



Historic Preservation Commission

Staff Report

September 1, 2021

Item No. H1

FILE NO:

MILLS 13837-2020

A request for a Mills Act application (MILLS 13837-2020) for a restoration, rehabilitation and preservation plan, which includes a schedule of projects to be completed during the first ten years following execution of a Mills Act Contract, for the property located in the Lincoln Park Historic District.

ADDRESS:

305 Garfield Avenue

APPLICANT:

Rosario and Jamie Ortega

PROJECT PLANNER:

Lynda Lara, Assistant Planner

RECOMMENDATION:

Staff recommends approval of MILLS 13831-2020 and adopt the attached resolution.

BACKGROUND:

On June 10, 2020, a Mills Act Program application was submitted for the property. The property is currently developed with a 2,812 square-foot two-story single-family dwelling with four bedrooms and three bathrooms, a 624 square-foot detached garage, an above ground pool and deck, and a work shed roughly 192 square-feet in size. A review of records from the Los Angeles County Assessor's Office indicate that the main structure was originally constructed in 1913. The structure sits on a 15,106 square-foot (0.34 Acres) corner lot in the R-1-6,000 (Single-Family Residential) zoning district (Attachment 2).

The Pomona Historic Resources Survey identifies this residence as "non-contributing" and was not listed as a contributing property in the formation of the Lincoln Park Historic District. The Historic Inventory form reports the condition of the home as "very good", with a major alterations, and with a description of rock and brick veneer being added in addition to fieldstone added and rather the structure as "NA + R", which means "Building which does not contribute to the historic streetscape because it has been altered too much" and "Altered building that could become a contributing building if the alterations were reversed (Attachment 3). The home suffered extensive damage as a result of a fire in 1979.

As a result of the fire, some alterations were made, including adding flagstone on the siding of the front porch, and adding used brick to face the first story. However, when the Lincoln Park District was nominated in 2004 for the National Register, the property was then included as a contributing property in the district (Attachment 4).

ANALYSIS:

Planning staff conducted a site visit to survey the existing condition of the subject property. Based on this site visit and a thorough review of the materials submitted by the applicant, staff has determined that the subject application, meets the requirements of the City's Mills Act Program in that the subject property is a non-contributing structure within a designated historic district—the Lincoln Park Historic District— and the proposed Restoration, Rehabilitation & Preservation (RR&P) Plan complies with regulations pertaining to materials and design, timing of project completion, and tax savings expenditures.

Estimated Tax Savings:	\$50,790
Total Estimated Project Costs:	\$73,475
Difference:	-\$22,685

Negative number means more money going back into house than is saved from Mills Act

Cost to the City:	\$11,859.67 over 10 years
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1. Condition of Property: The dwelling has maintained its integrity while undergoing some minor and major changes. The first consisted of a remodel to the second story of dwelling completed and an alteration to frame was completed in 1929 & 1939. Between 1949-1950, a 98 square-foot addition was constructed consisting of a den and bathroom and several windows were changed out. In 1977, a minor repair was completed to the front porch due to termite damage and in 1979 fire damage repair was also completed. Brick veneer was added in 1990, the asphalt driveway was replaced with concrete, and a secondary new driveway was installed. Lastly, in 1977 a new two-car garage with storage area totaling 624 square-feet was constructed. Therefore, all projects mentioned above were completed prior to the formation of the district and when it received its National Landmark status (Attachment 3).

The two-story English Tudor Revival style home includes the following character-defining features; steeply-pitch gabled roof, half-timbering, stucco walls, chimney, multi-paned windows and a large bay window in the front with a crisscross design. The home features one bedroom, a kitchen, a dining room, a living room, bathroom, breakfast nook and foyer on the first floor. The second story of the home includes three bedrooms, a sleeping porch, and two bathrooms. The property also features a detached garage, a work shed, and an above ground pool (Attachments 5).

The interior of the residence includes interior architectural features that have been preserved and maintained including, but not limited to, original wood floors, some panels and double glass doors, a faux bookshelf leading to a hidden closet, door/window trims.

2. Tax Savings: The estimated tax savings is \$5,079 per year. Planning staff conducted a site visit to survey both the interior and exterior conditions of the subject property. Based on this site visit and a thorough review of the materials submitted by the applicant, staff has determined that the subject application, meets the requirements of the City's Mills Act Program and the proposed RR&P Plan complies with regulations pertaining to materials and design, timing of project completion, and tax savings expenditures. The cost to the City is estimated to be \$1,185.978 per year (Attachment 7).
3. Proposed Projects: The RR&P Plan includes four projects that will be completed between years 2-10. These projects include wood floor restoration, electrical upgrades, interior and exterior painting (Attachment 8). The applicant is proposing on the second year to restore the wood floors on the second floor approximately 1,400 square feet. The work consist of sanding, beaching, repairing flooring where needed, sand with a lighter grade and pre the floors for staining. The floors will be stained to match the exiting original dark stain and replace all base molding.

On the sixth year, upgrades and repairs to the electrical in basement and first floor of the home will completed, which includes new wiring to all outlets, switches and fixtures. Upgrades such as but not limited to subpanel, outlet spacing, and new circuits are proposed to eliminate all potential fire hazard and to bring the home up to current electrical code standards. Premium tamper resistant decora style outlets and switches will be installed, along with circuit breakers and smoke alarms.

The applicant is proposing to paint the interior and exterior of the home from the seventh to tenth year. The scope of work for the interior paintwork includes painting walls, ceilings, doors and moldings. The scope of work for the paint work includes painting all fascia boards and under the eaves, all wood trims and sidings, all door and window frames, all exterior side doors, and the detached garage. The proposed colors will be a rich dark palette consisting of deep and dark browns.

ATTACHMENTS:

1. Historic Preservation Commission Resolution No. 21-010
2. Photographs of site
3. Historic Inventory Form
4. National Register of Historic Places
5. Site Plan
6. Floor Plan
7. Financial Analysis Form
8. Restoration, Rehabilitation & Preservation Plan
9. Bids