

**CLAREMONT ARCHITECTURAL AND PRESERVATION
COMMISSION
SPECIAL MEETING AGENDA**

*“We are a vibrant, livable, and inclusive community dedicated to quality services,
safety, financial strength, sustainability, preservation, and progress
with equal representation for our community.”*

City Council Chamber
225 Second Street
Claremont, CA 91711



Thursday
November 13, 2025
7:00 PM

COMMISSIONERS

**JOHN NEIUBER
CHAIR**

MILES BENNETT LISA CASTILLO

JENNIFER DEAL ROBERT PERRY GEORGEANN SPIVACK LAUREL TUCKER

Meetings are open to the public for in-person attendance. The meeting will be live streamed via Zoom, technology permitting. Members of the public will not be able to provide public comment via Zoom. To watch the meeting via Zoom, use the following link: <https://zoom.us/j/98460848259>. To listen via telephone dial (213)338-8477, Webinar ID: 984 6084 8259. The recorded meeting will be uploaded to the City website and archived.

OPTIONS FOR PUBLIC COMMENT:

Public comment may be provided by one of the following methods. Each speaker will be given up to three (3) minutes to provide their comment.

IN-PERSON LIVE COMMENTS

When the item you wish to speak to is announced, please proceed to the speaker's podium one by one.

E-MAIL/MAIL

Written comments sent to the Architectural and Preservation Commission will be distributed to the Commission and imaged into the record of the meeting. Email: pjuarez@claremontca.gov. Mail: PO Box 880, Claremont, CA 91711. Written comments submitted after publication of the agenda will be made available in the document archive system on the City website as soon as possible - www.claremontca.gov.

**For assistance, comments, or more information please contact Pearl Juarez, Commission
Secretary, (909)399-5499.**

CALL TO ORDER THE MEETING OF THE ARCHITECTURAL AND PRESERVATION COMMISSION

PLEDGE OF ALLEGIANCE

ROLL CALL

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENT

The Commission has set aside this time for persons who wish to comment on items that are not listed on the agenda, but are within the jurisdiction of the Commission. Members of the public will have the opportunity to address the Commission regarding all items on the agenda at the time the Commission considers those items.

General public comment will be taken for 30 minutes and will resume later in the meeting if there are speakers who did not get an opportunity to speak because of the 30-minute time limit.

The Brown Act prohibits the Commission from taking action on oral requests relating to items that are not on the agenda. The Commission may engage in a brief discussion, refer the matter to staff, and/or schedule requests for consideration at a subsequent meeting.

CONSENT CALENDAR

All matters listed on the Consent Calendar are considered routine. The Commission may act on these items by one motion following public comment. Only Commissioners may pull an item from the Consent Calendar for discussion, reading of resolutions and ordinances will be waived.

1. ARCHITECTURAL AND PRESERVATION COMMISSION MEETING MINUTES OF OCTOBER 29, 2025

Recommendation: Staff recommends the Architectural and Preservation Commission approve and file the regular Architectural and Preservation Commission meeting minutes of October 29, 2025.

Attachment(s): Draft Architectural Commission Meeting Minutes of October 29, 2025

PUBLIC HEARINGS

2. REVIEW OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT REQUEST #25-MA03 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 424 HARRISON AVENUE. APPLICANT AND PROPERTY OWNER(S) - RILEY RICHARDS AND AVALON ALVA-RICHARDS

- Recommendation:** Staff recommends the Architectural and Preservation Commission:
- A. Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA03 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 424 HARRISON AVENUE - APPLICANT AND PROPERTY OWNER(S): RILEY RICHARDS AND AVALON ALVA-RICHARDS; and
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

Attachment(s): Draft Mills Act Contract
 Draft APC Resolution
 Estimated Tax Savings Calculation
 Adopted Procedures for Review and Approval of Historic Property Contracts
 Photo Survey
 Improvement Plan
 Primary Record

3. REVIEW OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT REQUEST #25-MA04 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 1111 NORTH INDIAN HILL BOULEVARD. APPLICANT AND PROPERTY OWNER(S): DAVID RYAN AND JACQUELINE MUHR

- Recommendation:** Staff recommends the Architectural and Preservation Commission:
- A. Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA04 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 1111 NORTH INDIAN HILL BOULEVARD - APPLICANT AND PROPERTY OWNER(S): DAVID RYAN AND JACQUELINE MUHR; and
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

Attachment(s): Draft Mills Act Contract
 Draft APC Resolution
 Estimated Tax Savings Calculation
 Adopted Procedures for Review and Approval of Historic Property Contracts
 Photo Survey of the Subject Property
 Improvement Plan
 Historic Registry
 Historic Photo
 Claremont Home Tour
 Mary Ilsley Interview
 Pictorial History of Claremont Reference

ADMINISTRATIVE ITEMS - None

CONTINUED PUBLIC COMMENT

This time is reserved for those persons who were unable to speak earlier in the agenda because of the 30-minute time restriction.

REPORTS

Staff

Commission/Committee

ADJOURNMENT

THE NEXT REGULAR MEETING OF THE CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION WILL BE HELD ON NOVEMBER 26, 2025, AT 7:00 PM, IN THE CLAREMONT COUNCIL CHAMBER, 225 WEST SECOND STREET.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THIS AGENDA WILL BE MADE AVAILABLE IN APPROPRIATE ALTERNATIVE FORMATS TO PERSONS WITH DISABILITIES. ANY PERSON WITH A DISABILITY WHO REQUIRES A MODIFICATION OR ACCOMMODATION IN ORDER TO PARTICIPATE IN A CITY MEETING SHOULD CONTACT THE CITY CLERK AT 909-399-5461 "VOICE" OR 1-800-735-2929 "TT/TTY" AT LEAST THREE (3) WORKING DAYS PRIOR TO THE MEETING, IF POSSIBLE.

I, MELISSA SANABRIA, ADMINISTRATIVE ASSISTANT OF THE CITY OF CLAREMONT, CALIFORNIA, HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING AGENDA WAS POSTED AT CLAREMONT CITY HALL, 207 HARVARD AVENUE, ON NOVEMBER 6, 2025, PURSUANT TO GOVERNMENT CODE SECTION 54954.2.

POST THROUGH: NOVEMBER 14, 2025



Claremont Architectural and Preservation Commission

Agenda Report

File #: 5776

Item No: 1.

TO: ARCHITECTURAL AND PRESERVATION COMMISSION
FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: NOVEMBER 13, 2025

SUBJECT:

ARCHITECTURAL AND PRESERVATION COMMISSION MEETING MINUTES OF OCTOBER 29, 2025

RECOMMENDATION

Staff recommends the Architectural and Preservation Commission approve and file the regular Architectural and Preservation Commission meeting minutes of October 29, 2025.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a copy, please contact the Commission Secretary, Melissa Sanabria at msanabria@claremontca.gov.

Submitted by:

Brad Johnson
Community Development Director

Reviewed by:

Christopher Veirs
Principal Planner

Prepared by:

Anne Bennett
Administrative Assistant

Attachment:

Draft Architectural Commission Meeting Minutes of October 29, 2025

**ARCHITECTURAL AND PRESERVATION COMMISSION
REGULAR MEETING MINUTES**

Wednesday, October 29, 2025 – 7:00 PM

Video Recording is Archived on the City Website

<https://www.claremontca.gov/Government/City-Council/Watch-a-Meeting>

CALL TO ORDER

Chair Neiuber called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

COMMISSIONER: DEAL, NEIUBER, PERRY, SPIVACK

ABSENT

COMMISSIONER: BENNETT, CASTILLO, TUCKER

ALSO PRESENT

Chris Veirs, City Planner; Jordan Goose, Assistant Planner; Daniel Kim, Assistant Planner; Anne Bennett, Administrative Assistant

CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS

This item starts at 0:01:16 in the archived video.

There were no ceremonial matters, presentations, or announcements.

PUBLIC COMMENT

This item starts at 0:01:23 in the archived video.

Commissioner Secretary Bennett announced that no general written public comments had been received.

Darvin Gomez, Claremont resident, is upset about ficus hedge roots at the eastern boundary of Motel 6 encroaching onto his property. Why was a root barrier not installed, as promised? This is the City's responsibility.

After Chair Neiuber requested a response, City Planner Veirs noted that he intends to speak with the developer to request that they address the issue by installing a root barrier on their side of the wall.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

CONSENT CALENDAR

This item starts at 0:07:33 in the archived video.

Chair Neiuber invited public comment.

There were no requests to speak. Chair Neiuber closed public comment.

Commissioner Perry moved to approve the Consent Calendar, seconded by Commissioner Deal; and carried on by roll call vote as follows:

AYES: ***Commissioner - Deal, Neiuber, Perry, Spivack***
NOES: ***Commissioner - None***
ABSENT: ***Commissioner – Bennett, Castillo, Tucker***

1. Planning Commission Meeting Minutes of September 24, 2025
Approved and filed.

PUBLIC HEARINGS

This item starts at 0:09:12 in the archived video.

2. Register Listing #25-RL02, Review of a Proposal to Add 611 West Eighth Street, A Single-Family Residence, to the Register of Structures of Historical and Architectural Merit of the City of Claremont. Applicants - David Medak and Elena Esquibel

Assistant Planner Goose presented a PowerPoint presentation. There were no questions from the Commission.

Chair Neiuber invited public comment.

There were no requests to speak. Chair Neiuber closed public comment.

Commissioner Perry enjoyed hearing about the home's interior details, and the history of its occupants. It is a unique property, and he is in support of it being added to the Registry.

Commissioner Spivack is impressed with the care taken so far in the property's preservation. She is in support of it being added to the Registry.

Commissioner Deal thinks the property is beautiful and is in support of its addition to the Register.

Chair Neiuber is in support of its listing on the Register. It is a significant house both architecturally and historically – including that it is adobe, and because of its association with the Ordway family.

Commissioner Perry moved to adopt Resolution No. 2025-14, A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING APPROVAL OF REGISTER LISTING #25-RL02, REVIEW OF A PROPOSAL TO ADD 611 WEST EIGHTH STREET, A SINGLE-FAMILY RESIDENCE, TO THE REGISTER OF STRUCTURES OF HISTORICAL AND ARCHITECTURAL MERIT OF THE CITY OF CLAREMONT. APPLICANTS - DAVID MEDAK AND ELENA ESQUIBEL; and find this item is exempt from environmental review under the California

Environmental Quality Act (CEQA). Seconded by Commissioner Deal; and carried on a roll call vote as follows:

AYES: ***Commissioner – Deal, Neiuber, Perry, Spivack***
NOES: ***Commissioner – None***
ABSENT: ***Commissioner – Bennett, Castillo, Tucker***

Chair Neiuber announced this decision can be appealed within ten calendar days.

