



# Historic Preservation Commission

## Staff Report

September 1, 2021

Item No.: H4

**FILE NO:**

MILLS-16178-2021

Request for a Mills Act Contract 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 a property located in the Lincoln Park Historic District.

**ADDRESS:**

**250 E. Pasadena St.**

**APPLICANT:**

Marlene Montiel, Anthony Lopez

**PROJECT PLANNER:**

Alina Barron, Assistant Planner

**RECOMMENDATION:**

Staff recommends that the Historic Preservation Commission approve MILLS-16178-2021 and adopt Resolution No. 21-013 (Attachment 1).

---

**BACKGROUND:**

In June of 2021, a Mills Act Program application was submitted for the property located at 250 E. Pasadena Street in the Lincoln Park Historic District. The property is currently developed with a 1,460 square-foot, two-story single-family dwelling with a vestibule, living room, dining room, craft room, kitchen, laundry room, three bedrooms, and two bathrooms (Attachment 2). A review of records from the Los Angeles County Assessor's Office indicate that the main structure was originally constructed in 1905. The structure sits on an 7,726 square-foot (0.16 Acres) lot in the R-1-6,000 (Single-Family Residential) zoning district (Attachment 3).

The 1998 Lincoln Park Historic District survey identifies the structure as contributing to the district with the architectural style, Dutch Colonial Revival (Attachment 4). The inventory provides the following property description:

*"This Dutch Colonial Revival is believed to have been built in 1905. In that year, a veterinary surgeon, Dr. Alexander O. Lee, has resided there."*

*A most prominent feature of this style of home is the gambrel roof. The second story is shingle sided, the lower is clapboard. The large upstairs window is multi-paned.*

*In the 1950's a permit reveals that this home suffered some fire damage and that six windows and some siding had to be replaced."*

## **ANALYSIS:**

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 outlined in Pomona Zoning Ordinance Section .5809-13. The subject property satisfies all requirements in that the dwelling contributing structure within a designated historic district—the Lincoln Park Historic District, the proposed Restoration, Rehabilitation, and Preservation Plan (RR&P Plan) complies with regulations pertaining to materials and design, timing of project completion, tax savings expenditures and all public noticing was completed as required for a public hearing (Attachment 5).

Estimated Tax Savings:	\$45,385
Total Estimated Project Costs:	\$145,941.50
Difference:	-\$100,556.50

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

Cost to the City:	\$10,310.57 over 10 years
-------------------	---------------------------

1. Condition of Property: Since its original date of construction, the primary structure has maintained its integrity while undergoing minor changes. Building and Safety records indicate, a garage addition in 1942 and electrical repair in 1968. Since the formation of the Lincoln Park Historic District in 1998, a single Minor Certificate of Appropriateness has been issued for a reroof.
2. Tax Savings: Staff has determined that the estimated tax savings during the first ten years of the Mills Act contract will be approximately \$43,765. The proposed RR&P Plan includes projects with a total estimated cost of \$45,385 (Attachment 6). The cost to the City is estimated to be \$1,021.95 per year.
3. Proposed Projects: The RR&P Plan includes three major projects that are to be completed between years 5-10 (Attachment 7). These projects include exterior painting, roof replacement, and electrical upgrades, as detailed below.
  - b. Bathroom Remodel with Plumbing  
The necessary bathroom remodel will occur in year three of the Mills Act Contract. Though the existing bathroom was remodeled in 2017, the bathroom remodel was unsuccessful, plumbing issues persist including but not limited to, leaking from the shower, and separate bath, related water damage, and cracked tile. The bathroom materials are proposed to be similar to the original bathroom based on images provided to the property owner by the previous owner.

c. Kitchen Restoration

Similar to the remodeled bathroom the existing kitchen requires a remodel, which will occur in year six. Though the existing kitchen was remodeled prior to the sale to the current property owners in 2017, the kitchen remodel was unsuccessful and a variety of issues persist including but not limited to, an unlevelled countertop, leaking plumbing, and inoperable particle wood cabinet doors. The kitchen materials are proposed to be similar to the original kitchen based on images provided to the property owner by the previous owner.

d. New Garage

Lastly, the RR&P plan includes the construction of a new garage. Currently, a driveway exists reaching the rear yard with no record of a garage being constructed on the property. The applicant is proposing the construction of a new garage in year ten consist with the Dutch Colonial Revival style. Though no final plans have been drafted the proposed construction of a new structure will be required to obtain a Major Certificate of Appropriateness prior to building permit issuance.

**ATTACHMENTS:**

1. Historic Preservation Commission Resolution No. 21-013
2. Site Photographs – Interior & Exterior
3. Site Plan and Floor Plan
4. Historic Inventory Form
5. Public Hearing Notice
6. Financial Analysis Form
7. Restoration, Rehabilitation & Preservation Plan