



CITY OF LONG BEACH

C-4

DEPARTMENT OF PLANNING AND BUILDING

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

CULTURAL HERITAGE COMMISSION

April 7, 2005

CHAIR AND CITY PLANNING COMMISSION

City of Long Beach
California

SUBJECT: Consideration of a Mills Act Historic Property Contract for the Property Located at 3040 First Street (Council District 3)

RECOMMENDATION

The Cultural Heritage Commission recommends that the City Planning Commission recommend that the City Council approve the execution of a Mills Act Historic Property Contract for 3040 First Street, located in the Bluff Park Historic District.

BACKGROUND

The Mills Act Historic Property Contract is a state law allowing a property tax reassessment and reduction for designated historic landmarks and contributing buildings in designated historic districts in return for certain historic preservation obligations. A legal contract is executed between the City and a property owner, and is recorded on the property title. The Mills Act Historic Property Contract is the only opportunity the City has to support a preservation-minded homeowner who needs financial assistance to restore and maintain an historic property. The tax savings helps to alleviate the extra financial costs of historic restoration and contributes to the public good by preserving the heritage of the community.

Since 1993, when the City adopted the Mills Act Historic Property Contract program, a total of 30 contracts have been enacted with individual owners of designated historic properties. Almost all of these are owner-occupied single-family homes; three are apartment buildings. The number of contracts enacted each year has been small, from two to four contracts annually.

The subject property located at 3040 First Street was constructed between 1929 and 1931 and is owned by Bob Phibbs and Bill Pratt. This intact, Mediterranean style house is located in the Bluff Park Historic District. It is a contributing structure to the District, which was designated as an historic district by the City Council in July 1982.

The applicants purchased the property in April of 2002 and have already begun to restore the Property. Mr. Phibbs and Mr. Pratt are very appreciative of the historical and architectural qualities of the house, and applied for a Mills Act contract in order to be able to afford the proper standards for historic restoration and preservation. The age and materials of the

CHAIR AND CITY PLANNING COMMISSION

April 7, 2005

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house make it a challenge to preserve and maintain. The owner anticipates the following work program over the next ten years:

- | | |
|---------------|---|
| (2005 – 2006) | Elevate grade of the driveway |
| (2006) | Replace felt paper underneath the original green tile roof in order to further preserve the original tile |
| (2007) | Faux paint the upstairs woodwork to match existing |
| (2008) | Replace sliding glass doors with more appropriate doors |
| (2009) | Complete nickel plating of interior hardware |
| (On-going) | General upkeep and maintenance to preserve and enhance architectural features of the building |

The Long Beach Heritage Association presented the owners with an Historic Preservation Award this year for the work they have already undertaken to restore this property. The commitment of the owner to historic preservation and the high level of significance of this property make it a good candidate for the Mills Act contract.

The Mills Act contracts run for ten years; however, they are automatically renewed each year and can potentially continue in perpetuity, unless cancelled by either an owner or the City. There is a revenue loss for the City, equal to its share of the property tax. The County assumes most of the property tax loss. The concept behind the Mills Act is that the revenue loss is compensated by the public benefit obtained in maintaining and restoring a historic resource.

The Cultural Heritage Commission approved the execution of a Mills Act Historic Contract between property owners and the City at their meeting of March 16, 2005.

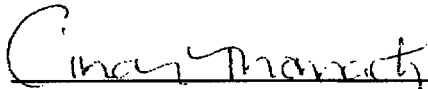
The City Council must approve the execution of the Mills Act contracts. The City's Budget Officer considers the fiscal impacts of the action at that time.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Recommend that the City Council approve the execution of Mills Act Historic Property Contracts between the City and the owners of 3040 First Street.

RESPECTFULLY SUBMITTED,

LAYNE JOHNSON
CHAIR, CULTURAL HERITAGE COMMISSION

By: 
Cindy Thomack
Neighborhood and Historic Preservation Officer

DATE: February 16, 2005
TO: Cultural Heritage Commission
FROM: Staff
SUBJECT: Mills Act Application, 3040 E. First Street

The property located at 3040 E. First Street was constructed between 1929 and 1931 and is owned by Bob Phibbs and Bill Pratt. This intact, Mediterranean style house is located in the Bluff Park Historic District and is a contributing structure to the District. Attached are photos of the property.

