

CITY OF LONG BEACH

CULTURAL HERITAGE COMMISSION

333 West Ocean Boulevard • Long Beach, CA 90802 • (562)570-6864 FAX (562)570-6068

November 4, 2004

CONSENT CALENDAR

CHAIR AND CITY PLANNING COMMISSION
City of Long Beach
California

SUBJECT: MILLS ACT HISTORIC PROPERTY CONTRACTS
1345 Linden Avenue (Council District 1)

RECOMMENDATION

The Cultural Heritage Commission recommends that the City Planning Commission approve the execution of a Mills Act Historic Property Contract for 1345 Linden Avenue, located in the Linden Historic District.

BACKGROUND

The Cultural Heritage Commission approved the execution of a Mills Act Historic Contract between property owners and the City at their meeting of October 20, 2004.

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 27 contracts have been enacted with individual owners of designated historic properties. Almost all of these are owner-occupied single-family homes; two are apartment buildings. The number of contracts enacted each year has been small, from two to four contracts annually.

The subject property located at 1345 Linden Avenue was built in 1905 and is owned by Tina Coover. This turn of the century two-story wood frame house represents the transitional Victorian Craftsman style in the Linden Historic District as it combines elements of the Victorian and Craftsman styles. It is a contributing structure to the Linden Historic District, which was designated as an historic district by the City Council in April 1994.

The applicant purchased the property in 2001 and has already begun to restore the

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

Foundation work	(2004 – 2006)
Floor reinforcement	(2004 – 2006)
Interior plaster work	(2005 – 2007)
Refinishing woodwork	(On-going)
Replace exterior stairs	(2006 – 2008)
Replace existing aluminum windows with new wood windows	(2008 – 2009)

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 City Council must also approve the execution of the Mills Act contracts. The City's Budget Officer considers the fiscal impacts of an 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 owner of 1345 Linden Avenue.

RESPECTFULLY SUBMITTED,

LAYNE JOHNSON
CHAIR, CULTURAL HERITAGE COMMISSION

By: _____


Cindy Thomack
Neighborhood and Historic Preservation Officer

Attachments

APPLICATION FOR MILLS ACT HISTORICAL PROPERTY CONTRACT
APPLICANT INFORMATION

Owner's name Tina M. Coover
Address 1345 Linden Ave.
City/State/Zip code Long Beach, CA 90813
Phone numbers daytime cell 562 833 1711 evening 562 597 2219

HISTORIC PROPERTY INFORMATION

Date of historic property 1345 Linden - Linden Historic District
Address 1345 Linden Long Beach, CA zip code 90813
Assessor's parcel number Holloway Tract Lot 12
Brief description Assessor's ID # 7264 025 012 02 000
transitional Victorian-Craftsman style in Linden Historic District.

PROPERTY TAX INFORMATION

This information is intended to assist an applicant in determining their potential tax savings as well as to allow the City to identify the loss of public revenue.

Current annual property tax \$2190.16
Current Mills Act property valuation:
Annual gross income (estimated or actual) 2030 per mo = \$24,360 per yr (if rented)
Annual expenses (insurance, utilities, repairs) \$11,000
Annual net income \$13,000 (based on projected rental)
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 new property valuation under the Mills Act contract.
Mills Act property valuation: \$8125
Mills Act taxes: 1.17% X Mills Act property valuation 950.62
Property tax savings with Mills Act contract: (subtract line 6 from line 1) 1239.54
Net loss to City = line 7 x 24%: 297.58

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 Foundation work
- 2 Floor reinforcement
- 3 Interior plaster
- 4 Stripping woodwork (interior)
- 5 Exterior stairway (replace)
6. Replace aluminum window with original style ones.

ATTACHMENTS

Please attach the following documentation to your application:

1. 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 notable architectural features.
2. A copy of your most recent property tax bill.
3. A copy of your grant deed for the property.
4. 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.

