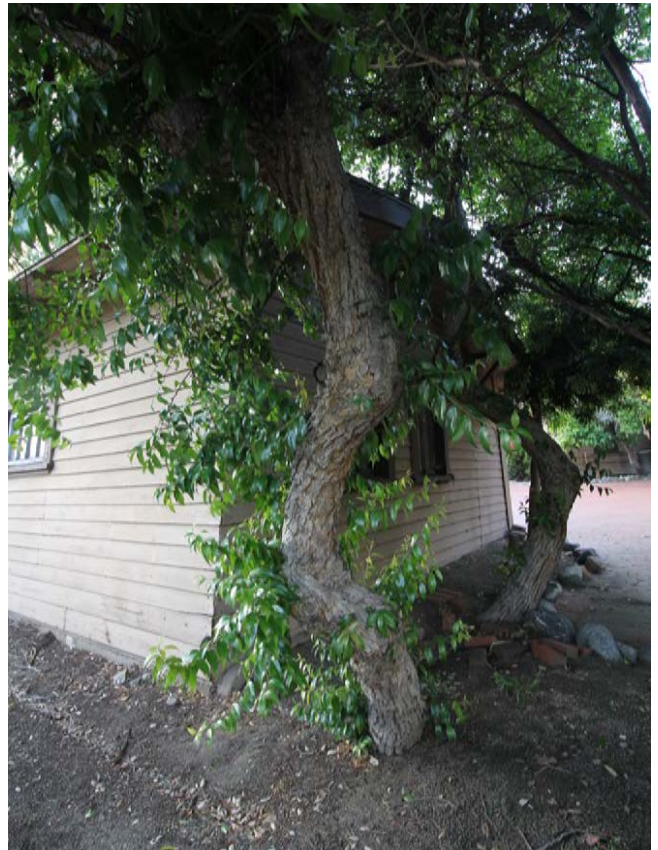
129 TREE—XYLOSMA



130 TREE—XYLOSMA



131 TREE—XYLOSMA



132 TREE—XYLOSMA





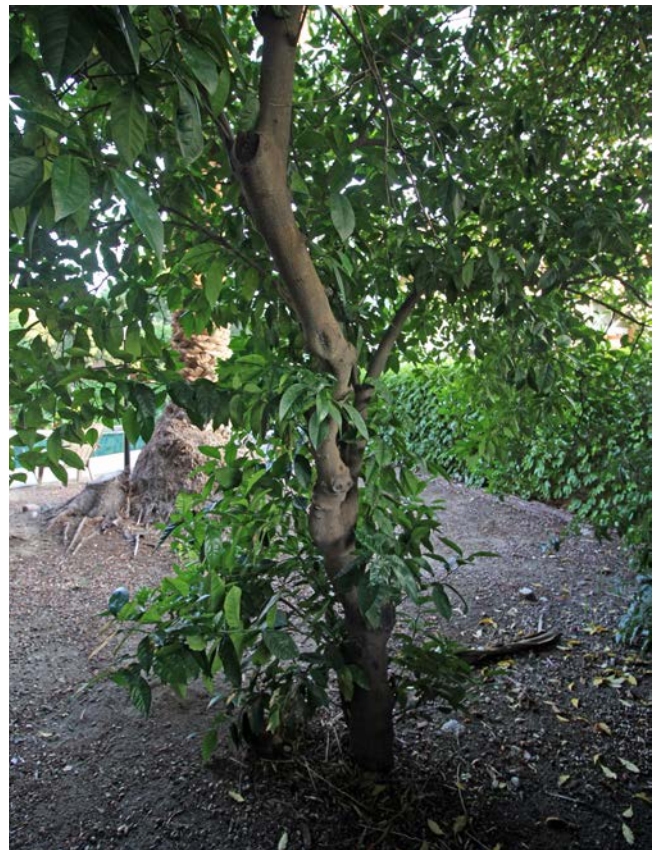
133 TREE—OAK



134 TREE—OLEANDER



135 TREE—PALM

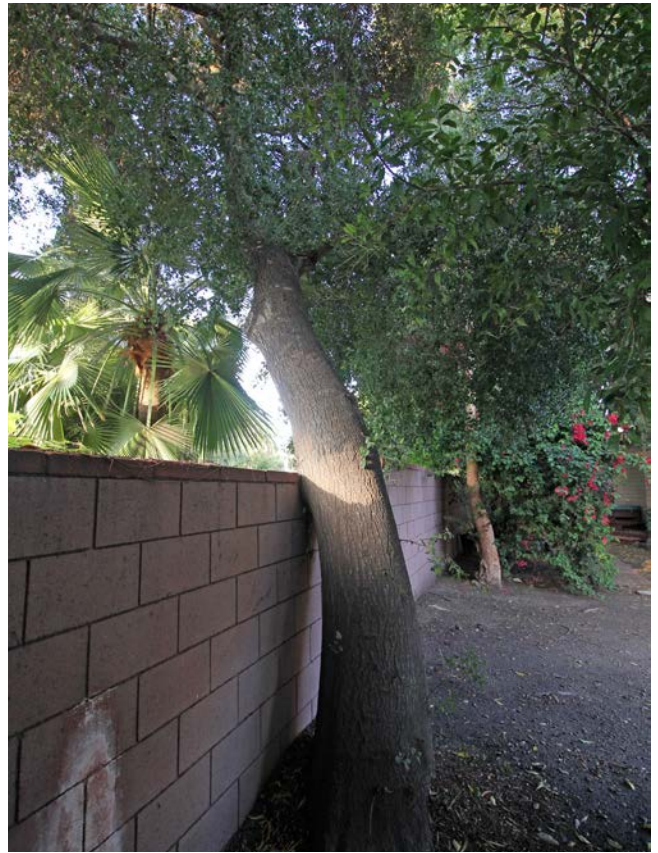


136 TREE—CITRUS





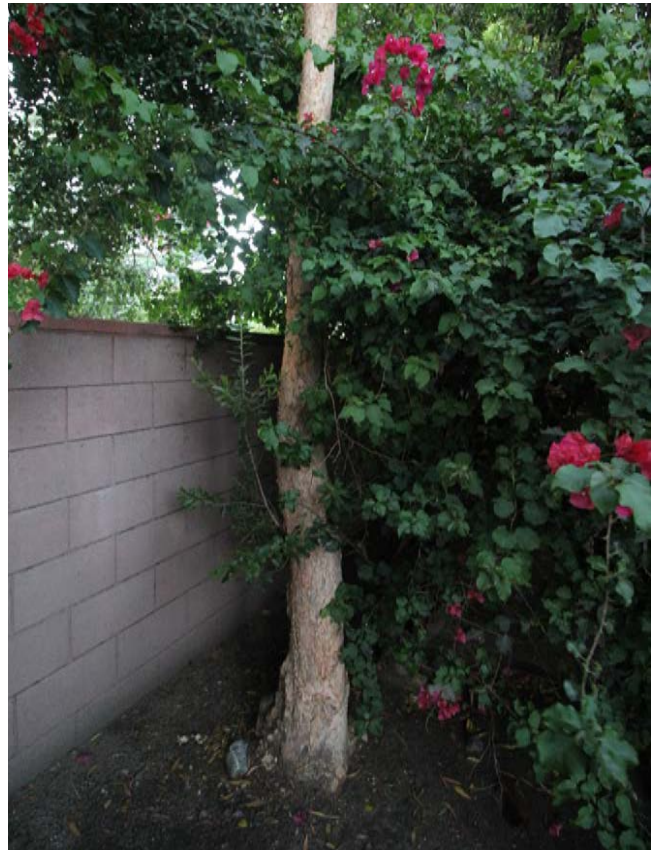
137 TREE—ENGLISH LAUREL



138 TREE—OAK



139 TREE—OAK



140 TREE—MELALEUCA





141 TREE—BLACK ACACIAS



142 TREE—PITTOSPORUM



143 TREE—PITTOSPORUM

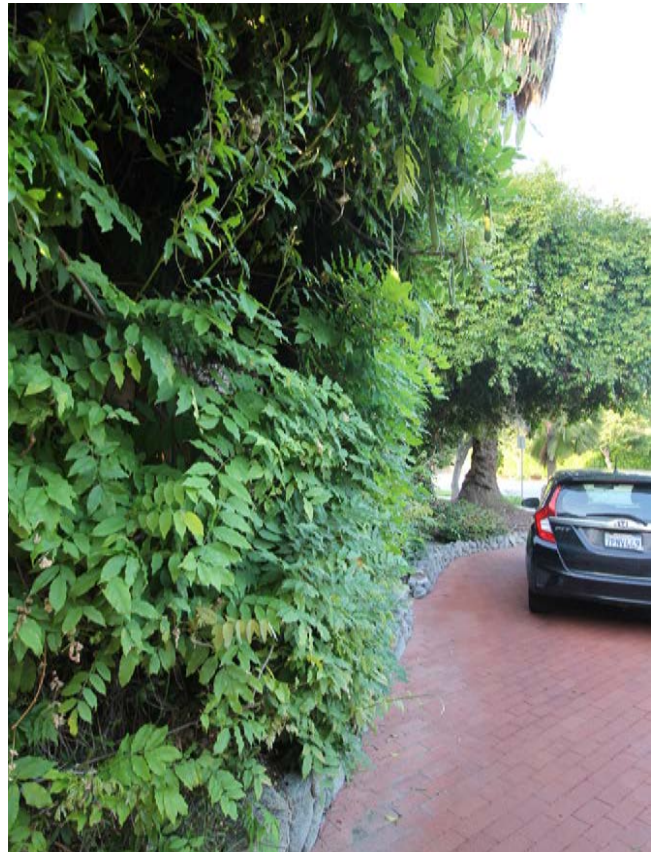


144 TREE—CITRUS





145 VINE—BOUGAINVILLEA



146 VINE—WISTERIA



# Interior Photos

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## Floor 1



## INTERIOR FLOOR 1







## FOYER

147

Looking Southwest

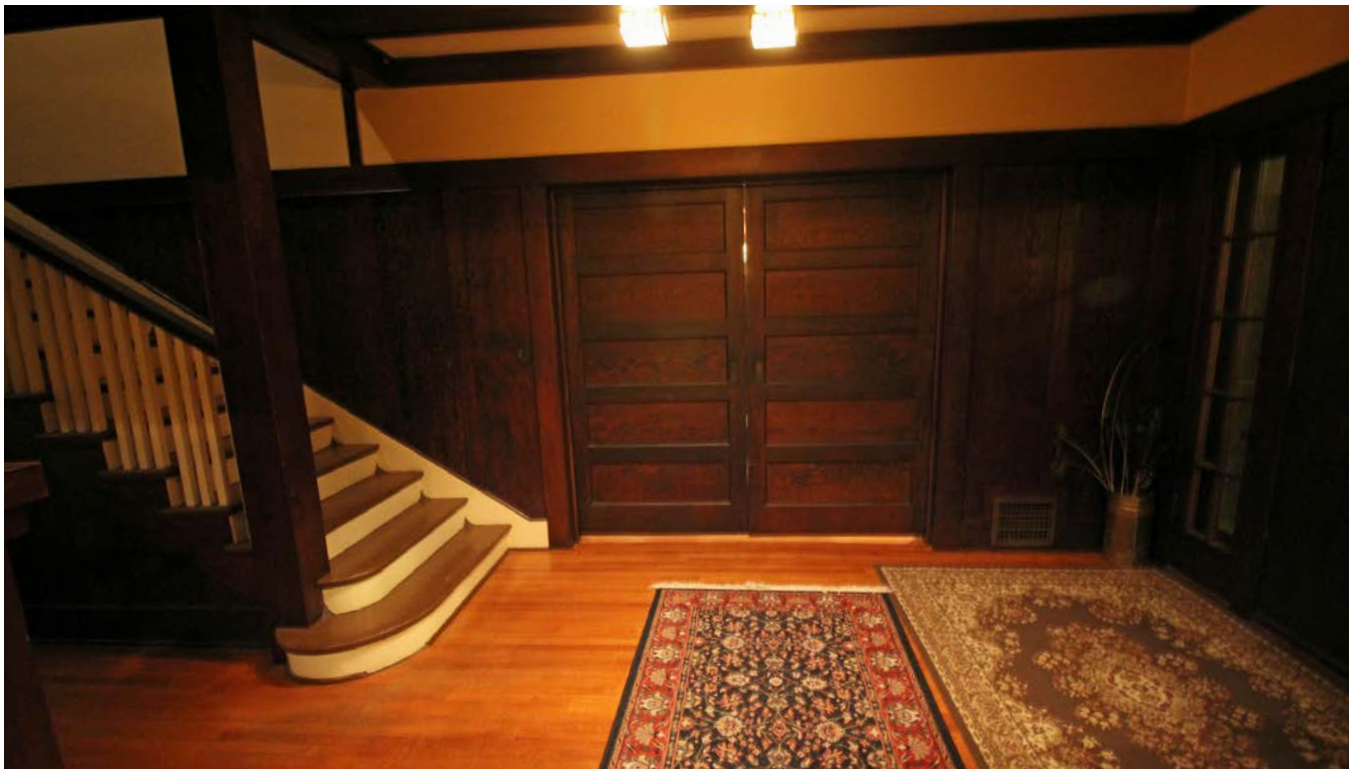


## FOYER

148

Looking Northeast





## FOYER

149

