

HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Time Extension AGENDA ITEM: AR-1

PREPARED BY: Jose Barriga MEETING DATE: March 1, 2017

Assistant Planner

SUBJECT: Time Extension for Mills Act Contract Conditions HL-16/MA-16

255 North Mayflower Avenue

APPLICANT: Linda Leigh Long, Property Owner

255 North Mayflower Avenue

Monrovia, CA 91016

REQUEST: Extend the time requirement to complete Mills Act Contract Conditions

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: The property located at 255 North Mayflower Avenue was approved by the City Council in May 1998 as a Historic Landmark with a Mills Act Contract. The owner is requesting a time extension for Mills Act Condition No. 8, which required the front porch area to be reproduced within fifteen (15) years, May 2013. At the July 24, 2013 Historic Preservation Commission meeting, the owner requested a time extension to complete the restoration of the front porch. Although the property requested a permanent extension, the Commission only approved a two-year time extension until May 2015.

DISCUSSION: The property at 255 North Mayflower Avenue celebrated its eighteenth-year Mills Act anniversary in May of 2016. The progress report attached as Exhibit "A", indicates that the owner continues to preserve the home. The owner is now requesting a ten-year extension (until December 2025) to comply with the Mills Act Conditions. Based on a scope of work submitted by the applicant, and included as Exhibit "B," the restoration/reproduction of the front porch is estimated to cost approximately \$150,000.

Below is a chart showing the tax savings the property has realized based on their Proposition 13 value:

Tax Year	Prop 13 Base Year Value	Estimated Current Fair Market Value	Mills Act Value	Savings
2014	\$608,167	\$1,500,000	\$352,200	42%
2015	\$636,177	\$1,050,000	\$353,400	44%
2016	\$645,877	\$1,135,000	\$392,200	39%

Staff recommends that the Commission extend the time until December 2025 to allow the property owner sufficient time to complete the restoration of the front porch. If the Commission concurs, then the appropriate motion would be to:

Extend the time requirement until December 2025 for the restoration of the front porch for the property located at 255 North Mayflower Avenue (Mills Act Contract MA-16).

Linda Leigh Long 255 North Mayflower Ave. Monrovia, CA 91016 626-824-2333

October 15, 2016

Sheri Bermejo City Of Monrovia Community Development 415 South Ivy Ave. Monrovia, CA 91016-2888

Re: IDLEWILD 255 North Mayflower Ave., Monrovia, CA 91016-2007

Dear Ms. Bermejo:

This is in response to your 9/15/2016 letter regarding the (front) "porch repair extension", which should more properly be described as the *front porch restoration project*. Only as a clarification, please note that the porch does not need to be repaired, as it is in good working order and there has never been an extension planned. It has always been the plan (and the plan remains) to restore the porch to its original state using pictures I have that show the detail of the original woodwork.

I hope you are familiar with my home and have had the chance to at least drive by. You may have even seen the inside as I have provided my house to the Monrovia Old House Preservation Group for its Mother's Day tour twice, and I lend it for other events held by this same organization when requested. People seem to enjoy Idlewild and each time they visit the guests have the opportunity to see continual restoration results, as I have done many things to preserve the home over the 19 years I've lived here.

The front porch restoration remains the single most expensive restoration project to tackle at Idlewild and it is the most complicated to orchestrate. I've already determined with architects and structural engineers that the restoration will require new thinking in regard to structural construction. It is likely the reason the porch is gone from its original state now is because it deteriorated and collapsed because it was not structurally sound when originally built. Old pictures I have support this theory as you can see sagging and stress on the arch at the front door approach. The arch was too wide and proper support was not designed, lack of support caused deterioration over the years. The plans I have preliminarily discussed include fabricating a steel beam incased in wood (to look original) so that the structure of the newly refurbished porch can withstand the test of time. The estimated cost is at least \$150,000.

Because of the large investment to restore the porch correctly and to meet the historic preservation group's guidelines and restraints, I respectfully request that this project be given a 10-year time frame to complete, until 2026.