Mina M. Cover

8/29/11

Signature

Date

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Tina Koover
1345 LINDEN AVENUE
LONG BEACH, CA 90813

01-1434922

2

Space Above This Line for Recorder's Use Only

A.P.N.: 7269-28-12

Order No.: 19103778

Escrow No.: 018870

GRANT DEED

(43)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$220.00
[X] 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 LONG BEACH, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Theresa Loya Asturias, Trustee of the Asturias Family Trust, dated December 27, 1993.

hereby GRANT(S) to Tina Coover, a Single Woman

the following described property in the City of LONG BEACH, County of Los Angeles State of California;

Lot 12 of Tract of the Halloway Tract, in the City of LONG BEACH, County of Los Angeles, State of California as per map recorded in Book 6, Page(s) 88, of Maps in the Office of the County Recorder of said County.

Theresa Loya Asturias, Trustee of the Asturias Family Trust, dated December 27, 1993.

By: Theresa Loya Asturias, Trustee
Theresa Loya Asturias, Trustee

Document Date: June 15, 2001

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

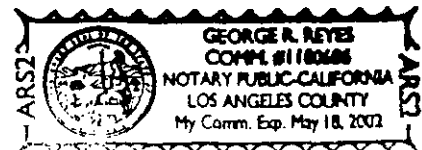
On July 30, 2001 before me, GEORGE R. REYES NOTARY PUBLIC
personally appeared TERESA LOYA ASTURIAS

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

George R. Reyes



This area for official notarial seal.

2003

ANNUAL PROPERTY TAX BILL

2003

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2003 TO JUNE 30, 2004
 MARK J. SALADINO, TREASURER AND TAX COLLECTOR
 FOR ASSISTANCE CALL (213) 974-2111 OR (888) 807-2111

PROPERTY IDENTIFICATION

ASSESSOR'S ID. NO.: 7269 028 012 03 000
 NUMBER OF RECORD AS OF JANUARY 1, 2003
 NAME AS BELOW

BILLING ADDRESS

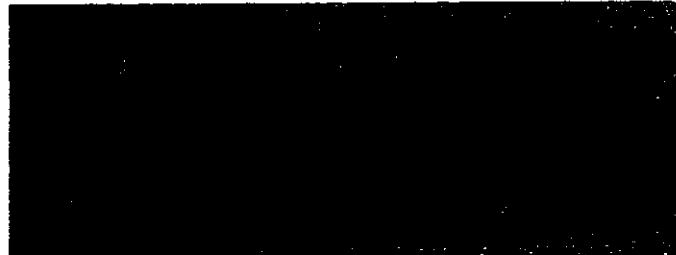
COOVER, TINA
 1345 LINDEN AVE
 LONG BEACH CA 90813-3325

ELECTRONIC FUND TRANSFER (EFT) NUMBER

: 19 7269 028 012 7 YEAR: 03 SEQUENCE: 000 7
 I: 8099

American Express, Mastercard and Visa payments call (888) 473-0835
 have available the EFT number listed above. Service fees will be charged.
 check payments, please write the EFT number above on your check.

SPECIAL INFORMATION



PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION
 45 LINDEN AVE LONG BEACH
 OF MINING RIGHTS
 WILLOW TRACT LOT 12

ASSESSOR'S REGIONAL OFFICE
 REGION #10 INDEX: TRA: 11933
 NORTH DISTRICT OFFICE
 601 E WILLOW STREET
 LONG BEACH CA 90755
 (562) 256-1701

CT. NO.: PRINT NO.: 837685 BILL ID.:

DETAIL OF TAXES DUE FOR		ASSESSOR'S ID. NO.	CK	AMOUNT
AGENCY	AGENCY PHONE NO.	7269 028 012 03 000	87	
GENERAL TAX LEVY				
ALL AGENCIES		1.000000	\$	1,970.00
VOTED INDEBTEDNESS				
COUNTY		.000992	\$	1.95
METRO WATER DIST		.006100		12.02
FLOOD CONTROL		.000462		.94
COMMUNITY COLLEGE		.011705		23.06
UNIFIED SCHOOLS		.042849		84.41
DIRECT ASSESSMENTS				
SANITATION # 3	(562) 699-7411		\$	84.00
FLOOD CONTROL	(626) 458-3945			34.72
COUNTY PARK DIST	(213) 738-2983			20.65
MWD WSC - 8	(800) 755-6864			12.16
TRAUMA/EMERG SRV	(866) 587-2862			46.38

TOTAL TAXES DUE \$2,290.29
FIRST INSTALLMENT TAXES DUE NOV. 1, 2003 \$1,145.15
SECOND INSTALLMENT TAXES DUE FEB. 1, 2004 \$1,145.14

VALUATION INFORMATION

ROLL YEAR 03-04	CURRENT ASSESSED VALUE	TAXABLE VALUE
LAND	102,000	102,000
IMPROVEMENTS	102,000	102,000

TOTAL 204,000
 LESS EXEMPTION: HOME 7,000
NET TAXABLE VALUE 197,000

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.