Looking Northwest



## FOYER

150

Looking Southeast





## FOYER—FRONT DOOR

151

Looking Northeast



## FOYER—LIGHT FIXTURE & CEILING

152

Looking Up





## FOYER—FLOOR

153

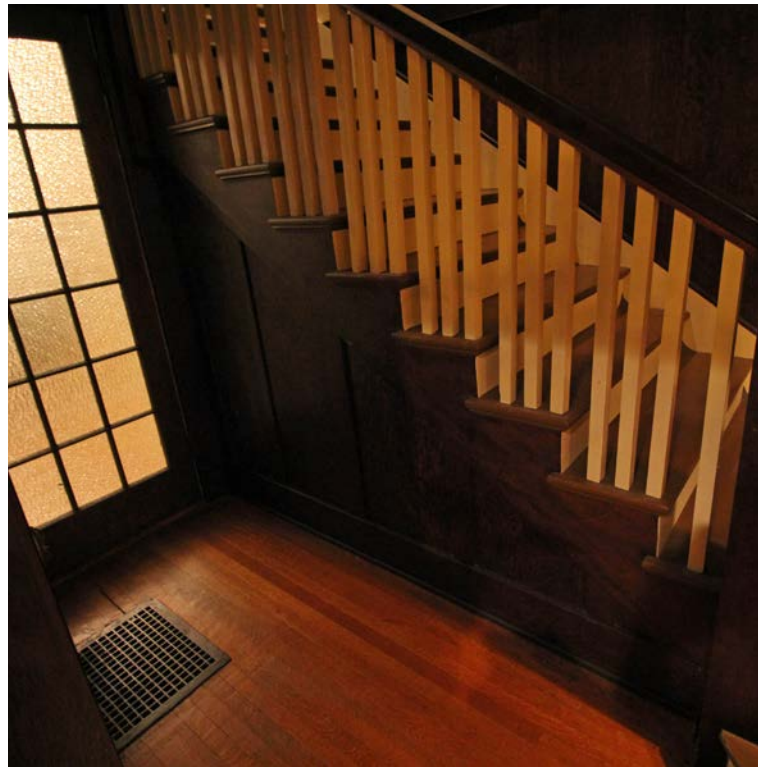
Looking Down



## FOYER HALL

154

Looking Southwest







## STAIRS

155

Looking Up



## LIVING ROOM

156

Looking Southeast





## LIVING ROOM

157

Looking Northwest



## LIVING ROOM

158

Looking Northeast





## LIVING ROOM

159

Looking Southwest



## LIVING ROOM—EAST WINDOWS

160

Looking Northeast





## LIVING ROOM—SOUTH WINDOWS & WINDOW SEATS

161

Looking Southeast



## LIVING ROOM—FIREPLACE

162

Looking Southeast





## LIVING ROOM—CEILING & LIGHT FIXTURES

163

Looking Up



## LIVING ROOM—BUILT IN SHELVES

164

Looking Northwest





## FORMAL DINING ROOM

165

Looking Northwest