I know 10 years seems like a long time, but I hope you will understand my intent to restore the front porch is constantly on my mind (every time I come home and walk through the front door, in fact) and it is a project that I would like to undertake as soon as possible. If I can tackle it prior to the 10 years I definitely want to do it!

I take great pride in my home being a historical landmark and have kept it historically accurate both inside and outside at great expense. I know the tax break on the Mills Act is intended to give the homeowners the opportunity to reinvest that money towards the house, which I have done MANY TIME OVER! The minimal amount saved on the Mills Act contract is minimal in comparison to the investment it takes to keep Idlewild maintained and preserved.

I recently restored the south porch, which was deteriorating; it was a priority over the front porch, which is in good working order. I also recently built a north/west porch matching and complimenting the south porch giving the backyard usable space, which it did not have previously. These two projects provided research for the more complex front porch project (and when fabricating the spindles, I did have enough spindles made for the front porch project, so from that standpoint, I guess you could say I am under way already). All these projects have been a huge expense and the next project (I think) needs to be simply painting the house, but nothing is simple when it comes to my house. I've been told to expect to pay \$80,000 to paint Idlewild.

I have taken my commitment a step further by recently purchasing the property at 502 West Hillcrest Blvd. I also own the property at 506 West Hillcrest Blvd. These two properties were built on Idlewild land in the 1950's when the land was subdivided. My goal was to protect the property around Idlewild for the sake of preservation. With the recent purchase I have managed this goal, plus I now own the palm trees that were originally on Idlewild property, but are included within the property line of the 502 West Hillcrest home. The city of Monrovia is interested in landmarking the 5 palm trees to the north and now we can do that (#7 in your letter). Can we pursue this designation now?

In response to the specific items on your letter...

1. The requirements and standards required in this condition have been met. Examples include the north/west porch which was approved by the city and all the appropriate committees. Another example is the window restoration, in which I had the original windows restored by craftsmen who are dedicated to restoration of old windows and doors. Rather than using any new material or wood, they fixed the old wood and restored the windows that needed repair.

- 2. The view of the entire house is apparent and I installed a permanent plaque providing the history of Idlewild. It is even a Pokémon stop!
- 3. The city provided historical plaque (#16) is also displayed proudly.
- 4. The electrical of the home is upgraded.
- 5. Exterior
 - a. a) The home is in good condition, although it is due a paint job sometime in the near future. Windows are in good condition (as explained below, I make an effort to keep them in good working order and maintained by craftsmen who are dedicated to old windows and doors). Roof is in good order.
 - b. I've received these when needed/requested for a certain project.
- 6. This letter is an example of providing updates.
- 7. Palm trees to the north, discussed above. Please help me get these landmarked and re-draw the property line so that the palm trees are officially on Idlewild property and will not be in jeopardy.
- 8. As requested above, please allow an additional 10 years to start the front porch restoration project.

The homes I purchased next door will eventually allow for a cash-flow opportunity, as they are rental properties. Currently, the rent is used to pay the mortgages, but the master plan is that when they are paid off, the rent money contributes to the maintenance of Idlewild given that it is a huge commitment to maintain, restore and preserve this 1887 historical landmark home.

I hope I have conveyed to you my love and commitment to this home, which I enjoy very much (as do my children who will one day continue the maintenance and preservation of Idlewild -it is the only home they've known). I know the community enjoys it also, because I get compliments all the time about Idlewild. Even the third graders at Mayflower Elementary School tour the house each spring during their Monrovia History education. It is a fun house to live in and at the same time it is a huge expense and a burden financially. I have to be very strategic about what projects I embark on and what makes the most sense financially and for the health of the house. I think I have been a very good caretaker of General Pile's home and I hope you'll treat my requests favorably. Please call me if you wish to discuss this and/or if you would like to visit Idlewild.