Since purchasing the house, the applicants have already begun to restore the property. The owners are very appreciative of the historical and architectural qualities of the building and anticipates the following work program over the next ten (10) years:

- | | |
|----------------|---|
| (2005 -- 2006) | Elevate grade of the driveway |
| (2006) | Replace felt paper underneath the original green tile roof, |
| (2007) | Faux paint the upstairs woodwork to match existing |
| (2008) | Replace sliding glass doors with more appropriate doors |
| (2009) | Complete nickel plating of interior hardware |
| (On-going) | General upkeep and maintenance to preserve and enhance architectural features of the building |

The commitment of the owner to historic preservation and the high level of significance of this property make it a good candidate for a Mills Act contract.

Ms. Cindy Thomack
Neighborhood and Historic Preservation Officer
City of Long Beach
5th Floor, City Hall
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Ms. Thomack,
Enclosed you will find our application and related supporting documentation for the Mills Act valuation on our home located at 3040 E. First St. in Bluff Park.

Our primary objective for this property is to maintain a family home of character as our primary residence. We are applying for the Mills Act to assist us financially in our ongoing efforts to preserve and protect the home.

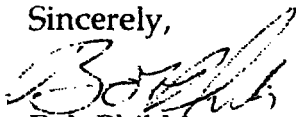
We committed to a genuine restoration to restore all major elements of the house, interior and exterior to the original appearance when we purchased the house in April 2002. The following are a few examples of the restoration work we accomplished in a short time receiving the Mayor's award for historic preservation this past spring:

- We replated 90% of the original nickel plated hardware on the doors, doorstops, window brackets throughout the house and window pistons in the formal living room
- Where incorrect hardware was used in the home, we purchased replacements true to the design of the era.
- All rotted windows on the south side were replaced exactly as they were originally
- The original breakfast room cabinets have been painstakingly reinstalled.
- The 70's redo of the kitchen was gutted and a cherry / marble kitchen was installed.
- The cracked and peeling linoleum in the kitchen was removed to expose the original red oak floors
- All floors were stripped and refinished throughout the 5000 sq ft home
- The original butlers pantry was restored in spirit and the original swinging oak doors to the kitchen, hall and breakfast room restored and reinstalled
- The original paneling in the library was restrained and relacquered to original brilliance

We have obtained, read and understand the Secretary of the Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings. It is our intention to meet or exceed the guidelines within these documents.

We appreciate your consideration and assistance in this matter. Please feel free to direct any questions to us at 562-434-6093.

Sincerely,


Bob Phibbs


Bill Pratt

APPLICATION FOR MILLS ACT HISTORICAL PROPERTY CONTRACT
APPLICANT INFORMATION

owner's name Bill Pratt & Bob Phibbs
address 3040 E FIRST ST
city state zip code LONG BEACH CA 90803
phone numbers daytime 562-434-6093 evening 562-434-6424

HISTORIC PROPERTY INFORMATION

name of historic property _____
address 3040 E FIRST ST zip code 90803
assessor's parcel number 726401600704000
legal description Lot 6 in block 44 of resubdivision & part of Alamitos Beach townsite in the city of Long Beach, County of Los Angeles

PROPERTY TAX INFORMATION

This exercise is intended to assist an applicant in determining their potential tax savings as well as for the City to identify the loss of public revenue. The actual Mills Act tax assessment, as determined by the County Tax Assessor, may be different. This is only an estimate.

1. Current annual property tax 11,800.29

Estimation of Mills Act property valuation:

2. Annual gross income (estimated or actual) 48,000 (est)

3. Annual expenses (insurance, utilities, repairs) 4400

4. Annual net income 43,600

Capitalization rate: 16% for owner-occupied single-family wood frame home; 12% for commercial masonry buildings. Divide the annual net income by the capitalization rate to obtain the new property valuation under the Mills Act contract.

