



Historic Preservation Commission

Staff Report

September 1, 2021

Item No.: H2

FILE NO:

MILLS 16182-2021

A request for a Mills Act application (MILLS 16182-2021) 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:

210 E. Kingsley Avenue

APPLICANT:

James Gutierrez

PROJECT PLANNER:

Lynda Lara, Assistant Planner

RECOMMENDATION:

Staff recommends approval of MILLS 16182-2021 and adopt the attached resolution.

BACKGROUND:

On June 1, 2020, a Mills Act Program application was submitted for the property. The property is currently developed with a 1,830 square-foot two-story single-family dwelling, a 768 square-foot detached garage, and a 228 square-foot shed. A review of records from the Los Angeles County Assessor's Office indicate that the main structure was originally constructed in 1907, with an effective year built of 1910. The structure sits on an 8,040 square-foot (0.18 Acres) in the R-1-6,000 (Single-Family Residential) zoning district (Attachment 2).

The Lincoln Park Survey identifies this residence as a contributing property and has the following description: *"This fine example of a Craftsman Bungalow was built in 1907. Narrow clapboard siding covers its first floor. A steeply-pitched side facing gabled roof, centered with a gabled dormer with open porch tops the house. Plate glass windows flank the front porch and double-hung windows are used throughout the rest of the house. An earlier Craftsman home, it still shows the hint of a tall angularity found in the late Victorian home period. This home was first occupied by Frank E. Ellsworth, a carpenter in Pomona"* (Attachment 3).

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 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:	\$35,018
Total Estimated Project Costs:	\$39,233
Difference:	-\$4,215

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

Cost to the City: \$8,176.84 over 10 years

1. Condition of Property: The dwelling has maintained its integrity and the exterior of the house is in very good condition. The house was repainted over 10 years ago and only major addition was completed, which was the construction of a new 720 square-foot garage and 228 square-foot shed (Attachment 4). Additional minor work such as plumbing, electrical a re-roof and porch repair have also been completed.

The two-story Craftsman style home includes the following character-defining features; steeply-pitch and front facing gabled roof, hardie board siding, double hung windows, large bay windows in front of the home, a second story balcony within a dormer, and decorative rafter tails. The home features two bedrooms, a kitchen, a dining room, a living room, bathroom, laundry room and foyer on the first floor (Attachment 5). The second story of the home includes two bedrooms, a porch, and two bathrooms. The property also features a detached garage with two carriage doors, and dormer.

2. Tax Savings: The estimated tax savings is \$3,502.54 per year. Planning staff conducted a site visit to survey the 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 the list of qualifying projects, timing of project completion, and tax savings expenditures. The cost to the City is \$817.68 per year.
3. Proposed Projects: The RR&P Plan only consists one project, which includes the installation of a new heating and air system that will be completed until years 9 – 10 (Attachment 6). The application propose to wait until years 9 and 10 to complete the work to have sufficient time to save for the project. There are two quotes, one for a "Gold" package (\$39,233) and one for a "President" package (\$69,867) which is roughly a difference of \$23,634 (Attachment 7). The applicant decided to go with the "Gold" package and the project will be completed in years 9 and 10. For this reason, it can be expected that by year 9 the estimate. To that end, the applicant will still comply with the minimum estimated total savings of \$35,018 (Attachment 8).

ATTACHMENTS:

1. Historic Preservation Commission Resolution No. 21-011
2. Photographs of Site
3. Historic Inventory Form
4. Site Plan
5. Floor Plan
6. Restoration, Rehabilitation & Preservation Plan (RR&P Plan)
7. HVAC Bids
8. Financial Analysis Form