Thank you,

Linda Leigh Long Home Owner

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Steve Bredemann 436 sueenan ave azisa ca 91702

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Stever Bredemann 436 S. Vernon ave 9208a Ca 91702

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PHONENO.	ARCHITECT
	the completion of Front main Staircase:
	De out of Steel - Stringers or Railing
SUPPORTS, SEN SIZE OF STEEL TO	
12x New Bottom Footing + 1/2x	
Mawel Posts. To accoma Dal	
3 Top of Stringer To Be Bolter	
	fom . with steel support wall,
9 Stair Treads To Be Vg 3x12	. WITH BULLMOSE Edge . Islands
Bolted From Rottom. Riser	2 To B IX & Vener Repussion.
₿	
Stair case Railine 1 as The f	ETURES LOOK. IT HINDE Resembles
	e OTOP COP on a curve slope
	inples, mewel Post of Bottom
	Try To Paper cate as close as PossiBLE
	FPICTURE ONTHIS. MORE
▼	ed in accordance with the drawings and specifications submitted for above work and
completed in a substantial workmanlike manner for the sum of	
Dotlars (\$) v	with payments to be made as follows.
Any alteration or deviation from above specifications involving extra costs	
will be executed only upon written order, and will become an extra charge . Res	pectfully abmitted
accidents, or delays beyond our control.	
	Per
	Note — this proposal may be withdrawn by us if not accepted within days.
ACCEPTA	Par ar ppagaga
The above prices, specifications, and conditions are satisfactory and are hereb	NCE OF PROPOSAL
outlined above.	NCE OF PROPUSAL y accepted. You are authorized to do the work as specified. Payments will be made as

Stee Brellemann 4365 Vernon auc 92059 Ca 91702

		Proposa
INDOC	MO	

DATE WORK TO BE PERFORMED AT: ADDRESS DATE OF PLANS

LinDa Leigh Long	
255 n May Prower uve	
Mon Rouia Ca	DATE OF PLANS
PHONE NO.	ARCHITECT
We hereby propose to furnish the materials and perform the labor necessary for	the control of the c
(1) Everthing 18 To Keel wood, V	entical grain Doug Fire on a Gluciane
E GL WOOD Has To Be RoughT Lo	rger To millod Down To 1887 SPecs.
X 9 2X4 TO Day 15 1/2x3/2 - 188	17 2x4 = 174-17/2x 374-37/8 FOR ALL
Siees.	
B all wood + Steel Table Primer	O + PainTeD Befor installation
OD THE OF STALL TIME	
9 PainTall wood + STEEL To The	colors of The House (7) colors.
9 PainTall wood + STEEL To The	colors of The House (7) colors.
G PainTall wood + STEEL To The JoB Length appro 6-8 month all materials included.	
JoBlength appr. 6-8 month	
JoB Length appre 6-8 months GLL material is guaranteed to be as specified, and the above work to be perform	sed in accordance with the drawings and specifications submitted for above work and
JoBlength appr. 6-8 month	ted in accordance with the drawings and specifications submitted for above work and universed FIFTy Thousand Dollars
All material is guaranteed to be as specified, and the above work to be perform completed in a substantial workmanlike manner for the sum of	ted in accordance with the drawings and specifications submitted for above work and universed FIFTy Thousand Dollars
All material is guaranteed to be as specified, and the above work to be perform completed in a substantial workmanlike manner for the sum of	ted in accordance with the drawings and specifications submitted for above work and universed FIFTy Thousand Dollars
All material is guaranteed to be as specified, and the above work to be perform completed in a substantial workmanlike manner for the sum of	ted in accordance with the drawings and specifications submitted for above work and universed FIFTy Thousand Dollars
All material is guaranteed to be as specified, and the above work to be perform completed in a substantial workmanlike manner for the sum of	red in accordance with the drawings and specifications submitted for above work and wnvared referry Thousand Dollars, with payments to be made as follows.
All material is guaranteed to be as specified, and the above work to be perform completed in a substantial workmanlike manner for the sum of	ned in accordance with the drawings and specifications submitted for above work and wnvacd referry Thousand Dollars, with payments to be made as follows.
Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.	ned in accordance with the drawings and specifications submitted for above work and universed referred Thousand Dollars, with payments to be made as follows. Spectfully ubmitted Per Steve Bredenann

Signature

Signature.

Date

outlined above.