ATTACH AND MAIL THIS STUB WITH YOUR 2ND INSTALLMENT PAYMENT



ANNUAL 2003

COOVER, TINA
 1345 LINDEN AVE
 LONG BEACH CA 90813-3325

ASSESSOR'S ID. NO. CK PK
 7269 028 012 03 000 87 2

PAYMENT DUE 02/01/04
 IF NOT RECEIVED OR POSTMARKED BY 04/10/04
 REMIT AMOUNT OF \$1,269.65

2ND INSTALLMENT DUE INDICATE AMOUNT PAID

\$1,145.14

MAKE CHECKS PAYABLE TO: LOS ANGELES COUNTY TAX COLLECTOR
 P.O. BOX 54018
 LOS ANGELES, CA 90054-0018

87842

NOT INCLUDE NOTES WITH YOUR PAYMENT

04803000722690280120000114514000012696584220412

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

Ser. No. _____
 National Register status _____
 Local designation _____

1. Historic name _____
- * 2. Common or current name _____
- * 3. Number & street 1345 Linden Avenue Cross-corridor _____
 City Long Beach, CA Vicinity only _____ Zip 90813 County Los Angeles
4. UTM zone _____ A _____ B _____ C _____ D _____
5. Quad map No. _____ Parcel No. 7269 028 012 Other _____

DESCRIPTION

6. Property category District If district, number of documented resources 8
- * 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This turn-of-the-century two story wood frame house combines elements of the Victorian and Craftsman styles. The house has a steeply pitched roof with side facing gables, a large dormer facing the street, and covered porch with a matching roof. The deep eaves, articulated by exposed rafters, brackets and struts, and the triple squared porch columns, are Craftsman elements. The tall proportions are Victorian, as well as the front bay window and the fish scale shingles inside the gables. The rest of the exterior is narrow clapboard. There is a square bay on the south side, covered with a shed roof, and a shallow bay on the facade lower floor. The open porch is placed on one side next to the bay window. All the double hung windows are original, as well as the fixed single sash with transom windows; however, the second story aluminum window in the dormer is modern. The transom on the first floor, south side, contains leaded glass. Two small diamond shaped windows are on the south side upper story, and are matched by a pair of small rectangular windows on the north side upper story. The original windows have wide frames and a molded lintel. The house rests on its original rough concrete slumpstone foundation. The wrought iron fence topped with spears is modern.



8. Planning agency
Dept. of Planning & Building
City of Long Beach
9. Owner & address
Frank E. Sanchez
Sanchez Family Trust
11771 Newbury Rd.
Los Alamitos, CA 90720

10. Type of ownership Residential
11. Present use Private
12. Zoning _____
13. Threats _____

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

HISTORICAL INFORMATION

- *14. Construction date(s) 1905 Original location _____ Date moved _____
- 15. Alterations & date _____
- 16. Architect _____ Builder _____
- 17. Historic attributes (with number from list) _____

SIGNIFICANCE AND EVALUATION

- 18. Context for evaluation: Theme Residential Architecture Area Long Beach
 Period 1902-1928 Property type Single family residence Context formally developed? No

*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

20. Sources _____

21. Applicable National Register criteria _____

22. Other recognition _____
 State Landmark No. (if applicable) _____

23. Evaluator _____
 Date of evaluation _____

24. Survey type _____

25. Survey name _____

*26. Year form prepared 1993
 By (name) Ruthann Lehrer
 Organization City of Long Beach
 Address 333 W. Ocean Blvd., 5th Floor
 City & Zip Long Beach, CA 90802
 Phone (310) 570-6864