## FORMAL DINING ROOM

166

Looking Southeast





## FORMAL DINING ROOM

167

Looking Northeast



## FORMAL DINING ROOM

168

Looking Southwest





## FORMAL DINING ROOM—NORTHEAST CORNER

169

Looking Northeast



## FORMAL DINING ROOM—SOUTHWEST CORNER

170

Looking Southwest





## FORMAL DINING ROOM—FIREPLACE & BUILT-IN SHELF

171

Looking Northwest



## FORMAL DINING ROOM—CEILING & LIGHTING FIXTURE

172

Looking Up





## FORMAL DINING ROOM—FLOOR

173

Looking Down



## FORMAL DINING ROOM—NORTHEAST CORNER

174

Looking Northeast

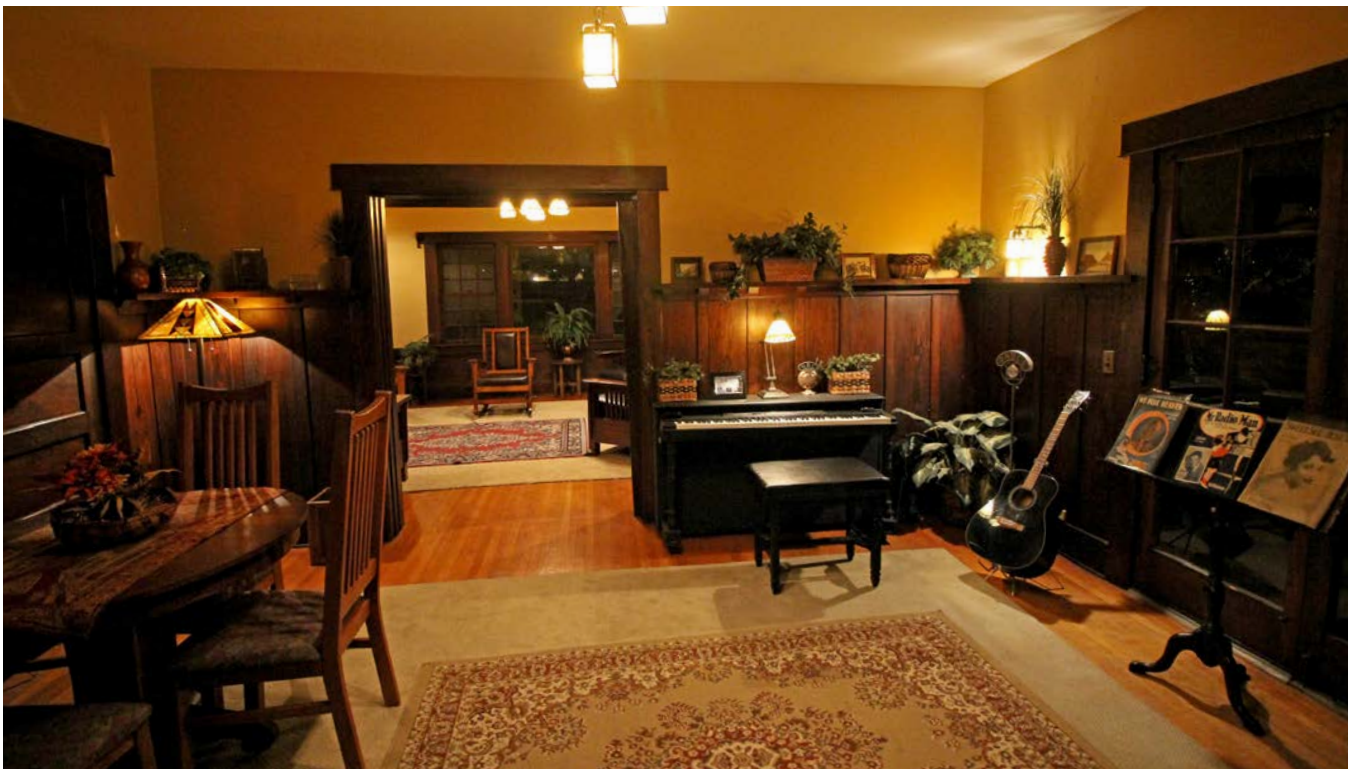




## MUSIC ROOM

175

Looking Southwest



## MUSIC ROOM

176

Looking Northeast





## MUSIC ROOM

177

Looking Northwest



## MUSIC ROOM

178

Looking Southeast





## MUSIC ROOM—SOUTHWEST WINDOW & WINDOW SEAT

179

Looking Southwest