3. Request for a Review of Historical Property (Mills Act) Agreement Request #25-MA01 between the City of Claremont and the owner of the property located at 611 West Eighth Street. Applicant and Owner(s) – David Medak and Elena Esquibel

This item starts at 0:24:44 in the archived video.

Assistant Planner Goose presented a PowerPoint presentation and addressed Commissioners' inquiries regarding adobe contractors, the driveway, and roof repair plans.

David Medak, Owner, said they will be getting quotes from adobe contractors in San Diego and New Mexico. The house is being earthquake retrofitted, the last piece of which is redoing/resealing the adobe. They have had an arborist to the property.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Deal had no comment.

Commissioner Spivack applauds the homeowner for taking the initiative to preserve the property, including its trees. She is in full support.

Commissioner Perry applauds the owners have done a diligent job exploring issues and remedies. He suggests planting dwarf olives to replace existing mesquite trees that will eventually obscure view of the house and are already damaging the sidewalk.

Chair Neiuber supports the application, noting that they should deal with roof's leak issue quickly and suggested that it be moved forward in the timing listed in the contract.

Commissioner Spivack moved to adopt Resolution 2025-15, A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA01 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 611 WEST EIGHTH STREET – APPLICANT AND PROPERTY OWNER(S): DAVID MEDAK AND ELENA ESQUIBEL; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Perry; and carried on a roll call vote as follows:

AYES: ***Commissioner – Deal, Neiuber, Perry, Spivack***
NOES: ***Commissioner – None***

ABSENT: Commissioner – Bennett, Castillo, Tucker

Chair Neiuber announced this decision can be appealed within ten calendar days.

4. Request for a Register Listing #25-RL04, review of a proposal to add 1230 Harvard Avenue, a single-family residence, to the register of structures of historical and architectural merit of the City of Claremont. Applicants – Nickolas Sifuentes and Scott Shaw

This item starts at 0:46:10 in the archived video.

Assistant Planner Kim presented a PowerPoint presentation. There were no questions from the Commission.

Scott Shaw, Owner, thanked the Commission for considering the application.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Perry embellished on the history of the home's former residents.

Commissioner Deal appreciates the history of the home and thinks the original front door is amazing.

Commissioner Spivack said it is a beautiful home worth preserving. It belongs on the Historic Register.

Chair Neiuber wonders why it was not already on the register. It is a unique example of blended Spanish Revival and Mission architectural styles.

Commissioner Perry moved to adopt Resolution 2025-16, A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING APPROVAL OF REGISTER LISTING #25-RL04, REVIEW OF A PROPOSAL TO ADD 1230 HARVARD AVENUE, A SINGLE-FAMILY RESIDENCE, TO THE REGISTER OF STRUCTURES OF HISTORICAL AND ARCHITECTURAL MERIT OF THE CITY OF CLAREMONT. APPLICANTS – NICKOLAS SIFUENTES AND SCOTT SHAW; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Spivack; and carried on a roll call vote as follows:

AYES: Commissioner – Deal, Neiuber, Perry, Spivack

NOES: Commissioner – None

ABSENT: Commissioner – Bennett, Castillo, Tucker

Chair Neiuber announced this decision can be appealed within ten calendar days.

5. Request for a Review of Historical Property (Mills Act) Agreement Request #25-MA05 between the City and the owner of the property located at 1230 Harvard Avenue. Applicant and Property Owner(s) – Nickolas Sifuentes and Scott Shaw

This item starts at 0:57:19 in the archived video.

Assistant Planner Kim presented a PowerPoint presentation. The Commissioners had no questions.

Scott Shaw, Owner, gave some background on his and his partner's connection to the house. They look forward to restoring and taking care of the home.

Chair Neiuber invited public comment.

There were no requests to speak.

Chair Neiuber closed public comment.

Commissioner Spivack is impressed with the schedule of improvements and the timeline. She is supportive of the application.

Commissioner Deal is in full support of the application.

Commissioner Perry is happy to see the home move into good hands and appreciates the substantial improvements. There are heritage trees on the property, a western Sycamore and oak tree. Any landscaping in their vicinity should incorporate appropriate understory plants that harmonize visually and in terms of irrigation needs.

Chair Neiuber fully supports the application. He applauds the owners for restoring the wooden windows. He discussed the original ironwork's significance.

Commissioner Spivack moved to adopt Resolution 2025-17, A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA05 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 1230 HARVARD AVENUE – APPLICANT AND PROPERTY OWNER(S) – NICKOLAS SIFUENTES AND SCOTT SHAW; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Deal; and carried on a roll call vote as follows:

AYES: Commissioner – Deal, Neiuber, Perry, Spivack

NOES: Commissioner – None

ABSENT: Commissioner – Bennett, Castillo, Tucker

Chair Neiuber announced this decision can be appealed within ten calendar days.

6. Request for a Sign Review #25-S04 for proposed sign program at the commercial center located at 721 South Indian Hill Boulevard. Applicant – Sushil Capital, LLC

This item starts at 1:09:07 in the archived video.

City Planner Veirs presented a PowerPoint presentation and addressed Commissioners' questions regarding scale, the two-tenant monument sign, and the signs' impact on the neighborhood.

Ashok Patel, the Applicant, discussed the effort to make these the signs as subtle and appropriate as possible considering the location. Regarding the two-tenant sign, it is uncertain whether a future tenant will agree to placement below Marriott. If not, the two-tenant sign will be a side-by-side configuration. He hopes the hotel will open in February.

Chair Neiuber invited public comment.

Vicki Noble, lives across the street. Mr. Patel has been a great neighbor and has responded to her privacy concerns. She is concerned about seeing light shining in over her wall from signs that are over 7'6" tall.

There were no other requests to speak. Chair Neiuber closed public comment.

Commissioner Deal had no comment.

Commissioner Perry likes the sign program and supports the proposal. It is an advantage that two tenants can be on one sign. He is thrilled the lettering is not red; it is more refined and appropriate for the area.

Commissioner Spivack is happy the sign is not red. The signs on the upper part of the building are tasteful. She hopes the future tenant will be okay being below on the two-tenant sign because that is the better option.

Chair Neiuber said it is a good sign program.

Commissioner Perry moved to adopt Resolution 2025-18, A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING SIGN REVIEW FILE #25-S04, FOR A PROPOSED SIGN PROGRAM FOR BUILDING MOUNTED HOTEL SIGNS AND A TWO-TENANT MONUMENT SIGN TO BE LOCATED AT 701-721 SOUTH INDIAN HILL BOULEVARD. APPLICANT – SUSHIL CAPITAL, LLC; and find this item is exempt from environmental review under the California Environmental Quality Act (CEQA). Seconded by Commissioner Deal; and carried on a roll call vote as follows:

AYES: Commissioner – Deal, Neiuber, Perry, Spivack

NOES: Commissioner – None

ABSENT: Commissioner – Bennett, Castillo, Tucker

Chair Neiuber announced this decision can be appealed within ten calendar days.

ADMINISTRATIVE ITEMS – None

REPORTS

This item starts at 1:48:58 in the archived video.

Staff

City Planner Veirs reported on items of interest from the previous City Council meeting and described future items coming before the Commission.

Commission/Committee

Chair Neiuber reported that the City Emergency Preparedness Committee has completed their work and updated the plan for the City. It goes to City Council soon.

ADJOURNMENT

Chair Neiuber adjourned the meeting at 9:04 PM.

Chair

ATTEST:

Administrative Assistant



Claremont Architectural and Preservation Commission

Agenda Report

File #: 5778

Item No: 2.

TO: ARCHITECTURAL AND PRESERVATION COMMISSION
FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: NOVEMBER 13, 2025

SUBJECT:

REVIEW OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT REQUEST #25-MA03 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 424 HARRISON AVENUE. APPLICANT AND PROPERTY OWNER(S) - RILEY RICHARDS AND AVALON ALVA-RICHARDS

SUMMARY

The owners of the property at 424 Harrison Avenue have submitted a request to enter into a Historic Property (Mills Act) Agreement with the City. The Mills Act is a preservation tool enacted by the State legislature to ensure the long-term preservation of eligible historic properties and other significant site features of such properties. In return, property owners receive a reduction in property taxes, which in turn helps finance needed repairs and renovations for the property. The Architectural and Preservation Commission is the recommending body for Mills Act requests. The Architectural and Preservation Commission recommendation is then forwarded to the City Council for final action on the agreement. Staff has reviewed the application and finds that each of the required criteria for entering into a Mills Act agreement, as established by the City Council, can be met.

RECOMMENDATION

Staff recommends the Architectural and Preservation Commission:

- A. Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA03 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 424 HARRISON AVENUE - APPLICANT AND PROPERTY OWNER(S): RILEY RICHARDS AND AVALON ALVA-RICHARDS; and
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

ALTERNATIVES TO RECOMMENDATION

In addition to staff's recommendation, the following alternatives have been identified:

- A. Continue the discussion and request additional information.
- B. Express the intent to recommend denial of the Mills Act contract, specifically identifying the criteria that cannot be met, and continue the item to December 10, 2025, for adoption of the denial recommendation resolution.

FINANCIAL REVIEW

The costs associated with the review of this application have been borne by the applicant.

ANALYSIS

Upon approval of a Mills Act historical property contract (Attachment A), the value of the subject property is reassessed based on a formula that considers the rental income that could be expected from the property, the Federal home loan interest rate, a historic property risk component, and an amortization component to result in a special Mills Act capitalization rate. The total tax savings for the property owners is determined by using the formula outlined in Attachment C, which also estimates the anticipated tax savings for the property owners/applicants. With approval of a Mills Act contract, the value of property tax savings must be put towards the scope of work, identified in Attachment A, to preserve or rehabilitate the historic character defining elements of the property and ensure its ongoing historical and structural integrity. Approval of a Mills Act contract will also result in a minor loss of tax revenue to the City. This loss represents the City's contribution to ensuring the property's preservation for the benefit of the community.

