

TRANSMITTAL

To:

THE COUNCIL

Date:

OCT 27 2014

From:

THE MAYOR

TRANSMITTED FOR YOUR CONSIDERATION. PLEASE SEE ATTACHED.



(Ana Guerrero)

ERIC GARCETTI
Mayor

**DEPARTMENT OF
CITY PLANNING**

OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT

JEREMY IRVINE
GAIL M. KENNARD
BARRY A. MILOFSKY
ELISSA SCRAFANO

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

October 17, 2014

The Honorable Eric Garcetti, Mayor
City of Los Angeles
200 N. Spring Street, Room 303
Los Angeles, CA 90012

Attn: Mandy Olvera, Legislative Assistant

RE: 2014 "MILLS ACT" HISTORICAL PROPERTY CONTRACTS

Pursuant to Executive Directive 3, transmitted herewith for your review, prior to City Council action, are (1) original and (2) copies of each of the 66 Historical Property Contracts. The contracts are pro-forma and vary only to the extent that each contract represents a different property. Each property owner has entered into this agreement voluntarily and submitted the City's standard form of Historical Property Contract. The standard contract has been approved as to form and legality by the City Attorney.

As required under provisions of Ordinance No. 172,857 implementing State Government Code Sections 50280 et seq., commonly known as the "Mills Act", the Department of City Planning has verified the following:

1. That the properties subject to the contract are either designated as Historic-Cultural Monuments or Contributing Structures to an Historic Preservation Overlay Zone, and;
2. Engaging in these contracts will not cause the City's lost property tax revenues from the Historical Property Contracts program in aggregate to exceed \$2 million annually.
3. The applicants have submitted a rehabilitation/maintenance/preservation scope of work for the property.

The Mills Act Historical Property Contracts program is the State's leading financial incentive for historic preservation projects. Enabling legislation was approved by the state legislature in 1974, and, since then, 707 properties have benefited from the program. It allows local jurisdictions to enter into contracts with owners of qualified historical properties for their preservation maintenance and rehabilitation. The property is assessed on an income basis rather than market value. The result is property tax abatement. The program is designed to assist under-utilized and under-valued properties. The City of Los Angeles adopted the Mills Act in 1996 and the first year of contracts began in 1997.

The Mills Act Ordinance governs limitations on historical property contracts. These include requirements that eligible single-family homes are to be limited to pre-contract assessment valuations of \$1,500,000; and that commercial properties are limited to pre-contract assessed valuations of \$3,000,000 unless the Cultural Heritage Commission grants an exemption from these caps. The criteria for granting the exemption are 1)

2014 Mills Act: List of Applications



#	Property Address	Property Use	HCM Number	HPOZ Name	Original Const. Date	Style
1	1265 3rd Avenue Los Angeles, CA, 90019	SFD		Country Club Park	1909	Craftsman
2	3661 3rd Avenue, Los Angeles, CA, 90018	SFD		Jefferson Park	1910	craftsman
3	3665 3rd Avenue	SFD		Jefferson Park	1912	Craftsman Bungalow
4	2424 4th Avenue (2424-2426-2428-2430), Los Angeles CA 90018	MFD/Comm /Indust	1062	West Adams Terrace	1921	French Eclectic Revival
5	218 W. 5TH STREET	MFD/Comm /Indust	80		1887	BEAUX ARTS
6	2190 West 24th Street Los Angeles CA 90018	SFD		West Adams Terrace	1905	Craftsman Bungalow
7	2254 W. 25th Street Los Angeles CA 90018	SFD		West Adams Terrace	1903	Colonial Revival
8	2107 west 28th St Los Angeles CA 90018	SFD		Jefferson Park	1908	craftsmen
9	2078 W. 29th Place, Los Angeles, CA, 90018	SFD		Jefferson Park	1909	Craftsman
10	2201 W. 31st St., Los Angeles, CA 90018	MFD/Comm /Indust		Jefferson Park	1909	Craftsman
11	2389 West 31st Street, Los Angeles, CA 90018	SFD		Jefferson Park	1910	Craftsman
12	1325 W. ADAMS BLVD. LOS ANGELES, CA 90007	SFD	1043		1899	SHINGLE STYLE
13	3710 W. Adams Blvd., Los Angeles, CA, 90018	SFD		West Adams Terrace	1923	French Revival
14	9027 Alden Drive, Los Angeles, CA 90048	MFD/Comm /Indust	995		1931	Spanish Colonial Revival
15	1130 S. Alvira Street, Los Angeles, CA 90035	SFD		South Carthay	1934	Spanish Colonial Revival
16	1206 Alvira Street, Los Angeles, CA 90035	SFD		South Carthay	1934	Spanish Colonial Revival

