



Historic Preservation Commission

Staff Report

September 1, 2021

Item No.: H5

FILE NO:

MILLS 16118-2021

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:

1465 N. Gibbs Street

APPLICANT:

Fernando & Jeanette Ulloa

PROJECT PLANNER:

Alex Jimenez, Assistant Planner

RECOMMENDATION:

Staff recommends that the Historic Preservation Commission approve MILLS 16118-2021 and adopt Resolution No. 21-014 (Attachment 1).

BACKGROUND:

In late May 2021, Planning staff received a Mills Act Program application for the property located at 1465 N. Gibbs Street. The property is a 15,912 square-foot irregular lot, located within the Lincoln Park Historic District and within the R-1-6,000 (Single-Family Residential) zoning district (Attachment 2). The property is currently developed with a 2,992 square-foot, two-story dwelling with a 215 square-foot front porch, a 510 square-foot detached garage, and a detached 300 square-foot recreation pavilion that is now a legally converted accessory dwelling unit. The main dwelling's first-floor plan consists of living room space, dining room space, a kitchen, laundry room, half bathroom, and a shower. The second floor of the main dwelling includes four bedrooms and two bathrooms along with closet/storage space (Attachment 3). A review of records from the Los Angeles County Assessor's Office and Building & Safety, indicate that the dwelling was originally constructed in 1907 and then moved from its original location to 1465 N. Gibbs Street in 1931.

The 1998 Lincoln Park Historic District survey and the Pomona Historic Resources Survey conducted by Diann Marsh in 1993, identifies the structure as a contributing structure and categorizes the architectural style of the structure as, Colonial Revival (Attachment 4). The Lincoln Park Historic District survey provides the following property description:

"Built in 1907, this two-story Colonial Revival home was moved to 1465 Gibbs' location in 1931. Narrow clapboard siding is used on the exterior and there is decorative dentil work between the first and second floor. Trios of 12-over-1 double-hung windows are throughout the home with the first floor middle windows having a leaded transom above. The front porch is supported by classical square columns.

The original owner at the new location was Charles E. Rice who was the treasurer at Wright Bros. and Rice."

ANALYSIS:

Planning staff conducted a site visit on July 9, 2021, to survey the exterior conditions of the subject property. Based on the site visit and after 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, is a contributing structure within a designated historic district—the Lincoln Park Historic District, and the proposed Restoration, Rehabilitation, and Preservation Plan (RR&P Plan) complies with all regulations pertaining to materials, design, timing of project completion, tax savings expenditures and all required public noticing was completed (Attachment 5).

Estimated Tax Savings:	\$73,210
Total Estimated Project Costs:	\$89,375
Difference:	-\$16,165

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

Cost to the City:	\$17,094.83 over 10 years
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1. Condition of Property: Since its original date of construction and then relocation, the primary structure has maintained its integrity while undergoing minor repairs and maintenance, like plumbing and electrical permits. Building and Safety records indicate, the chimney was repaired in 1990 and the composition roof shingles were replaced in 1993. Since the formation of the Lincoln Park Historic District in 1998, two Minor Certificates of Appropriateness for tree trimming have been issued.
2. Tax Savings: Staff has determined that the estimated tax savings during the first ten years of the Mills Act contract will be approximately \$73,210. The proposed RR&P Plan includes projects with a total estimated cost of \$89,375 (Attachment 6). The cost to the city is estimated to be \$1,709.48 per year.
3. Proposed Projects: The RR&P Plan includes four major projects that are to be completed between years 1-10 (Attachment 7). These projects include exterior painting, HVAC replacement, driveway repair/replacement, and roof replacement, see details below.

a. Exterior Painting

The RR&P plan proposes to paint all exterior surfaces of the dwelling, in year 1, including the clapboard siding, eaves, dental work, window and door trims, porch columns and the detached accessory structures. The proposed color palette will match the existing colors on the dwelling.

b. HVAC Replacement

In year 3, the RR&P plan includes the replacement of the old HVAC system located in the basement. The replacement HVAC system will include, a new air conditioner, furnace upflow, and inside cooling coil upflow. In addition to new gas lines, gas line shut-off, new condensate pump and drain, new dual wall vent pipe and a new thermostat. The new HVAC system will also be earthquake strapped.

c. Driveway Repair/Replacement

The RR&P plan includes the repair/replacement of the driveway with a new concrete driveway. Currently the driveway is in poor condition and continues to pose a hazard to the owners and their kids. It is uneven and was not properly defined from the side landscaping. With the replacement of the driveway, unnecessary roots that have come up will be removed without damaging the existing landscaping, and an even four-inch thick driveway will be poured.

d. Reroofing

Lastly, year 10 the RR&P plan includes the replacement of the roof. New 50-year warranty composition shingles are proposed to replace the existing composition shingles. The proposed work will include tearing off the existing roofing material and disposal, and coordination of all necessary permits with the City. Similar style and color of composition shingles are proposed.

ATTACHMENTS:

1. Draft Historic Preservation Commission Resolution No. 21-014
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