Staff has prepared estimates of the anticipated tax savings (Attachment C) for the owner and the loss in tax revenue to the City if the Mills Act agreement is approved. The calculations estimate a potential tax savings to the owners of \$5,825 per year (\$58,247 for ten years), and a potential loss to the City in tax revenue of \$676 per year. In addition to the loss of revenue to the City, the contract will also result in a loss of tax revenue to the other local, regional, state agencies, and districts that receive a portion of property taxes paid.

Background

What is the Mills Act?

The Mills Act is a preservation tool created by the California state legislature in 1972 to encourage the preservation and restoration of historic properties. The act enables cities to enter into historical property agreements with owners of qualifying properties to reduce owners' property taxes in order to incentivize investment in their historic properties. While resulting in some lost tax revenue, the agreements provide benefits to cities in that they ensure preservation, high-quality rehabilitation, and maintenance of historic properties that represent important cultural resources.

As provided for by State law, the Mills Act is administered and implemented by local governments. Mills Act contracts are executed between the property owner and the local government, granting the tax reduction. Cities have considerable discretion in evaluating Mills Act requests and are not mandated to approve historical property agreements. Each local government establishes its own

eligibility criteria, application procedures, and the number of contracts to allow within its jurisdiction. The California Office of Historic Preservation (OHP) does not participate in the contract negotiations, is not a signatory to the contract, and has no authority over the administration of the Mills Act program.

City's Mills Act Program

In October 2000, the City Council approved procedures and review criteria for agreements for properties in Claremont. Initially, the program was restricted to historic properties suffering severe deterioration and in danger of near-term demolition or eventual demolition due to long-term neglect. In January 2009, the City Council revised the review criteria to include all residential properties listed in the City's Register of Structures of Historic and Architectural Merit of the City of Claremont (Register). In addition, the Council limited the maximum number of Mills Act contracts that can be approved to six per year.

On October 9, 2012, the City Council amended the program once more to provide clarification to one of the review criteria and to establish an annual compliance review fee. These newly revised criteria and procedures are included as Attachment D (City Council Resolution 2012-75).

Property Description

The subject property is located on the south side of Harrison Avenue, near the intersection of Indian Hill Boulevard and Harrison Avenue. It is located in the neighborhood identified in the Claremont General Plan as "Village Residential." The property has a General Plan Designation of Residential 22 and is zoned Commercial Professional (CP).

Constructed in 1922, the McGaha House, located at 424 Harrison Avenue, is a well-preserved example of California bungalow architecture found in Claremont. The character-defining features of both the exterior and interior of the home were identified through a site visit to the property. The residence is a two-story, California Bungalow-style structure with exterior walls that are composed of wood siding, and the roof is finished with traditional, shingled roofing. The residence at 424 Harrison Avenue retains numerous character-defining features associated with the California Bungalow Style. On the exterior, the home exhibits original multi-pane wood casement windows, a true divided-light front door, and French doors framed by matching multi-light windows. Its form is further defined by a large dormer window, along with gabled and low-pitched rooflines featuring wide eaves and exposed rafter tails. Traditional materials are evident in the river-rock foundation and brick chimney, while the front porch displays a low-pitched shed roof supported by simple square wood piers. The interior reflects a high level of original craftsmanship through its dark-stained woodwork, including windows, doors, staircase, handrail, and trim. Additional notable features include the original fireplace with integrated built-in bookshelves; original living-room paneling, crown molding, and picture rails; decorative window and door casings; original hardware; and five-panel wood interior doors.

The home is in relatively good shape and, with appropriate restoration and repair, can continue conveying its historical appearance and significance.

Proposed Work Plan

The applicant has proposed a sensible work plan that addresses both the home's exterior and interior. The proposed improvements will rehabilitate some of the home's character-defining features and bring portions of the home closer to their original historic appearance while also enhancing the

structural integrity of the property. A detailed summary of the proposed improvements is included in the Draft Mills Act Contract (Attachment A), with a summary provided here. Major scope items include foundation stabilization; lead abatement; modernization of electrical, plumbing, and HVAC systems; and restoration of original exterior features, including window repair/re-glazing and wood siding/trim refurbishment. Additional work incorporates roof and chimney repairs, stormwater management upgrades, sewer line replacement, and removal of non-historic wall/window A/C units with associated finish repairs. The project also includes exterior painting, as well as interior plaster and finish work. All work will comply with the Secretary of the Interior's Standards, the State Historical Building Code, and will be subject to required City design review. The estimated cost of these items will well exceed the anticipated property tax savings over ten years.

Qualifying Criteria and Staff Evaluation

Pursuant to Section 130 of City Council Resolution No. 2012-75, a historical property contract may be approved only if all the following criteria (in italics) are met. Each criteria is followed by staff's rationale on why it is being met.

- A. *The subject property meets the eligibility requirements for a Mills Act contract pursuant to California Government Code Section 50280.1 in that it is a privately owned property which is not exempt from property taxation, and is listed on the National Register of Historic Places, located in a National Register or local historic district, listed in a state or county official register of historic or architecturally significant sites, places or landmarks, or listed in the Register of Structures of Historic and Architectural Merit of the City of Claremont.*

The subject property is privately owned by the applicants (Riley Richards and Avalon Alva-Richards) and is not exempt from property taxation. The subject property is also already listed in the Register of Structures of Historic and Architectural Merit of the City of Claremont. The property's architectural and historical significance satisfies the Mills Act eligibility requirements.

- B. *The subject property contributes significantly to the quality, diversity, historical interest, and ambience of the community.*

The McGaha House contributes to the quality, diversity, and historical ambience of Claremont. The residence was originally built by the Chaffey family, whom Chaffey College is named after, in 1910 on what is today the Scripps College campus. The home was relocated in 1922 to its current location on Harvard Avenue. The residence was once the residence of Walter P. Taylor, who was a Claremont City Councilman and Vice Mayor in addition to being a professor at Claremont Graduate School. Mr. Taylor and his family lived in this home until 1973, when it was purchased by Michael McGaha, a professor at Pomona College from 1970 to 2007. Together, the legacy of its past tenants and the home's preservation enrich Claremont's community identity and historical narrative.

- C. *Significant features that defined the historical character of the subject property, and its buildings have not been destroyed or can be restored based on documentary, physical, or pictorial evidence.*

The McGaha House retains a number of significant features that define its historic character. The original river rock foundation, brick chimney, low-pitch shed roof with single wooden square piers, exposed roof rafter tails, and the gabled and low-pitched roof with wide open eaves remain intact. The property's original wood casement multi-pane windows, front door

with true divided light window detailing, crown molding, picture rails, and French doors surrounded by matching windows further preserve its authenticity. The home exhibits a decent level of integrity in design, materials, workmanship, and setting - ensuring that its historic character has not been lost and, where necessary, can be restored using documentary and physical evidence such as that found in Attachment G.

- D. *The owner of the subject property proposes to make improvements that are related to preservation and/or rehabilitation of character defining elements and/or historical and structural integrity of the property. Additionally, the cost of such improvements must be equal to or greater than the expected property tax savings for the first ten years, which needs to be distributed into two five-year periods.*

The current owners intend to undertake continued preservation and rehabilitation efforts that focus on maintaining and restoring the foundational integrity of the home and its character-defining elements, including foundation stabilization; lead abatement; modernization of electrical, plumbing, and HVAC systems; and restoration of original exterior features, including window repair/re-glazing and wood siding/trim refurbishment. In completing the proposed work items with the benefit of a historical property contract, the property's ability to continue contributing to the historical interest and ambiance of the Claremont community will be enhanced. The applicant has proposed a sensible work plan that would help ensure the home's long-term livability, restore some of its key historic features, and maintain its original historic character.

These repairs and installations would enhance the building's lifespan and update the home without damaging the character-defining features, making it more usable for the property owner and future residents. Based on estimates provided by the applicant, the total cost of the proposed scope of work is approximately \$240,000, which is \$181,753 more than the estimated tax savings of \$58,247 that would result from the historical property contract over a 10-year period. With the signing of the historical property contract, the applicant would be required to invest the avoided property tax into the work outlined in Attachment A. Additionally, based on the proposed scope of work, the applicants would be contributing more of their own funds into the proposed work than they would be saving through their reduced property taxes.

- E. *The subject property is residential.*

The subject property is a single-family residential property located in the Commercial Professional (CP) zoning district. The property remains in residential use, consistent with the Mills Act's residential eligibility criteria.

CEQA REVIEW

The proposed scheduled improvements within the contract are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 in that these improvements are for the restoration and rehabilitation of a historical resource, will be conducted in a manner consistent with the Secretary of the Interior's Standards of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Guidelines for Rehabilitation of Historic Properties, and the State Historical Building Code and will be subject to applicable City permitting requirements. Therefore, no further environmental review is necessary.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a paper copy, please contact Melissa Sanabria at msanabria@claremontca.gov.

Notice of this project was published in the Claremont Courier on October 31, 2025. Copies of this staff report have been sent to the applicant and other interested parties.

Submitted by:

Brad Johnson
Community Development Director

Reviewed by:

Christopher Veirs
City Planner

Prepared by:

Jordan Goose
Assistant Planner

Attachments:

- A - Draft Mills Act Contract
- B - Draft APC Resolution
- C - Estimated Tax Savings Calculation
- D - Adopted Procedures for Review and Approval of Historic Property Contracts
- E - Photo Survey
- F - Improvement Plan
- G - Primary Record

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

CITY OF CLAREMONT
Attn: City Clerk, City of Claremont
207 Harvard Avenue
P.O. Box 880
Claremont, CA 91711

HISTORICAL PROPERTY (MILLS ACT) AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 2025 by and between the CITY OF CLAREMONT, a municipal corporation of the State of California (“City”) and Riley Richards and Avalon Alva-Richards, owners of real property located at 424 Harrison Avenue, Claremont (“Owners”).