5. Mills Act property valuation: 372,500

6. Mills Act taxes: 1.17% X Mills Act property valuation 4,358.25

7. Property tax savings with Mills Act contract: (subtract line 6 from line 1) 7,441.04

8. Tax loss to City = line 7 x 24%: 1,785.85

**3040 E. First Street
Long Beach, CA 90803**

**10 – Year Plan
2004 – 2014**

- Driveway Port Cochere Driveway
 - o Elevate grade

- Original Green Tile Roof
 - o Remove and Reinstall to Replace Felt Paper

- Upstairs Woodwork
 - o Faux paint to match existing doors, baseboards and trim

- Sliding Glass Doors
 - o Replace with refinished original doors

- Exterior Stucco
 - o Patch to better match original

- Interior Hardware
 - o Complete nickel plating on upstairs hardware including door knobs

- Exterior
 - o Patch and paint

- Interior
 - o Patch and paint

HISTORIC REHABILITATION PROGRAM

Please list in **priority order** any improvements or rehabilitation work you plan to undertake over the next ten years:

YEAR / DESCRIPTION



1	_____
2	_____
3	_____
4	_____
5	_____

ATTACHMENTS

Please attach the following documentation to your application:

1. A cover letter explaining your objectives with your property and the reasons for your interest in the Mills Act.
2. A complete and detailed set of color photographs of the property. Photographs should depict each side of the house on the exterior, and details of all architectural features.
3. A copy of your most recent property tax bill.
4. A copy of your grant deed for the property.
5. Application fee of \$375

I certify that I have read the legal contract and written material pertaining to the Mills Act and fully understand the contractual obligations for which I will be responsible under the terms of the Mills

Act.   _____ 11/13/10
Signature Date

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2004 TO JUNE 30, 2005

MARK J. SALADINO, TREASURER AND TAX COLLECTOR

FOR ASSISTANCE CALL (213) 974-2111 OR (888) 807-2111

ASSESSOR'S ID. NO. CK

DETAIL OF TAXES DUE FOR 7264 016 007 04 000 56

PROPERTY IDENTIFICATION

ASSESSOR'S ID. NO.: 7264 016 007 04 000
OWNER OF RECORD AS OF JANUARY 1, 2004
SAME AS BELOW

MAILING ADDRESS

PHIBBS, ROBERT L TR
ROBERT L PHIBBS TRUST AND
PRATT, WILLIAM T TR PRATT TRUST
3040 E 1ST ST
LONG BEACH CA 90803-2535

AGENCY	AGENCY PHONE NO.	RATE	AMOUNT
GENERAL TAX LEVY		1.000000	\$ 10,790
VOTED INDEBTEDNESS			
COUNTY		.000923	\$ 9
METRO WATER DIST		.005800	62
FLOOD CONTROL		.000245	2
COMMUNITY COLLEGE		.012394	133
UNIFIED SCHOOLS		.046671	503
DIRECT ASSESSMENTS			
SANITATION # 3	(562) 699-7411		\$ 91
MWD STANDBY #8	(866) 807-6864		12
TRAUMA/EMERG SRV	(866) 587-2862		130
FLOOD CONTROL	(626) 458-3945		41
COUNTY PARK DIST	(213) 738-2983		21

ELECTRONIC FUND TRANSFER (EFT) NUMBER

ID#: 19 7264 016 007 4 YEAR: 04 SEQUENCE: 000 6
PN: 6082

or American Express, Mastercard and Visa payments call (888) 473-0835 and have available the EFT number listed above. Service fees will be charged. or check payments, please write the ASSESSOR'S ID. NO. on your check.

SPECIAL INFORMATION



PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION
3040 E 1ST ST LONG BEACH
EX OF MINING RIGHTS
RESUB OF PART OF ALAMITOS BEACH TOWNSITE
LOT 6 BLK 44

ASSESSOR'S REGIONAL OFFICE
REGION #10 INDEX: TRA:05500
SOUTH DISTRICT OFFICE
1401 E WILLOW STREET
SIGNAL HILL CA 90755
(562)256-1701

ACCT. NO.: PRINT NO.: 92880 BILL ID.:

TOTAL TAXES DUE \$11,800.
FIRST INSTALLMENT TAXES DUE NOV. 1, 2004 \$5,900.
SECOND INSTALLMENT TAXES DUE FEB. 1, 2005 \$5,900.

VALUATION INFORMATION		
ROLL YEAR 04-05	CURRENT ASSESSED VALUE	TAXABLE VALUE
LAND	711,082	711,082
IMPROVEMENTS	374,921	374,921

TOTAL 1,086,003
LESS EXEMPTION: HOME 7,000
NET TAXABLE VALUE 1,079,003

THERE WILL BE A \$50.00 CHARGE FOR ANY CHECK RETURNED BY THE BANK.
KEEP THIS UPPER PORTION FOR YOUR RECORDS. YOUR CANCELLED CHECK IS YOUR RECEIPT.