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#	Property Address	Property Use	HCM Number	HPOZ Name	Original Const. Date	Style
17	150 S. AVENUE 55, HIGHLAND PARK, CA 90042	SFD		Highland Park- Garvanza	1917	PRAIRIE INFLUENCE
18	5609 Baltimore Street, LA, CA 90042	SFD		Highland Park- Garvanza	1912	Craftsman
19	1100 S. Broadway, Los Angeles, CA 90015	MFD/Comm /Indust	1075		1926	Renaissance Revival Commercial (Vertical)
20	811 S Bronson Ave Los Angeles CA 90005	SFD		Wilshire Park	1923	Spanish Colonial Revival
21	861 S. Bronson Ave., Los Angeles, CA 90005	SFD		Wilshire Park	1919	Spanish Colonial/Reviv al
22	680 SOUTH BRONSON AVENUE, L.A., CA., 90005	SFD		Wilshire Park	1923	ASYMMETRIC AL ITALIAN RENAISSANCE /
23	1160 South Bronson Avenue, Los Angeles, CA 9019	MFD/Comm /Indust		Country Club Park	1925	Mediterranea n Revival
24	1626 S. BUCKINGHAM ROAD, LOS ANGELES, CA 90019	SFD		Lafayette Square	1925	HOLLYWOOD TUDOR
25	1841 S. BUCKINGHAM ROAD, LOS ANGELES, CA 90019	SFD		Lafayette Square	1929	MEDITERRANE AN REVIVAL
26	3327 Country Club Drive, Los Angeles, CA 90019	SFD		Country Club Park	1923	Spanish Colonial Revival
27	1167-1169 S. CRESCENT HEIGHTS BLVD. & 6059 W. PACKARD STREET, LOS ANGELES, CA 90035	MFD/Comm /Indust		South Carthay	1934	SPANISH COLONIAL REVIVAL

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#	Property Address	Property Use	HCM Number	HPOZ Name	Original Const. Date	Style
28	12743 Darla Ave, Granada Hills, CA 91344	SFD		Balboa Highlands	1964	Mid-Century Modern
29	162-64 N. DETROIT STREET, LOS ANGELES, CA 90036	MFD/Comm /Indust		Miracle Mile North	1930	SPANISH COLONIAL REVIVAL
30	1044-1046 EDGEWARE RD. LOS ANGELES, CA 90026	MFD/Comm /Indust		Angelino Heights	1906	TURN OF THE CENTURY: CRAFTSMAN
31	4071 W. EIGHTH STREET, LOS ANGELES, CA 90005	SFD		Wilshire Park	1923	SPANISH COLONIAL REVIVAL
32	6317 ELGIN STREET, LOS ANGELES, CA 90042	SFD		Highland Park- Garvanza	1910	CRAFTSMAN
33	975 Foster Dr, Los Angeles, CA 90048	SFD		Carthay Circle	1927	Spanish Colonial
34	2090 South Harvard Blvd, Los Angeles, CA 90018	SFD		Harvard Heights	1910	Italian Renaissance
35	1805 S. Hobart Blvd., Los Angeles, CA, 90006	SFD		Harvard Heights	1907	Craftsman
36	1811 S Hobart Blvd, Los Angeles, CA 90006	SFD		Harvard Heights	1907	Craftsman, two storey
37	2703 South Hoover Street and 1110 West 27th Street, Los Angeles, CA 90007	SFD	240		1888	Queen Anne
38	121 S. HUDSON AVE. LOS ANGELES, CA 90004	SFD		Hancock Park	1930	MEDITERRANE AN REVIVAL
39	771 E Kensington Rd, Los Angeles, CA 90026	SFD		Angelino Heights	1910	Craftsman
40	1130 South La Jolla Avenue, Los Angeles, CA 90035	SFD		South Carthay	1935	Spanish Colonial Revival