RECITALS

WHEREAS, the City Council of the City of Claremont (“City Council”) is authorized by California Government Code Section 50280 et seq. (known as “the Mills Act”) to enter into contracts with the owners of qualified historical properties to provide for appropriate use, maintenance, and rehabilitation such that these historic properties retain their historic characteristics; and

WHEREAS, on October 24, 2000, the City Council adopted Resolution No. 2000-157 establishing review criteria and procedures for historical property (Mills Act) contracts to encourage historical preservation, and on January 13, 2009, the City Council adopted Resolution No. 2009-04 expanding the review criteria for historic property (Mills Act) contracts; and

WHEREAS, on October 9, 2012, the City Council adopted Resolution No. 2012-75 amending the review criteria for historic property (Mills Act) contracts that supersedes Resolution No. 2000-157 and 2009-04; and

WHEREAS, Owner possesses fee title interest in real property, together with associated structures and improvements thereon, generally located at 424 Harrison Avenue within the City and more particularly described in Exhibit A hereto attached and made a part hereof (“the Property”); and

WHEREAS, the Property is a qualified historic property within the meaning of Government Code Section 50280.1, in that it is a privately owned property that is not exempt from property taxation and is listed in the Register of Structures of Historical and Architectural Merit of the City of Claremont; and contains the character defining elements described in Exhibit “B”; and

WHEREAS, all of the required criteria of Section 130 of City Council Resolution No.2012-75 are met; and

WHEREAS, both Owners and City, for their mutual benefit, desire to protect and preserve the Property so as to retain its characteristics of historical and architectural significance.

AGREEMENT

NOW, THEREFORE, both Owners and City, in consideration of the mutual promises, covenants and conditions contained herein and the substantial public benefits to be derived therefrom, do hereby agree as follows:

1. **AUTHORITY:** This Agreement is made pursuant to California Government Code Sections 50280-50290 and Article 1.9 (commencing with Section 439) of Chapter 3, Part 2, of Division 1 of the California Revenue and Taxation Code and is subject to all of the provisions of those statutes.

2. **TERM:** This Agreement shall be effective commencing on the date of this Agreement and shall remain in effect for a period of ten years therefrom. Such term shall be renewed pursuant to the provisions of paragraph six below.

3. **PRESERVATION OF PROPERTY:** During the term of this Agreement, the Property shall be subject to the following conditions, requirements, and restrictions:

a. Owners shall preserve and maintain the characteristics of historical significance of the Property, and, where necessary, restore and rehabilitate the Property and its character defining features, in accordance with the regulations of the Claremont Municipal Code Chapter 16.300 and in conformance with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Standards for Rehabilitation of Historic Properties, and the State Historical Building Code.

b. Prior to commencing work on physical changes to the property, Owners shall notify the Director of Community Development to ensure that the changes comply with all applicable standards and regulations. All significant exterior building and site changes, and changes to the interior character defining features described in Exhibit "B" shall be subject to prior review by the City.

c. Owners shall obtain building permits for all permitted work prior to commencing work. When applying for building permits, Owners shall inform Building Division staff that the Property is under a Mills Act contract so that the City can be assured all work will be done in the manner required by the City and federal historic preservation standards.

d. Owners agree to make several improvements to the Property and shall complete this work in accordance with the attached schedule of home improvements, drafted by Owners, attached hereto as Exhibit "C." In addition, the cost of these improvements shall be equal to or greater than the property tax savings received for the first ten years. The cost of these improvements may be distributed over two, five-year periods.

e. Owners shall maintain all buildings, structures, yards and other improvements in a manner that does not detract from the appearance of the immediate neighborhood. The following conditions are prohibited:

- i) Dilapidated, deteriorating, or unrepaired structures, such as fences, roofs, doors, walls, and windows;
- ii) Storage of scrap lumber, junk, trash or debris visible from adjacent properties and the public right-of-way;
- iii) Outside storage of abandoned, discarded or unused objects or equipment visible from adjacent properties and the public right-of-way;
- iv) Stagnant water or excavations, including pools or spas;
- v) Any device, decoration, design, structure, or vegetation, which is unsightly by reason of its height, condition, or its inappropriate location.

f. Owners shall agree to periodic public access to Property for a limited tour or special event in coordination with Claremont Heritage or other community group. The first such event may occur within approximately five years from the date of this Agreement, and subsequent events may occur approximately once every five to eight years thereafter.

g. Owners shall not be held responsible for replacement of the historic structures if damaged or destroyed through "Acts of God" such as flood, tornado, lightning, or earthquake.

h. Appeals under this Section shall be made to the Architectural and Preservation Commission pursuant to the City's standard appeal procedures set forth in the Claremont Municipal Code, Chapter 16.321.

4. FURNISHING OF INFORMATION AND ANNUAL COMPLIANCE REVIEW FEE: Owners shall furnish City any and all information requested by City, which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement. This shall include an annual letter from Owners describing the home improvements completed during the previous year, along with other necessary documentation (i.e. pictures, receipts). In addition, Owners shall furnish City the required annual compliance review fee, which is calculated at 2.2 hours of staff time at the prevailing hourly rate approved by the City Council.

5. INSPECTIONS: Owners agree to permit examinations of the interior and exterior of the Property by representatives of the City, County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine Owners' compliance with this Agreement. Such examinations shall be scheduled by appointment in advance, with a mandatory examination being performed every five years along with periodic examinations on an as-needed basis.

6. AUTOMATIC RENEWAL: On each anniversary date of this Agreement, one year shall be automatically added to the then-remaining term of this Agreement, unless notice of nonrenewal is given pursuant to the provisions of Paragraph 7 below.

7. NOTICE OF NONRENEWAL: If, in any year, either Owners or City desire not to renew the Agreement, that party shall serve written notice of nonrenewal on the other party in advance of the annual renewal date of the Agreement. Unless such notice is served by Owners at least 90 days, or by City at least 60 days, prior to the renewal date, one year shall automatically be added to the term of this Agreement. Upon receipt by Owners of the notice

of nonrenewal from City, Owners may make written protest to the City Council. At any time prior to the renewal date, City may withdraw its notice to Owners of nonrenewal.

8. EFFECT OF NOTICE NOT TO RENEW: If, in any year, either party serves notice of intent not to renew this Agreement, this Agreement shall remain in effect for the balance of the original ten-year term or, if applicable, until the date that is ten years after the effective date of the last renewal, whichever is later. Thereafter, this Agreement shall terminate.

9. CANCELLATION: City may cancel this Agreement if City determines that the Owners have breached any of the conditions or covenants of the Agreement or have allowed the Property to deteriorate to the point that it no longer meets the standards for a qualified historic property. City may also cancel this Agreement if it determines Owners have failed to timely restore or rehabilitate the Property in the manner specified in this Agreement.

10. NOTICE OF CANCELLATION: This Agreement may not be canceled pursuant to paragraph nine above until after City has given notice of, and has held, a public hearing as required by Governmental Code Section 50285.

11. CANCELLATION FEE: If City cancels this Agreement in accordance with paragraph nine above, Owners shall pay a cancellation fee of 12½% of the full value of the Property at the time of cancellation. The full value shall be determined by the County Assessor, without regard to any restrictions imposed on the Property pursuant to this Agreement. The cancellation fee shall be paid to the State Controller at such time and in such manner as the Controller shall prescribe and shall be deposited in the State General Fund.

12. NOTICES: All notices required by or provided for in this Agreement shall be given in writing and may be mailed or delivered in person. If mailed, notice by mail shall be deemed to have been given upon deposit of notice in the mail, postage prepaid, addressed as appropriate, to Owners at Owners' last known address on City's records, or to City at P.O. Box 880, Claremont, CA 91711, Attention: City Clerk.

13. NO COMPENSATION: Owners shall not receive any payment from City in consideration of the obligations imposed under this Agreement, it being recognized and agreed that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owners as a result of the effect upon the Property's assessed value on account of the restrictions required for the preservation of the Property.

14. EMINENT DOMAIN PROCEEDINGS: In the event that, during the term of this Agreement, the Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the City Council to frustrate the purpose of this Agreement, the Agreement shall be canceled, and no fee shall be imposed pursuant to paragraph 11 hereof. In such event, this Agreement shall be deemed null and void for all purposes of determining the value of the Property so acquired.

If, subsequent to the filing of any action in eminent domain, the proposed condemnation is abandoned by the condemning agency as to all or a portion of the Property subject to the Agreement, the restriction on the use of the Property included in this Agreement shall without

further agreement of the parties, be reinstated and the terms of this Agreement shall be in force and effect.

15. REMEDIES AND ENFORCEMENT OF AGREEMENT: In lieu of, and/or addition to, any provisions to cancel this Agreement herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement. In the event that it is determined this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of the California Government Code and the California Revenue and Taxation Code, except for unenforceability arising from the cancellation of nonrenewal of this Agreement, for any tax year during the term or any renewal of this Agreement, then this Agreement shall be null and void and without further effect and the Property subject to this Agreement shall from that time be free from any restriction whatsoever under this Agreement, without any payment or further act of the parties to the Agreement.

16. GENERAL PROVISIONS:

a. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

b. Owners agree to, and shall hold City and its elected officials, officers, agents, employees, representatives, and volunteers harmless from, liability for damage or claims for property damage which may arise from the direct or indirect use of operations of Owners and those of their contractors, subcontractors, agents, employees, and other persons acting on their behalf which relate to the use, operation and maintenance of the Property. Owners hereby agree(s) to and shall defend the operation and maintenance of the Property. Owners hereby agree(s) to and shall defend City and its elected officials, officers, agents, employees, representatives, and volunteers with respect to any and all actions for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not City prepared, supplied, or approved the plans, specifications or other documents for the Property.

17. NOTICE OF RECORDATION OF AGREEMENT: No later than 20 calendar days after the parties execute and enter into the Agreement, City shall cause this Agreement to be recorded in the office of the County Recorder of Los Angeles and shall submit a certified copy of this Agreement to the County Assessor's Office. Owners or their agent shall provide written notice of the Agreement to the State Office of Historic Preservation within six months of entering into the Agreement.

18. SUCCESSORS AND ASSIGNS: This Agreement is binding upon Owners' successors and assigns in interest or title to the Property. A successor in interest or title shall have the same rights and obligations under the Agreement as Owners. Each and every contract, deed or other instrument hereinafter executed, covering or conveying the Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

19. NONWAIVER: No acts or admissions by City, or any agent(s) of City shall constitute a waiver of any or all of City's right under this Agreement.

20. AMENDMENTS: This Agreement may be amended in whole or in part, only by a written recorded instrument executed by the parties hereto.