## MUSIC ROOM—BUILT-IN BOOKCASES

180

Looking Southwest





## MUSIC ROOM—DOORS

181

Looking Northwest



## MUSIC ROOM—SOUTHEAST CORNER

182

Looking Southeast





## MUSIC ROOM—NORTHEAST CORNER

183

Looking Northeast



## MUSIC ROOM—CEILING & LIGHT FIXTURE

184

Looking Up





## MUSIC ROOM—FLOOR

185

Looking Down



## DINING ROOM

186

Looking Northwest





## DINING ROOM

187

Looking Southeast



## DINING ROOM

188

Looking Northeast





## DINING ROOM

189

Looking Southwest



## DINING ROOM—PATIO DOORS

190

Looking Northwest





## DINING ROOM—SOUTHWEST CORNER

191

Looking Southwest



## DINING ROOM—SOUTHEAST CORNER

192

Looking Southeast





## DINING ROOM—FLOOR

193

Looking Down



## DINING ROOM—NORTHEAST CORNER & LIGHT FIXTURE

194

Looking Northeast

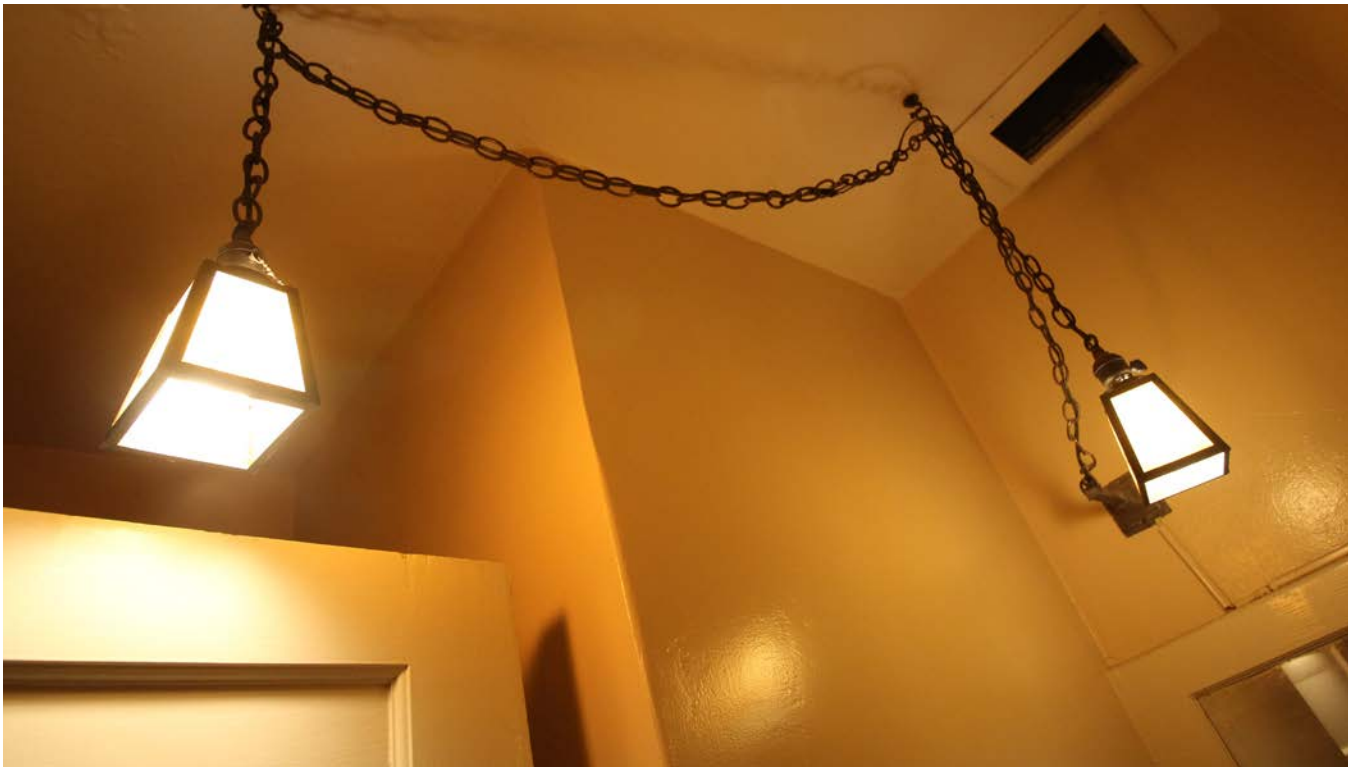




