



DEPARTMENT OF COMMUNITY DEVELOPMENT

PLANNING DIVISION

DATE: NOVEMBER 30, 2016
TO: HISTORIC PRESERVATION COMMISSIONERS
FROM: SHERI BERMEJO, PLANNING DIVISION MANAGER
SUBJECT: MILLS ACT UPDATES

As part of the conditions of Mills Act Contracts, property owners must submit a report every two years for the first ten years of their contract and then every five years thereafter, updating the progress of their conditions. Below are the properties that have provided the Planning Division with an update.

- **Mills Act Contract 31** **251 North Encinitas Avenue** **Holmquist**
This property received City Council approval on December 12, 2000. The fifteen-year progress report indicates that the home has been maintained in good condition. It continues to be visible from the public right-of-way. The property owners report that the house was painted in Craftsman colors.
- **Mills Act Contract 75** **160 El Nido Avenue** **Hopkins**
This property received City Council approval on June 7, 2005. The ten-year progress report indicates that the house continues to be maintained in good condition. The homeowners received the Monrovia Garden Club Awarded in 2012, and have made several water efficient improvements to the front and back yard. The house also has a Batechelder fire place, which according to the property owners has also been maintained in pristine condition.
- **Mills Act Contract 76** **139 North Ivy Avenue** **Valles**
This property received City Council approval on October 18, 2005. The ten-year progress report indicates that no additions or alterations to the property have been made. Over the last eighteen months, there have been several property maintenance improvements completed. These included the rebuilding of the front porch floor and concrete steps, replacing the driveway gate, removing dry rot and painting on the building exterior, as well as tree trimming.
- **Mills Act Contract 79** **635 West Hillcrest Boulevard** **Spain**
This property received City Council approval on October 18, 2005. The ten-year progress report indicates that no external changes have been made to the house and it is being maintained satisfactorily. Maintenance to the garage exterior has been made to restore the side portion of the garage to its original condition after it was damaged by growth of a large tree, which has been removed. The broken garage window was also replaced.
- **Mills Act Contract 81** **171 El Nido Avenue** **Proctor**
This property received City Council approval on October 18, 2005. The ten-year progress report indicates that exterior maintenance and improvements to the house have been made. Maintenance included re-sheathing, repainting, and applying a new coat of stucco to the water damaged wood at the south side of the house, re-glazing the cracked window panes, and repairing the worn window cases. The seismic retrofit was also completed in mid-October.

• **Mills Act Contract 83** **154 Poppy Avenue** **Edwards**

This property received City Council approval on November 1, 2005. The ten-year progress report indicates that no exterior changes to the property have been made. The property is being maintained in good condition. The seismic retrofit was completed in 2015.

• **Mills Act Contract 84** **151 North Sunset Place** **Hansen**

This property received City Council approval on November 1, 2005. The ten-year progress report indicates that the house and property are being maintained in good condition. The Batchelder tile fireplace remains unchanged. Future maintenance and improvements will include repainting the existing windows as well as adding new windows to the rear guest house.

• **Mills Act Contract 85** **319 East Colorado Boulevard** **Dumayas**

This property received City Council approval on November 1, 2005. The ten-year progress report indicates that owners are maintaining the house in satisfactory condition. The required upgrade to the electrical service was fulfilled, and the seismic retrofit was completed in 2016.

• **Mills Act Contract 89** **150 North Magnolia Avenue** **Saykally**

This property received City Council approval on November 1, 2005. The ten-year progress report indicates that the owners have completed the required seismic retrofit. The house is being kept in good condition. A new garage with attached artist studio was completed in the Craftsman style, with the approval of the Historic Preservation Commission.

• **Mills Act Contract 103** **338 Highland Place** **Burgh**

This property received City Council approval on December 1, 2009. The six-year progress report indicates that the historic plaque has been installed, and the electrical upgrade was completed. Other completed improvements include the house and garage being re-roofed and repaired, the pool being re-plastered and re-tiled, an outdoor kitchen and pergola being built after a Certificate of Appropriateness was obtained from the Historic Preservation Commission, and a new water main was installed.

• **Mills Act Contract 106** **419 West Lime Avenue** **Fernandes**

This property received City Council approval on December 16, 2007. The eight-year progress report indicates that no exterior alterations have been made to the property. It remains in excellent condition. The view corridor to the house remains unaltered. The required electrical safety inspection and seismic retrofit were completed.

• **Mills Act Contract 109** **354 North Magnolia Avenue** **Kane**

This property received City Council approval on November 20, 2007. The eight-year progress report indicates that exterior maintenance and improvements to the property have been made. Exterior maintenance and improvements include new roofs on house and garage, replacement of multiple rotted roof beams, replacement of the support boards around the chimney as well as patching and stucco. Window screens were replaced with black frames to compliment the decorative black wrought iron work on the front door and windows facing Magnolia Avenue.

• **Mills Act Contract 110** **217 East Greystone Avenue** **Thomas Trust**

This property received City Council approval on November 20, 2007. The eight-year progress report indicates that no changes to the property have been made during the last two years and the property is being maintained in good condition. The required electrical safety inspection and seismic retrofit were completed.

• **Mills Act Contract 111** **257 Melrose Avenue** **Coulter**

This property received City Council approval on November 20, 2007. The eight-year progress report indicates that the property has been maintained in good condition. The seismic retrofit was completed and some of the house trim was repainted.

• **Mills Act Contract 113** **153 Highland Place** **Totten**

This property received City Council approval on December 4, 2007. The eight-year progress report indicates that all Mills Act Conditions have been met and no changes to the property have been made in the past two years. The property continues to be maintained in good condition.

• **Mills Act Contract 114** **248 West Scenic Drive** **Yee**

This property received City Council approval on December 4, 2007. The eight-year progress report indicates some exterior maintenance and improvements to the property were made, including exterior painting and broken window panes repaired with period appropriate glass. The electrical panel was also upgraded.

• **Mills Act Contract 115** **123 South Heliotrope** **Reynolds**

This property received City Council approval on May 20, 2008. The eight-year progress report indicates that property is being maintained in excellent condition. No alterations have been made during the past two years. The seismic retrofit has been completed.

• **Mills Act Contract 123** **227 North Ivy Avenue** **Gero**

This property received City Council approval on May 6, 2014. The two-year progress report indicates that no exterior improvements to the property have been made. The condition to remove the decorative treatment in the front gable was met and the electrical safety inspection was completed. The property is being maintained in excellent condition.