21. ATTORNEY'S FEES: In the event legal proceedings are brought by any party or parties hereto, for breach of this Agreement, or to compel conformance under this Agreement, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding shall be entitled to an award of reasonable attorneys' fees and costs in addition to all other relief to which it may be entitled.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date shown below, but this Agreement is effective as of the date and year first above written.

Property Owner:

DATE: _____

Riley Richards
Property Owner

Property Owner:

DATE: _____

Avalon Alva-Richards
Property Owner

DATE: _____

THE CITY OF CLAREMONT

By _____
Adam Pirrie
City Manager

APPROVED AS TO LEGAL FORM:

Alisha Patterson
City Attorney

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On _____, before me, _____,
Notary Public, personally appeared ADAM PIRRIE, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his
signature on the instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Notary Public

(Seal)

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Property is located at 424 Harrison Avenue in the City of Claremont, County of Los Angeles, State of California, and is more particularly described as follows:

LOT 2, TRACT NO. 1526, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 PAGE 181 OF MAPS, RECORDS OF SAID COUNTY.

Parcel Number: 8313-014-028

EXHIBIT B

CHARACTER DEFINING ELEMENTS OF PROPERTY – 424 Harrison Avenue

Exterior Features

- Original wood casement multi-pane windows
- Original front door with true divided light
- Original French doors surrounded by matching windows
- Sleeping porch
- River rock foundation
- Gabled and low-pitched roof, wide open eaves, and a dormer window
- Exposed rafter tails
- Brick chimney
- Low-pitched she roof front porch with single wooden square piers

Interior Features

- Dark stained original wood features, windows, front door, staircase, and handrail
- Original fireplace surrounded by built-in bookshelves
- Original paneling, crown molding, and picture rails in the living room
- Original decorative casing on windows, doors
- Original door and window hardware
- Original five panel wooden doors

EXHIBIT C

SCHEDULE OF IMPROVEMENTS – 424 Harrison Avenue

DESCRIPTION OF IMPROVEMENTS

Structural Improvements

- 1) Foundation stabilization and repair - \$65,000

Interior Improvements

- 2) Lead Abatement - \$15,075
- 3) Electrical System Modernization and Panel Upgrade - \$28,800
- 4) HVAC System Installation - \$45,845

Exterior Improvements

- 5) Roof replacement - \$3,800
- 6) Chimney Repairs - \$2,801
- 7) Exterior Window Restoration (Repair and Re-glazing of Original Sash) - \$50,000

Other Long-Term Improvements

- 8) Stormwater Management System (New Gutters, Downspouts, and Grading): \$15,000
- 9) Plumbing System Replacement and Tankless Water Heater: \$40,000
- 10) Wood Siding and Trim Restoration: \$30,000
- 11) Remove Wall Mount and Window AC Units and Finish Work: \$5,000
- 12) Exterior Painting (Color and Additional Lead Abatement): \$25,000
- 13) Interior Plaster Repair and Finish Work: \$10,000
- 14) Sewer Line Replacement: \$10,000

Note: All work must conform to standards of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Guidelines for Rehabilitation of Historic Properties, and the State Historical Building Code. All work subject to City of Claremont design review as required by the Claremont Municipal Code.

RESOLUTION NO. 2025-__**A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA03 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 424 HARRISON AVENUE – APPLICANT AND PROPERTY OWNER(S): RILEY RICHARDS AND AVALON ALVA-RICHARDS**

WHEREAS, on September 15, 2025, the owners of 424 Harrison Avenue filed a request for approval of a Historical Property Agreement; and

WHEREAS, the historic property at 424 Harrison Avenue meets the established criteria for participating in the Mills Act program and the Historical Property Agreement will result in the preservation of the character defining features of the property; and

WHEREAS, notice of the proposed agreement and the Architectural and Preservation Commission meeting at which this matter was considered was duly given and published; and

WHEREAS, the Architectural and Preservation Commission considered the request at its meeting on November 13, 2025, at which time all persons wishing to testify in connection with said agreement were heard, and the agreement was fully studied.

NOW THEREFORE, THE ARCHITECTURAL AND PRESERVATION COMMISSION DOES HEREBY RESOLVE:

SECTION 1. The Architectural and Preservation Commission has determined that the proposed scheduled improvements within the contract are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 in that these improvements are for the restoration and rehabilitation of a historical resource, will be conducted in a manner consistent with the Secretary of the Interior's Standards of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Guidelines for Rehabilitation of Historic Properties, and the State Historical Building Code and will be subject to applicable City permitting requirements. Therefore, no further environmental review is necessary.

SECTION 2. The Architectural and Preservation Commission of the City of Claremont recommends to the City Council approval of Historical Property Agreement #25- MA03.

SECTION 3. The Architectural and Preservation Commission Chair shall sign this Resolution and the Commission Secretary shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 13th day of November, 2025.

Architectural and Preservation Commission Chair

ATTEST:

Architectural and Preservation Commission Secretary

Calculation of Estimated Reduced Property Taxes for Properties Subject to Historical Property Contracts

Address: 424 Harrison Avenue

Current Property Owners: Riley Richards and Avalon Alva-Richards

Upon approval of a historical property contract, the county assessor determines the reasonable expected yield by analyzing rental income of similar properties in the area or, if available, what the property would yield under prudent management. Reasonable expected yield for income-producing property is based on rents actually received and typical rents received for similar property in similar use, less maintenance and operating expenses.

The Mills Act capitalization rate is calculated by adding four component percentages including:

- An interest rate based on the Federal Home Loan Bank rate (as published by State Board of Equalization) on conventional mortgages (6.25% for 2025)
- The historical property risk (4% for owner-occupied single-family dwellings)
-

A percentage equal to the reciprocal of the remaining life of the structure. The typical remaining life for a wood frame building is 20 years ($1/20 = 5\%$) and for masonry building is 50 years ($1/50 = 2\%$); however, typical remaining life for most buildings is 50 years ($1/50 = 2\%$) if adequate care is applied.

- The percentage of the tax rate times the assessment ratio (typically 1%).

The Capitalization Rate is used to calculate the estimated annual savings to the homeowner and estimated annual cost to the City, as noted in the table below:

Existing Property Value Calculations

\$900,000	County Assessed Value
\$9,000	Property tax (1% of value)
\$1,044	Claremont's share of property tax (11.6% of property tax)

Estimated Rental Calculations

\$4,000	Estimated monthly rent
\$48,000	Annual rent
\$5,000	Annual rent expenses (M&O costs)
\$43,000	Annual rent less expenses

Capitalization Rate

6.25%	Federal home loan interest rate (State Board of Equalization 2025)
4.00%	Historical property tax
2.00%	Amortization - 50 year life
1.00%	Tax rate
13.25%	Capitalization rate

New Property Value Calculation Under Mills Act Contract

\$324,528	New estimated property value (Annual rent less expenses/capitalization rate)
-	Homeowner's Exemption
\$317,528	Taxable Value
\$3,175	New estimated property tax (1% of new taxable value)
\$5,825	Owner's annual savings
\$58,247.17	Owner's savings for first 10 years
\$368	Claremont's share of reduced property tax (11.6% of new property tax)
\$676	Estimated annual loss to Claremont

Notes

This Calculation does not include any special assessment district fees included in annual tax

This Calculation is an estimate, and is for a reference purpose only

RESOLUTION NO. 2012-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT AMENDING THE CITY'S PROCEDURES AND CRITERIA FOR APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) CONTRACTS.

WHEREAS, the City of Claremont ("City") has established a policy of historic preservation by addressing historic preservation as part of the City's General Plan; and

WHEREAS, as set forth in the Land Use, Community Character, and Heritage Preservation, the City recognizes the importance of conserving and safeguarding the City's cultural, architectural, and historical resources that contribute to the special and unique character of the City, and create a recognizable identity for the community; and

WHEREAS, the Historic Preservation Element sets forth the following goal and policies:

- | | |
|---------------|--|
| Goal 2-14 | Retain and celebrate Claremont's rich history and heritage, as evidenced through its development patterns, buildings and building materials, landscaping, street treatments, parks and open space, and civic architecture. |
| Policy 1-14.1 | Continue to protect architectural, historical, open space, environmental, and archaeological resources throughout the City. |
| Policy 1-14.3 | Continue to encourage pride in the quality and character of historic areas. |
| Policy 1-14.5 | Continue to support the retention and/or adoptive reuse of existing residential, commercial, and industrial buildings where possible, particularly structures listed on the Register of Structures of Historical and Architectural Merit of the City of Claremont. |
| Policy 1-14.6 | Strive to prevent the demolition of structures listed on the Register of Historical and Architectural Merit of the City. |
| Policy 1-14.8 | Continue to offer historic preservation tools such as the Mills Act. |
| Policy 1-14.9 | Explore and evaluate different approaches to protect and enhance historic resources throughout the community; and |

WHEREAS, the State of California enacted the Mills Act (California Government Code Section 50820, et seq.) to allow cities to enter into contracts with owners of "qualified historical property" to preserve historical properties by reducing property taxes; and

WHEREAS, Mills Act contracts provide a benefit to the City in helping to ensure that important community resources are preserved and/or restored, and to help carryout the goals and policies of the City's General Plan; and

WHEREAS, in October, 2000, the City Council adopted Resolution 2000-157 that established a procedure and qualifying criteria for historical property contracts, which included a criteria that limited the number of properties that qualified for historical property contracts; and

WHEREAS, in January 2009, the City Council adopted Resolution 2009-04, which expanded the criteria for historic property contracts in order to encourage additional Mills Act contracts that will help to advance the City's historic preservation goals and policies, and to restrict the number of Mills Act contracts to no more than six per calendar year in order to limit the fiscal impact the Mills Act contracts will have on the City; and

WHEREAS, the City Council retains the final authority to approve, deny, or modify any Mills Act contract recommended by the Architectural Commission; and

WHEREAS, on February 29 and September 12, 2012, the Architectural Commission reviewed and analyzed the current procedures and criteria for the Mills Act Program, and adopted Resolution 2012-12 recommending approval to the City Council to amend the existing program to incorporate an annual review fee to recover the cost of staff time associated with annual reviews for contract compliance, which is calculated at 2.2 staff hours at the prevailing hourly rate approved by the City Council (current rate is \$98.50 making the annual review fee \$217), and to modify Criteria D to state that the proposed improvements be related to the preservation and/or the rehabilitation of character defining elements and/or historical and structural integrity of the property. Additionally, the cost of such improvements must be equal to or greater than the expected property tax savings for the first ten years, which needs to be equally distributed into two five-year periods; and

WHEREAS, on October 9, 2012, the City Council fully reviewed the subject matter at its regular meeting.