## BATHROOM OFF DINING ROOM

195

Looking Southeast & East



## BATHROOM OFF DINING ROOM—LIGHT FIXTURE

196

Looking Up





## BATHROOM OFF DINING ROOM—STAINED GLASS WINDOW

197

Looking Southwest



## LAUNDRY ROOM

198

Looking Southwest





## LAUNDRY ROOM

199

Looking Northeast



## LAUNDRY ROOM—WINDOW

200

Looking Northwest





## BATHROOM OFF LAUNDRY

201

Looking Northwest & Southeast



## BATHROOM OFF LAUNDRY—CLAWFOOT TUB

202

Looking Northwest





## KITCHEN

203

Looking Up



## KITCHEN

204

Looking Southeast





## KITCHEN

205

Looking Northwest



## KITCHEN

206

Looking Northeast





## KITCHEN—NORTH COUNTER & WINDOW

207

Looking Northwest



## KITCHEN—WEST COUNTER & WINDOW

208

Looking Southwest





## KITCHEN—LIGHT FIXTURE

209

Looking Up



## MASTER BEDROOM

210

Looking Northwest





## MASTER BEDROOM

211

Looking Northwest



## MASTER BEDROOM

212

Looking Southwest





## MASTER BEDROOM

213

Looking Northeast



## MASTER BEDROOM—NORTH WINDOWS

214

Looking Northwest

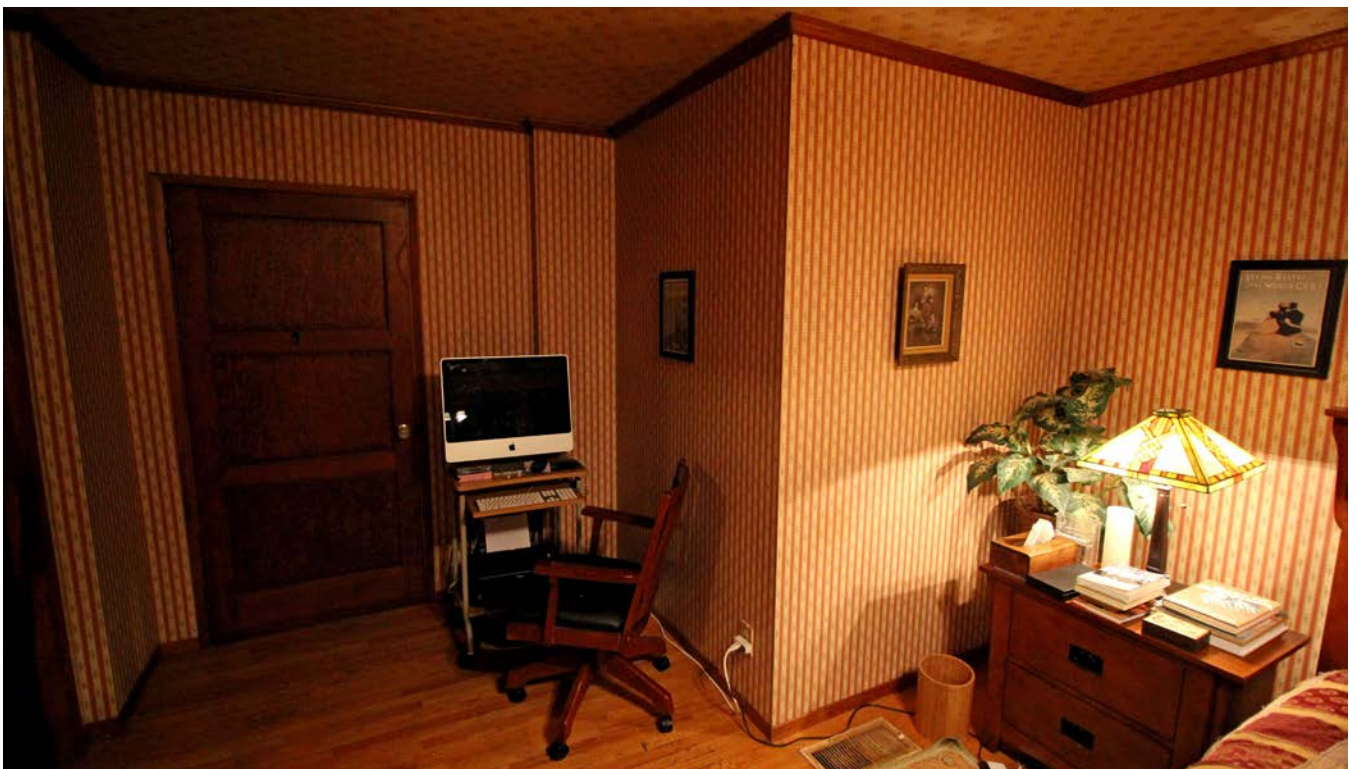




## MASTER BEDROOM—WEST WINDOWS

215

Looking Southwest



## MASTER BEDROOM—SOUTHEAST CORNER

216

Looking Southeast





## MASTER BEDROOM—NORTHEAST CORNER

217

Looking Northeast



## MASTER BEDROOM—FLOOR

218

Looking Down





## MASTER BATHROOM

219

Looking Up



## MASTER BATHROOM

220

Looking Up





## MASTER BATHROOM

221

Looking Up



## MASTER BATHROOM

222

Looking Up





## BASEMENT STAIRS

223

Looking Up



## BASEMENT & STONE WALL DETAIL

224

Looking Southeast



# Interior Photos

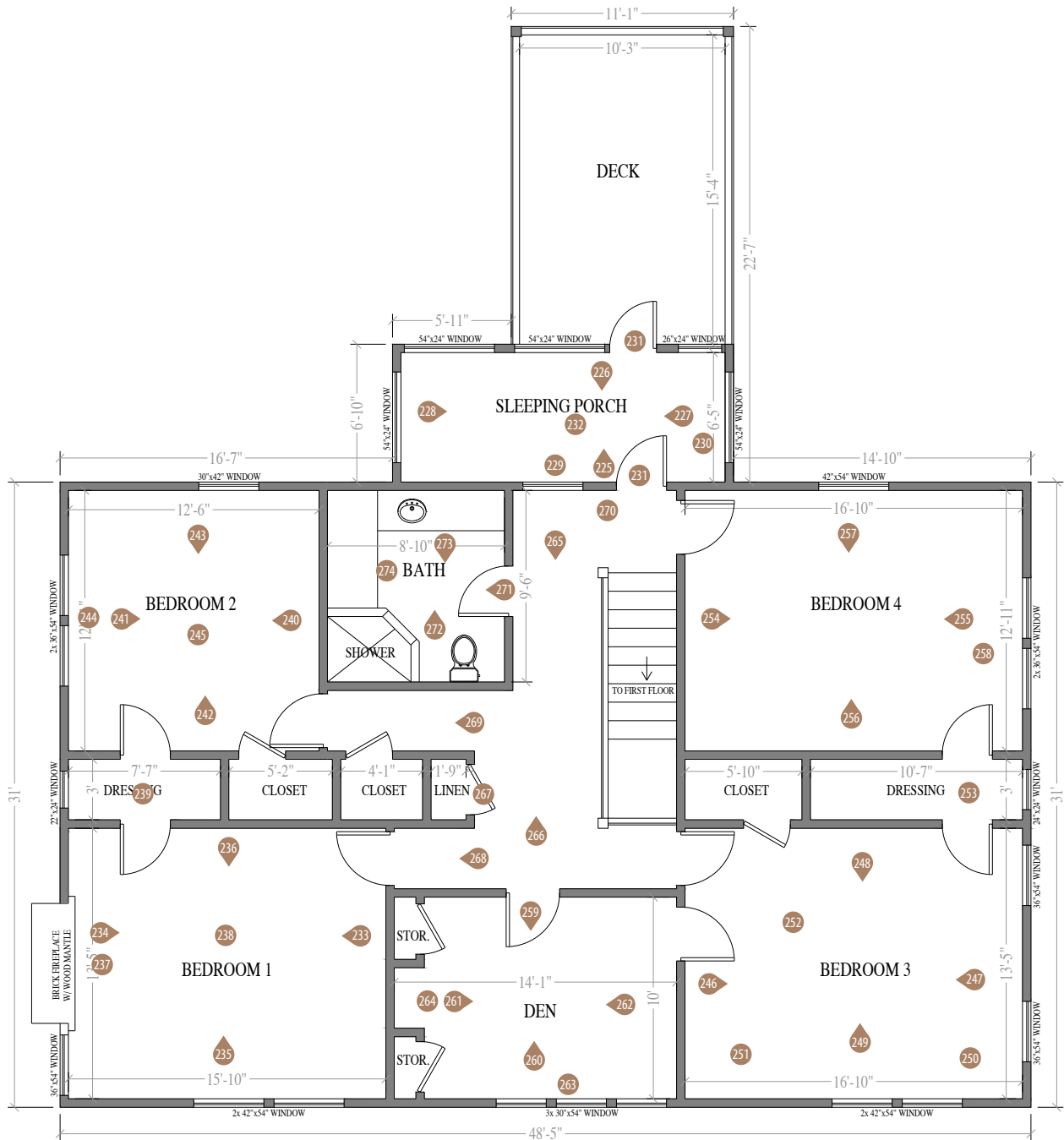
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## Floor 2