RECORDING REQUESTED BY

03-0867222 ²

AND WHEN RECORDED MAIL TO:

Robert L. Phibbs
William T. Pratt
3040 E. First Street
Long Beach, CA 90803

A.P.N.: 7264-16-7

Order No.:

Escrow No. _____
Space Above This Line for Recorder's Use Only

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$NONE
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] unincorporated area; [] City of __, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,

Robert Phibbs, a single man

hereby GRANT(S) to **Robert L. Phibbs, Trustee of the Robert L. Phibbs Trust U/D/T dated November 12, 1997** and **William T. Pratt, Trustee of the William T. Pratt Trust U/D/T dated November 12, 1997**, as Tenants in Common

"This is a bona fide s.f.t"

the following described property in the City of Long Beach, County of Los Angeles State of California;

Legal Description attached hereto as Exhibit "A" and by reference made a part hereof.

"This conveyance transfers the grantor's interest into his revocable living trust, R&T 11911."

Robert L. Phibbs

Robert L. Phibbs

Document Date: ~~March 20, 2003~~ *Apr. 19, 2002*

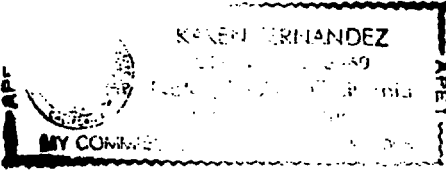
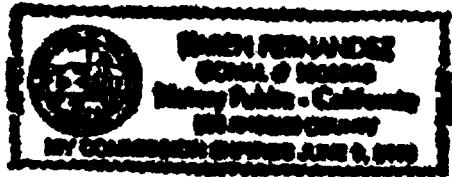
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On March 20, 2003 before me, Karen Fernandez
personally appeared Robert Phibbs

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Karen Fernandez*



RECORDER'S MEMO:
POOR RECORD IS DUE TO
QUALITY OF ORIGINAL DOCUMENT

ORDER NO. 260700636-37

LOT 6 IN BLOCK 44 OF RESUBDIVISION OF PART OF ALAMITOS BEACH TOWNSITE,
IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AS PER MAP RECORDED IN BOOK 5 PAGE(S) 55 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR
UNDER SAID LAND BELOW A DEPTH OF 100 FEET BELOW THE SURFACE THEREOF,
WITHOUT RIGHT OF SURFACE ENTRY FROM SAID LAND, AS RESERVED BY JEAN R.
HARTER, A MARRIED WOMAN, WHO ACQUIRED TITLE AS JEAN M. HARTER, IN DEED
RECORDED JULY 11, 1962 IN BOOK D1679 PAGE 998, OFFICIAL RECORDS.

3
03 0867222

3040

Mediterranean

Keyword Search:

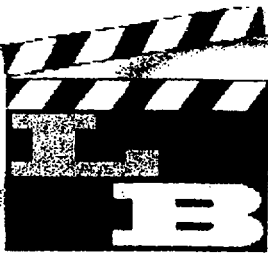
Matching:

In:

All of these words

All Locations

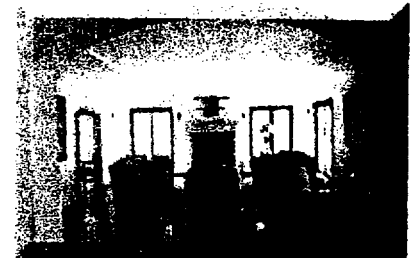
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Long Beach
Real Estate, Inc.



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The entire page is framed by a wide, ornate border in an Art Deco style. The border consists of multiple concentric lines. The innermost line is a simple double-line border. The next line out is a decorative band with repeating geometric motifs, including circles, squares, and stylized floral or leaf patterns. The outermost line is a more complex, multi-layered border with intricate geometric and floral designs.

LONG BEACH
CULTURAL HERITAGE COMMISSION
AWARD FOR EXCELLENCE

Presented to

BOB PHIBBS AND BILL PRATT

*For Restoring and Renovating a Spanish Colonial Revival Historic House,
Preserving its Vintage Architectural and Decorative Features, and
Revitalizing a Jewel of the Bluff Park Historic District*

Preserving the architectural heritage of Long Beach
for future generations to understand and appreciate

May 21, 2003