NOW, THEREFORE, THE CLAREMONT CITY COUNCIL DOES HEREBY RESOLVE:

SECTION 1. The City Council has determined that amendment of procedures for approval of Mills Act contracts is not a project defined by Section 15378 of the California Environmental Quality Act (CEQA) guidelines. Therefore, no further environmental review is necessary.

SECTION 2. The procedure and qualifying criteria for approval of historical property contracts are amended to read as follows:

PROCEDURES FOR REVIEW AND APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) CONTRACTS

110 PURPOSE OF MILLS ACT

In 1976, legislation was adopted in California that created an alternative method for determining assessed value of certain qualified historical properties. Commonly referred to as the Mills Act, the law provides an income-based tax formula for eligible properties subject to historical property contracts (Article 12, commencing with Section 50280, of Chapter 1, Part 1 Division 1, Title 5, of the California Government Code).

The use of the Mills Act gives communities the flexibility to deal with historical structures on a case-by-case basis. Local government has the option to choose which properties are suitable for the incentive by evaluating various factors. These contracts can be used both as a tool to rehabilitate and preserve an individual building, and as part of a broader community-wide program.

As a preservation incentive, historical property contracts offer advantages to both local government and property owners. The contracts provide property tax relief for owners of qualified historical properties who agree to abide by reasonable preservation requirements. For local government, the preservation requirements ensure an authentic rehabilitation and a high level of maintenance of a cultural resource that is important to the community.

120 APPLICATION FILING

Any residential property owner may file an application with the required submittal deposit of \$1,000 for a historical property contract with the Department of Community Development. The application shall be made on forms provided by the department and submitted to the department together with the application fee deposit, and such documentation, information, and photographs required by the department for a complete understanding of the qualities and characteristics of the property for which the historical property contract is requested, and a description of, and timeframe for, proposed improvements to the property. City costs in processing applications shall be charged against application fee deposits.

Prior to determining the completeness of an application, the Director shall provide a copy of the application and submitted materials to Claremont Heritage for review and comment. Prior to submittal of an application, the property owner is encouraged to discuss with City staff whether their property meets the criteria for historical property contracts.

130 CRITERIA FOR AN HISTORICAL PROPERTY CONTRACT

An historical property contract may be approved only if all the following criteria are met:

- A. The subject property meets the eligibility requirements for a Mills Act contract pursuant to California Government Code Section 50280.1 in that it is a privately owned property which is not exempt from property taxation, and is listed on the National Register of Historic Places, located in a National Register or local historic district, or listed in a state or county official register of historic or architecturally significant sites, places or landmarks, or in the Register of Structures of Historic and Architectural Merit of the City of Claremont;

- B. The subject property contributes significantly to the quality, diversity, historical interest, and ambience of the community;
- C. Significant features that define the historical character of the subject property, and its buildings have not been destroyed or can be restored based on documentary, physical, or pictorial evidence;
- D. The owner of the subject property proposes to make improvements that are related to preservation and/or rehabilitation of character defining elements and/or historical and structural integrity of the property. Additionally, the cost of such improvements must be equal to or greater than the expected property tax savings for the first ten years, which needs to be distributed into two five-year periods; and
- E. The subject property is residential.

140 PREPARATION OF HISTORICAL PROPERTY CONTRACT

Upon receipt of a complete application for a property meeting the above criteria, the Director of Community Development or his/her designee shall assist the property owner in preparing a draft historical property contract and agreement conditions, and an example of tax savings. The city attorney shall review the proposed contract to ensure it conforms to statutory guidelines.

As part of the contract, the owner of the property shall agree to periodic examinations, by appointment, of the interior and exterior of the property by representatives of the City, County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine the owner's compliance with the contract. The owner shall also agree to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Standards for Rehabilitation of Historic Properties, and the State Historical Building Code.

150 HEARING REQUIREMENTS

After the City Attorney has completed a review of a draft historical property contract, the matter shall be referred to the Architectural Commission at their next available meeting. Notice of the hearing by the Architectural Commission shall be given not less than ten days prior to any action taken on the application by publishing a notice in a local newspaper. Such notice shall include the date, time, and place of the hearing and general explanation of the matter to be considered. Notice of the hearing shall also be sent to the record owner(s) and to other persons who have requested to be notified of such matters, or whom staff determines may have an interest in the matter.

160 COMMISSION RECOMMENDATION AND COUNCIL DECISION

The Architectural Commission shall, by resolution, make a recommendation related to the application, and the resolution shall be forwarded to the City Council. The City

Council shall consider the recommendation of the Architectural Commission and make a decision on the proposed historical property contract. The City Council shall have complete and final authority to approve, deny, or modify any historical property contract recommended by the Architectural Commission.

170 EXECUTION OF CONTRACT

The City Manager shall have the authority on behalf of the City to execute historical property contracts approved by the City Council.

180 CONTRACT RECORDATION

Upon approval and execution of a historical property contract, the City Clerk shall submit a certified copy of the agreement for recording to the County Recorder of Los Angeles, and the County Assessor's Office. Written notice of the agreement shall also be provided to the State Office of Historic Preservation.

190 PERIODIC REVIEW OF CONTRACT

The Director of Community Development shall periodically review the historical property contract and inspect the property to determine the property owner's compliance with the contract. The owner of the property shall, on an annual basis, provide the Director with a letter describing the home improvements completed during the preceding year, along with the annual review fee (calculated at 2.2 staff time at the prevailing hourly rate approved by the City Council).

200 MAXIMUM NUMBER OF CONTRACTS PER YEAR

The City Council shall approve no more than six historical property contracts during any one calendar year period.

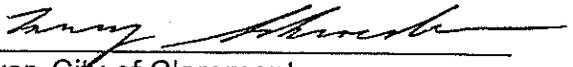
SECTION 3. If applicable, the applicant shall be notified when the City costs in processing the application exceed \$1,000 and advised of the estimated costs to continue/finish processing the application. If applicable, the applicant shall be notified again when the City costs in processing the application exceed \$1,500 and advised of the estimated costs to continue/finish processing the application.

SECTION 4. Resolution Nos. 2000-157 and 2009-04 are hereby repealed in their entirety and superseded by the provisions set forth in this Resolution.

SECTION 5. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

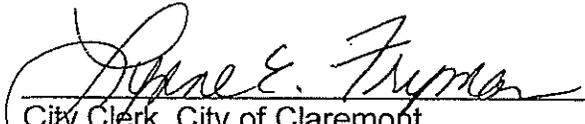
SECTION 6. This Resolution shall take effect immediately, provided that the fee for the annual review of the historical property contract shall not take effect until 60 days after the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 9th day of October, 2012.



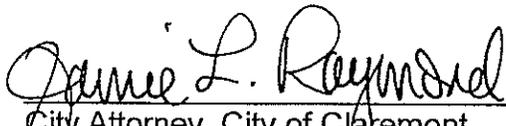
Mayor, City of Claremont

ATTEST:



City Clerk, City of Claremont

APPROVED AS TO FORM:



City Attorney, City of Claremont

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.
CITY OF CLAREMONT)

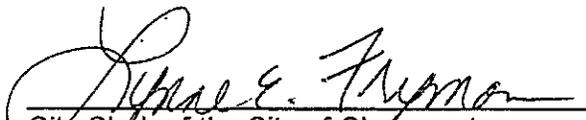
I, Lynne E. Fryman, City Clerk of the City of Claremont, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 2012-75 was regularly adopted by the City Council of said City of Claremont at a regular meeting of said Council held on the 9th day of October, 2012, by the following vote:

AYES: COUNCILMEMBERS: NASIALI, PEDROZA, CALAYCAY, LYONS, SCHROEDER

NOES: COUNCILMEMBERS: NONE

ABSTENSIONS: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE



City Clerk of the City of Claremont

Photo Survey of 424 Harrison Avenue



Front Facade



Front Façade, Looking Down the Driveway



Entry and Living Room



Entry/Living Room, Facing Entry Door



French Doors in Dining Room



Kitchen



Rear Exit, Off of Kitchen



Transition Room/Study Between Living Room and a Bedroom



Second-Story "Look-Out" Rooms



Second Story Rooms at the Rear of the Residence



Second-Story Bathroom with Custom Stained Glass



Master Bedroom, Second Floor



Garage in Rear



Porch in Rear



Rear Façade of Residence



Looking Down the Driveway

SCHEDULE OF IMPROVEMENTS – 424 Harrison Avenue

The total estimated cost for the ten-year plan is **\$240,000** (see attached estimates):

Years 1-3:

- **Foundation Stabilization and Repair: \$65,000**
 - **LA Seismic Construction Co.**
- **Lead Abatement: \$15,075**
 - **Pacific Environmental & Abatement Solutions Inc**
- **HVAC System Installation: \$45,845**
 - **Burgeson's**

Total Estimated Cost (Years 1-3): \$125,920

Years 4-6:

- **Roof Replacement: \$32,575**
 - **Selah Roofing**
- **Chimney Repairs: \$2,804**
 - **Gash Chimney Services**

Total Estimated Cost (Years 4-6): \$35,379

Years 7-10:

- **Electrical System Modernization and Panel Upgrade: \$28,800**
 - **New Quest Electric, Inc**
- **Exterior Window Restoration (Repair and Re-glazing of Original Sash): \$50,000**
 - **HARP Company**

Total Estimated Cost (Years 7-10): \$78,800

There are many other repairs that may unexpectedly present themselves which would impact our ability to complete the proposed plan above in the set timeframe. For this reason, it is appropriate to include the following items to be completed as necessary:

- **Stormwater Management System (New Gutters, Downspouts, and Grading): \$15,000**

- **Plumbing System Replacement and Tankless Water Heater: \$40,000**
- **Wood Siding and Trim Restoration: \$30,000**
- **Remove Wall Mount and Window AC Units and Finish Work: \$5,000**
- **Interior Plaster Repair and Finish Work: \$10,000**
- **Exterior Painting (Color and Additional Lead Abatement): \$25,000**
- **Sewer Line Replacement: \$10,000**

Note: All work must conform to the standards of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Guidelines for Rehabilitation of Historic Properties, and the State Historical Building Code. All work subject to City of Claremont design review as required by the Claremont Municipal Code.