# PHOTO MAP

## INTERIOR FLOOR 2







## SLEEPING PORCH

225

Looking Southwest



## SLEEPING PORCH

226

Looking Northeast





## SLEEPING PORCH

227

Looking Southeast



## SLEEPING PORCH

228

Looking Northwest





## SLEEPING PORCH—EAST INTERIOR WINDOW

229

Looking Northeast



## SLEEPING PORCH—NORTH WINDOWS

230

Looking Northwest





## SLEEPING PORCH—DOORS

231

Looking Northeast & Southwest



## SLEEPING PORCH—FLOOR & CEILING

232

Looking Up & Down





## BEDROOM 1

233

Looking Southeast



## BEDROOM 1

234

Looking Northwest





## BEDROOM 1

235

Looking Southwest



## BEDROOM 1

236

Looking Northeast





237

## BEDROOM 1—FIREPLACE, WINDOW SEAT, & BUILT-IN SHELF/DESK

Looking Southeast



238

## BEDROOM 1—FLOOR

Looking Down





## BEDROOM 1-2 DRESSING

239

Looking Northwest & Southeast



## BEDROOM 2

240

Looking Southwest





## BEDROOM 2

241

Looking Northeast



## BEDROOM 1—FLOOR

242

Looking Northwest





## BEDROOM 2

243

Looking Southeast



## BEDROOM 2—WINDOWS

244

Looking Southwest





## BEDROOM 2—FLOOR

245

Looking Down



## BEDROOM 3

246

Looking Northwest





### BEDROOM 3

247

Looking Southeast



### BEDROOM 3

248

Looking Northeast





## BEDROOM 3

249

Looking Southwest



## BEDROOM 3—WINDOWS & BUILT IN SHELF

250

Looking Northeast





## BEDROOM 3—BUILT-IN SHELVES

251

Looking Southeast



## BEDROOM 3—FLOOR

252

Looking Down





## BEDROOM 3-4 DRESSING

253

Looking Northwest



## BEDROOM 4

254

Looking Northwest





## BEDROOM 4

255

Looking Southeast



## BEDROOM 4

256

Looking Southwest





## BEDROOM 4

257

Looking Northeast



## BEDROOM 4—WINDOW SEAT/STORAGE

258

Looking Northwest





## DEN

259

Looking Northeast



## DEN

260

Looking Southwest





## DEN

261

Looking Northwest



## DEN

262

Looking Southeast





## DEN—WINDOWS

263

Looking Northeast



## DEN—CLOSETS & BUILT-IN SHELVES/DRAWERS

264

Looking Southeast





## HALL

265

Looking Northeast



## HALL

266

Looking Southwest





## HALL—LINEN CLOSET WITH BUILT-INS

267

Looking Southeast



## HALL—ENTRY TO DEN & BEDROOM 1

268

Looking Southeast





## HALL—ENTRY TO BEDROOM 2

269

Looking Northeast



## HALL—DOOR TO SLEEPING PORCH & INTERIOR WINDOW

270

Looking Southwest





## BATHROOM OFF HALL

271

Looking Southeast



## BATHROOM OFF HALL

272

Looking Southwest





## BATHROOM OFF HALL

273

Looking Northeast



## BATHROOM OFF HALL—COVERED TUB

274

Looking Southwest



The background of the entire page is a dark, textured wood plank surface, likely oak, with a vertical grain pattern. The planks are dark brown to black, with some lighter, natural wood tones visible in the grain and knots.