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41	1163 South La Jolla Avenue. Los Angeles, CA 90035	SFD		South Carthay	1938	Minimal Traditional
42	7129 W. LA PRESA DRIVE LOS ANGELES, CA 90068	SFD	1064		1970	MID-CENTURY MODERN
43	215 South Larchmont Boulevard, Los Angeles, CA 90004	SFD		Windsor Square	1921	Mediterranean Revival
44	813½ LAVETA TERRACE, LOS ANGELES, CA 90026	SFD		Angelino Heights	1924	CRAFTSMAN (ECLECTIC REVIVAL)
45	505 Lorraine Blvd., Los Angeles, CA, 90020	SFD		Windsor Square	1924	Tudor Revival
46	611 S. LORRAINE BOULEVARD, LOS ANGELES, CA 90005	SFD		Windsor Square	1923	TUDOR REVIVAL
47	730 S. Los Angeles Street (range includes 730, 732, 736 S. Los Angeles Street)	MFD/Comm /Indust	1067		1924	Chicago School
48	617 S. LUCERNE BLVD. LOS ANGELES, CA 90005	SFD		Windsor Square	1923	ENGLISH REVIVAL
49	2800 Manitou Avenue, Los Angeles, CA 90031	SFD		Lincoln Heights	1897	Queen Anne
50	121 N. Martel Avenue, Los Angeles 90036	SFD		Miracle Mile North	1927	Tudor
51	156 South Martel Avenue, Los Angeles CA 90036	SFD		Miracle Mile North	1928	Tudor Revival
52	6503 Moore Drive, Los Angeles, CA 90048	SFD		Carthay Circle	1924	Spanish Colonial Revival
53	103 N. NORTON AVENUE, LOS ANGELES, CA 90004	SFD		Windsor Square	1951	CONTEMPORARY

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#	Property Address	Property Use	HCM Number	HPOZ Name	Original Const. Date	Style
54	1338 N Orange Grove Ave, Los Angeles, CA 90046	SFD		Spaulding Square	1919	Colonial Revival Bungalow
55	231 S. PLYMOUTH BOULEVARD, LOS ANGELES, CA 90004-3813	SFD		Windsor Square	1921	COLONIAL REVIVAL
56	4421 RICHARD CIRCLE, LOS ANGELES, CA 90032	SFD	1037		1936	STREAMLINE MODERNE
57	632 - 634 South Spring Street, Los Angeles, CA 90014	MFD/Comm /Indust	631		1930	Art Deco
58	1225 S. Van Ness Avenue, Los Angeles, CA 90019	SFD		Country Club Park	1921	Mediterranean Revival
59	1230 South Van Ness Avenue, Los Angeles, CA 90019	SFD		Country Club Park	1923	Tudor/English Revival
60	2012 S. Victoria Ave. Los Angeles CA 90016	SFD	1044		1909	Craftsman-Arts & Crafts interior /Misson
61	1662 S. VICTORIA AVENUE, LOS ANGELES, CA 90019	SFD		Lafayette Square	1924	MEDITERRANEAN REVIVAL
62	1657 Virginia Road, Los Angeles, CA 90019	SFD		Lafayette Square	1923	Mediterranean
63	1832 VIRGINIA ROAD LOS ANGELES, CA 90019	SFD		Lafayette Square	1923	ITALIAN RENAISSANCE REVIVAL
64	6528 Warner Drive, Los Angeles, CA 90048	SFD		Carthay Circle	1926	Spanish Colonial Revival
65	2226 WAYNE AVE. LOS ANGELES, CA 90027	SFD	1065		1960	MID-CENTURY MODERN
66	507 N WILCOX AVE. LOS ANGELES, CA 90004	SFD		Hancock Park	1924	SPANISH COLONIAL REVIVAL