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

HISTORIC RESOURCES INVENTORY

(State use only)
 Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR _____ SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

11/433680/3773100

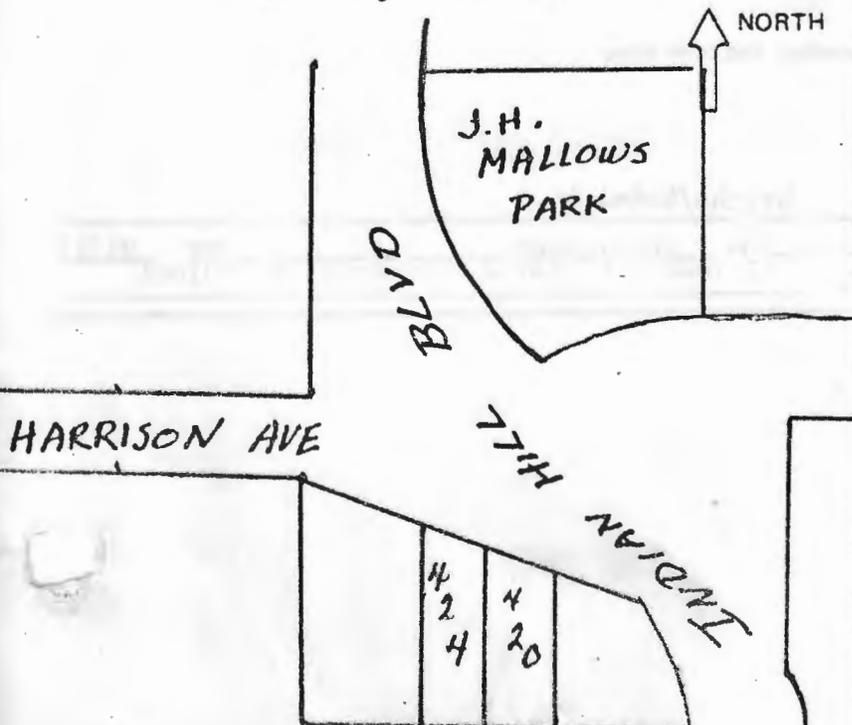
1. Common name: _____
2. Historic name, if known: _____
3. Street or rural address 420 & 424 Harrison
 City: Claremont ZIP: 91711 County: Los Angeles
 Present owner, if known: 420-Helene Cisneros
424-Michael McGaha Address: Same
 City: _____ ZIP: _____ Ownership is: Public Private
5. Present Use: Single family residences Original Use: _____
 Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Neither are exquisite but both are fine California bungalows with the characteristic heavy earthbound forms, shading roof and celebration of wood in revealed framing or heavy beam work in porches. Landscape screen makes these house livable and both, if restored, would be excellent representatives of this once popular style. 424 has large shed dormer. Windows and doors appear original with typical extension of lintel.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
 Lot size (in feet) Frontage 107
 Depth 159
 or approx. acreage _____
9. Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
10. Is the feature a. Altered? b. Unaltered?
11. Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other
12. Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other traffic
13. Date(s) of enclosed photograph(s): 1979

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction ⁴²⁰⁻¹⁹¹⁰ 424-1922 This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

1920
McGaha bought house from Edward Taylor - CGS
built 1910 - moved 1923 from Scripps
site -

McGaha bought house from Edward Taylor - built 1910 - moved 1923 from Scripps site. - CGS

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

L. A. County Assessor's Records

23. Date form prepared: 5/16/79 By (name): Wright/NeSmith
Address: _____ City Claremont ZIP: 91711
Phone: 624-4531 Organization: Claremont Historic Preservation Project

(State Use Only)



Claremont Architectural and Preservation Commission

Agenda Report

File #: 5781

Item No: 3.

TO: ARCHITECTURAL AND PRESERVATION COMMISSION
FROM: BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR
DATE: NOVEMBER 13, 2025

SUBJECT:

REVIEW OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT REQUEST #25-MA04 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 1111 NORTH INDIAN HILL BOULEVARD. APPLICANT AND PROPERTY OWNER(S): DAVID RYAN AND JACQUELINE MUHR

SUMMARY

The owners of the property at 1111 North Indian Hill Boulevard have submitted a request to enter into a Historic Property (Mills Act) Agreement with the City. The Mills Act is a preservation tool enacted by the State legislature to ensure the long-term preservation of eligible historic properties and other significant site features of such properties. In return, property owners receive a reduction in taxes, which in turn helps finance needed repairs and renovations for the property. The Architectural and Preservation Commission is the recommending body for Mills Act requests. The Architectural and Preservation Commission recommendation is then forwarded to the City Council for final action on the agreement. Staff has reviewed the application and finds that each of the required criteria for entering into a Mills Act agreement, as established by the City Council, can be met.

RECOMMENDATION

Staff recommends the Architectural and Preservation Commission:

- A. Adopt a RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA04 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 1111 NORTH INDIAN HILL BOULEVARD - APPLICANT AND PROPERTY OWNER(S): DAVID RYAN AND JACQUELINE MUHR; and
- B. Find this item is exempt from environmental review under the California Environmental Quality Act (CEQA).

ALTERNATIVES TO RECOMMENDATION

In addition to staff's recommendation, the following alternatives have been identified:

- A. Continue the discussion and request additional information.
- B. Express the intent to recommend denial of the Mills Act contract, specifically identifying the criteria that cannot be met, and continue the item to December 10, 2025, for adoption of the denial recommendation resolution.

FINANCIAL REVIEW

The costs associated with the review of this application have been borne by the applicant.

ANALYSIS

Upon approval of a Mills Act historical property contract (Attachment A), the value of the subject property is reassessed based on a formula that considers the rental income that could be expected from the property, the Federal home loan interest rate, a historic property risk component, and an amortization component to result in a special Mills Act capitalization rate. The total tax savings for the property owners is determined by using the formula outlined in Attachment C, which also estimates the anticipated tax savings for the property owners/applicants. With approval of a Mills Act contract, the value of property tax savings must be put towards the scope of work, identified in Attachment A, to preserve or rehabilitate the historic character defining elements of the property and ensure its ongoing historical and structural integrity. Approval of a Mills Act contract will also result in a minor loss of tax revenue to the City. This loss represents the City's contribution to ensuring the property's preservation for the benefit of the community.

Staff has prepared estimates of the anticipated tax savings (Attachment C) for the owner and the loss in tax revenue to the City if the Mills Act agreement is approved. The calculations estimate a potential tax savings to the owners of \$10,520 per year (\$105,199.67 for ten years), and a potential loss to the City in tax revenue of \$1,220 per year. In addition to the loss of revenue to the City, the contract will also result in a loss of tax revenue to the other local, regional, state agencies, and districts that receive a portion of property taxes paid.

Background

What is the Mills Act?

The Mills Act is a preservation tool created by the California state legislature in 1972 to encourage the preservation and restoration of historic properties. The Act enables cities to enter into historical property agreements with owners of qualifying properties to reduce owners' property taxes in order to incentivize investment in their historic properties. While resulting in some lost tax revenue, the agreements provide benefits to cities in that they ensure preservation, high-quality rehabilitation, and maintenance of historic properties that represent important cultural resources.

As provided for by State law, the Mills Act is administered and implemented by local governments. Mills Act contracts are executed between the property owner and the local government granting the tax reduction. Cities have considerable discretion in evaluating Mills Act requests and are not mandated to approve historical property agreements. Each local government establishes its own

eligibility criteria, application procedures, and the number of contracts to allow within its jurisdiction. The California Office of Historic Preservation (OHP) does not participate in the contract negotiations, is not a signatory to the contract, and has no authority over the administration of the Mills Act program.

City's Mills Act Program

In October 2000, the City Council approved procedures and review criteria for agreements for properties in Claremont. Initially, the program was restricted to historic properties suffering severe deterioration and in danger of near-term demolition or eventual demolition due to long term neglect. In January 2009, the City Council revised the review criteria to include all residential properties listed in the City's Register of Structures of Historic and Architectural Merit of the City of Claremont (Register). In addition, the Council limited the maximum number of Mills Act contracts that can be approved to six per year.

On October 9, 2012, the City Council amended the program once more to provide clarification to one of the review criteria, and to establish an annual compliance review fee. These newly revised criteria and procedures are included as Attachment D (City Council Resolution 2012-75).

Property Description

The subject property is known as the "Ilsley House" on the Claremont Register of Historic Resources, and it has been previously featured in Claremont Heritage's Home Tours. It is located on the west side of North Indian Hill Boulevard, on the block situated between Eleventh Street and Twelfth Street. It is the original office and residence of Dr. Morrill Ilsley and Mrs. Mary Ilsley, who were both prominent Claremont residents in the postwar era. The property has a General Plan Designation of Residential 6 and is zoned Residential Single-Family - 8,000 square foot lot size (RS 8,000).

Located at 1111 North Indian Hill Boulevard and constructed in 1932, the residence is a well-preserved example of Monterey Spanish Revival architecture found in Claremont, which was a popular style built from 1915 to 1940.

The character defining features of both the exterior and interior of the home were identified through a site visit to the property. The primary residence is a two-story, Monterey Spanish Revival structure with a rectilinear exterior form and floor plan. Its exterior walls are composed of white textured stucco and two-piece clay tile roofing. Character defining features of the exterior include a dominant second-story balcony with wooden railing that cantilevers and expands across the width of the house facing North Indian Hill Boulevard, double-hung wood windows with shutters, decorative wooden doors, smooth plaster walls in white, low-pitched gable roofs, and a mature heritage oak tree in the rear yard.

The interior of the home features white plaster walls, wood flooring, exposed wood-beam ceilings in living room with original corbels on both ends, arched doorways, arched coat closet, phone nook in the wall, wooden staircase with original walnut wood railing, original built-in wood shelves and drawers in the wall, original ducts with decorative metal vents throughout the house, as well as an open, flowing interior layout with large windows facing the rear patio and heritage oak tree, swimming pool, and two-story guesthouse.