# Interior Photos

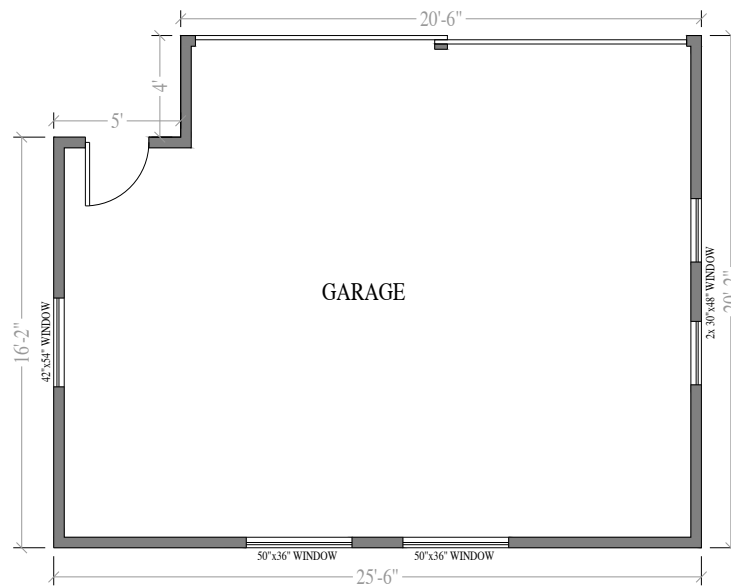
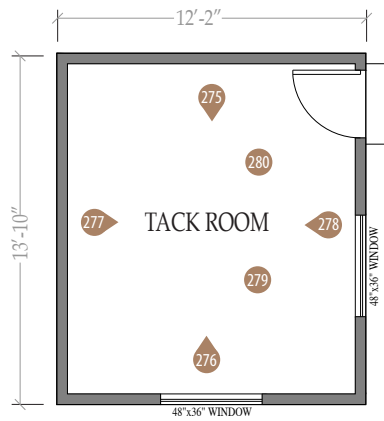
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## Tack Room



# PHOTO MAP

## INTERIOR TACK ROOM







## TACK ROOM

275

Looking West



## TACK ROOM

276

Looking East





## TACK ROOM

277

Looking North



## TACK ROOM

278

Looking South

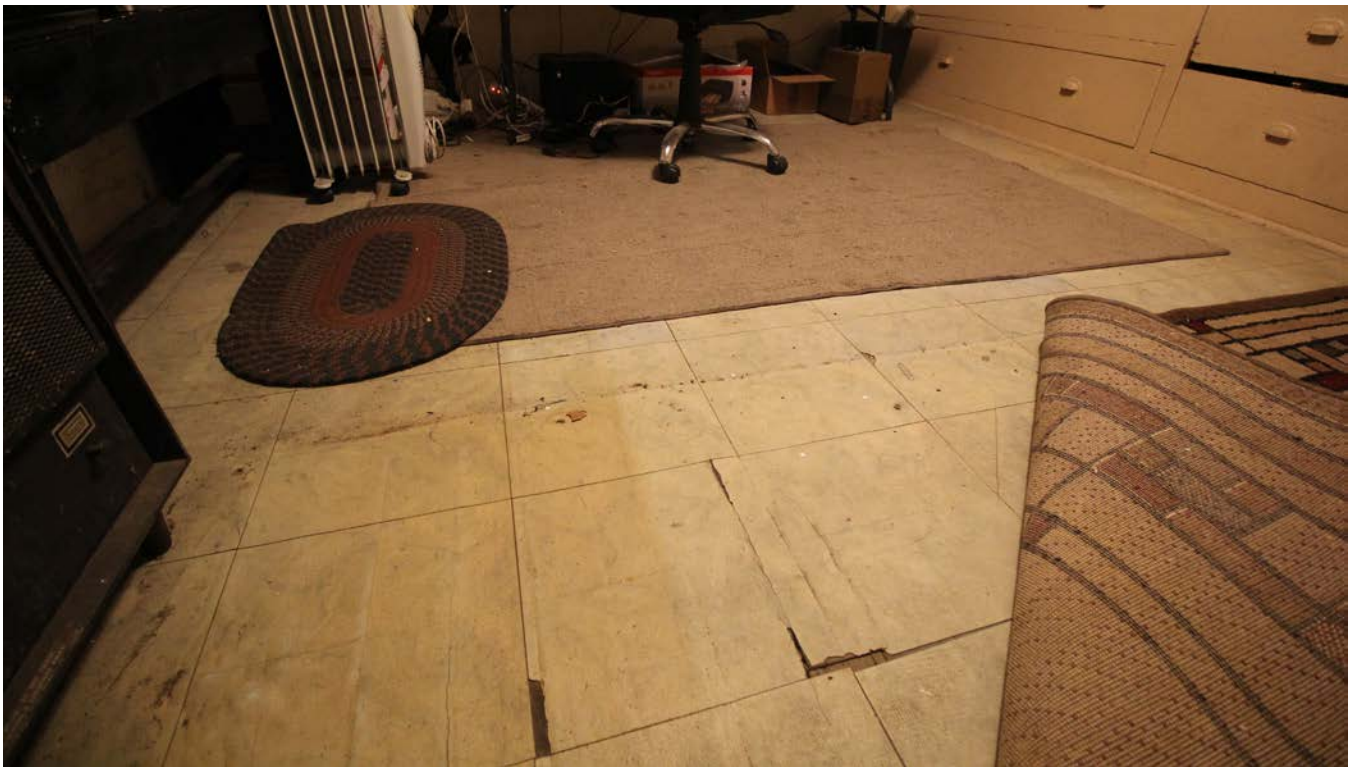




## TACK ROOM—CEILING

279

Looking Up



## TACK ROOM—FLOOR

280

Looking Down