In addition, since the original owner of this house was Dr. Ilsley, who was a prominent figure in Claremont who practiced medicine in his house for decades, various unique features, including a

washing basin in a small room by what was then his bedroom, as well as service call buttons, are still intact and will be preserved by the current owners.

The home is in good shape and, with appropriate restoration and repair, can continue conveying its historical appearance and significance.

Proposed Work Plan

The applicant and property owner has proposed a sensible work plan that addresses both the home's exterior and interior and will rehabilitate some of the home's character defining features while also enhancing the structural integrity of the property and bringing portions of the home closer to their original historic appearance. A detailed summary of the proposed improvements is included in the Draft Mills Act Contract (Attachment A), with a summary provided here. With approval of a Mills Act Contract, the applicant would complete the hydro-jet cleaning of the existing sewer line and install epoxy liner for a section of the sewer line, perform window repairs and restoration to historic character, replace the roof with tiles and salvage existing roof tiles as possible, install double-hung windows and stucco bullnose corners for the kitchen, create an arch in a square doorway to match with all character defining arched doorways throughout the house, remove and replace wood floors, repair structural damage on the stairway and correct the height of the railing to be code compliant, install replica windows for the covered sun porch, and repair interior doors. The estimated cost of the proposed work items is more than double the estimated property tax savings over ten years.

Qualifying Criteria and Staff Evaluation

Pursuant to Section 130 of City Council Resolution No. 2012-75, a historical property may be approved only if all the following criteria (in italics) are met. Each criteria is followed by staff's rationale on why it is being met.

- A. *The subject property meets the eligibility requirements for a Mills Act contract pursuant to California Government Code Section 50280.1 in that it is a privately owned property which is not exempt from property taxation, and is listed on the National Register of Historic Places, located in a National Register or local historic district, or listed in a state or county official register of historic or architecturally significant sites, places or landmarks, or listed in the Register of Structures of Historic and Architectural Merit of the City of Claremont.*

The subject property is privately owned by the applicants (David Ryan and Jacqueline Muhr) and is not exempt from property taxation. The property is listed on the Claremont Register of Historic Resources as a fine example of Monterey Spanish Revival architecture. It embodies distinctive characteristics of Spanish craftsmanship and retains a high degree of historical integrity. Furthermore, this house was the office and residence of Dr. Morrill Ilsley and Mrs. Mary Ilsley. Mrs. Ilsley was the first chair of the City's Parkways and Trees Committee, as well as the City's Planning Committee of 100, which made remarkable contributions to Claremont's city planning in the postwar era. Mrs. Ilsley was instrumental in the City's planting and watering of uniform street trees, in addition to tree planting requirements in subdivision maps. Her leadership not only led to the attractive tree-lined streets that Claremont is known for but also helped to shape the City's unique "Trees and PhDs" culture. Dr. Morrill Ilsley, who helped to organize health care for Scripps College, also contributed to the City's trees by donating funds to purchase street trees when residents were incorporative in the planting of uniform street trees, as well as the purchase of eucalyptus trees that were planted along Foothill Boulevard. The property's architectural and historical significance satisfies the Mills Act eligibility requirements.

B. The subject property contributes significantly to the quality, diversity, historical interest, and ambience of the community.

The Ilsley House contributes significantly to the quality, diversity, and historical ambience of Claremont. Constructed in 1932, the residence represents a great example of Monterey Spanish Revival architecture, especially given its location on North Indian Hill Boulevard within the Old Claremont neighborhood. The style and era of the home blend well with the mix of traditional and revival styles of architecture that line this street, which is one of the most important and prominent in the City. The quality and fidelity to the Monterey Revival architectural style are also important for the Old Claremont and Historic Claremont neighborhoods that surround the property.

C. Significant features that define the historical character of the subject property, and its buildings have not been destroyed or can be restored based on documentary, physical, or pictorial evidence.

The significant character defining features of the subject property have largely been preserved, though some repairs and restoration are needed to extend the life of the home. The more significant proposed work, such as the hydro-jet cleaning of the sewer line, repair and restoration of the stairs and handrail, roof replacement, and wood floor replacement will increase the livability of the residence and significantly reduce potential future damage to the residence. Furthermore, proposed work such as window restoration, installation of replica windows for the covered sun porch, removal of the fixed pane kitchen window for period-appropriate double hung windows, door refinish and replacement will further preserve the functionality and architecturally contributing features that define the property. The home exhibits a high level of integrity in design, materials, workmanship, and setting - ensuring that its historic character has not been lost and, where necessary, can be restored using documentary and physical evidence such as that found in Attachment G.

D. The owner of the subject property proposes to make improvements that are related to preservation and/or rehabilitation of character defining elements and/or historical and structural integrity of the property. Additionally, the cost of such improvements must be equal to or greater than the expected property tax savings for the first ten years, which needs to be distributed in two five-year periods.

All improvements proposed by the applicant are related to either the preservation and/or rehabilitation of character defining elements, or the structural integrity of the property, and improved livability of the home, and the estimated cost of these improvements exceeds the expected property tax savings. The details of the planned improvements are listed in Attachment F.

In completing the proposed work items with the benefit of a historical property contract, the property's ability to continue contributing to the historical interest and ambience of the Claremont community will be enhanced. The applicant has proposed a sensible work plan that would help ensure the home's long-term livability and restore some of its key historic features.

Based on estimates provided by the applicant, the total cost of the proposed scope of work is approximately \$288,587, 274% over the estimated savings of \$105,199.67 that would result from the historical property contract over a 10-year period. With the signing of the historical property contract, the applicant would be required to invest the avoided property tax into the

work outlined in Attachment F. Additionally, based on the proposed scope of work, the applicant would be contributing more of their own funds into the proposed work than they would be saving through their reduced property taxes.

E. The subject property is residential.

The subject property is a single-family residential property located in the RS 8,000 zoning district. The property remains in residential use, consistent with the Mills Act's residential eligibility criteria.

CEQA REVIEW

The proposed scheduled improvements within the contract are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 in that these improvements are for the restoration and rehabilitation of a historical resource, will be conducted in a manner consistent with the Secretary of the Interior's Standards of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Guidelines for Rehabilitation of Historic Properties, and the State Historical Building Code and will be subject to applicable City permitting requirements. Therefore, no further environmental review is necessary.

PUBLIC NOTICE PROCESS

The agenda and staff report for this item have been posted on the City website and distributed to interested parties. If you desire a paper copy, please contact Melissa Sanabria at msanabria@claremontca.gov.

Notice of this project was published in the Claremont Courier on October 31, 2025. Copies of this staff report have been sent to the applicant and other interested parties.

Submitted by:

Brad Johnson
Community Development Director

Reviewed by:

Christopher Veirs
City Planner

Prepared by:

Catherine Lin, AICP
Senior Planner

Attachments:

- A - Draft Mills Act Contract
- B - Draft APC Resolution
- C - Estimated Tax Savings Calculation
- D - Adopted Procedures for Review and Approval of Historic Property Contracts
- E - Photo Survey of the Subject Property
- F - Improvement Plan
- G - Historic Registry
- H - Historic Photo
- I - Claremont Home Tour
- J - Mary Ilsley Interview
- K - Pictorial History of Claremont Reference

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

CITY OF CLAREMONT
Attn: City Clerk, City of Claremont
207 Harvard Avenue
P.O. Box 880
Claremont, CA 91711

HISTORICAL PROPERTY (MILLS ACT) AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 2025 by and between the CITY OF CLAREMONT, a municipal corporation of the State of California (“City”) and David Ryan and Jacqueline Muhr, owners of real property located at 1111 N. Indian Hill Boulevard (“Owners”).

RECITALS

WHEREAS, the City Council of the City of Claremont (“City Council”) is authorized by California Government Code Section 50280 et seq. (known as “the Mills Act”) to enter into contracts with the owners of qualified historical properties to provide for appropriate use, maintenance, and rehabilitation such that these historic properties retain their historic characteristics; and

WHEREAS, on October 24, 2000, the City Council adopted Resolution No. 2000-157 establishing review criteria and procedures for historical property (Mills Act) contracts to encourage historical preservation, and on January 13, 2009, the City Council adopted Resolution No. 2009-04 expanding the review criteria for historic property (Mills Act) contracts; and

WHEREAS, on October 9, 2012, the City Council adopted Resolution No. 2012-75 amending the review criteria for historic property (Mills Act) contracts that supersedes Resolution Nos. 2000-157 and 2009-04; and

WHEREAS, Owner possesses fee title interest in real property, together with associated structures and improvements thereon, generally located at 1111 N. Indian Hill Boulevard within the City and more particularly described in Exhibit A hereto attached and made a part hereof (“the Property”); and

WHEREAS, the Property is a qualified historic property within the meaning of Government Code Section 50280.1, in that it is a privately owned property which is not exempt from property taxation and is listed in the Register of Structures of Historical and Architectural Merit of the City of Claremont; and contains the character defining elements described in Exhibit “B”; and

WHEREAS, all of the required criteria of Section 130 of City Council Resolution No.2012-75 are met; and

WHEREAS, both Owners and City, for their mutual benefit, desire to protect and preserve the Property so as to retain its characteristics of historical and architectural significance.

AGREEMENT

NOW, THEREFORE, both Owners and City, in consideration of the mutual promises, covenants and conditions contained herein and the substantial public benefits to be derived therefrom, do hereby agree as follows:

1. **AUTHORITY:** This Agreement is made pursuant to California Government Code Sections 50280-50290 and Article 1.9 (commencing with Section 439) of Chapter 3, Part 2, of Division 1 of the California Revenue and Taxation Code and is subject to all of the provisions of those statutes.

2. **TERM:** This Agreement shall be effective commencing on the date of this Agreement and shall remain in effect for a period of ten years therefrom. Such term shall be renewed pursuant to the provisions of paragraph six below.

3. **PRESERVATION OF PROPERTY:** During the term of this Agreement, the Property shall be subject to the following conditions, requirements, and restrictions:

a. Owners shall preserve and maintain the characteristics of historical significance of the Property, and, where necessary, restore and rehabilitate the Property and its character defining features, in accordance with the regulations of the Claremont Municipal Code Chapter 16.300 and in conformance with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Standards for Rehabilitation of Historic Properties, and the State Historical Building Code.

b. Prior to commencing work on physical changes to the property, Owners shall notify the Director of Community Development to ensure that the changes comply with all applicable standards and regulations. All significant exterior building and site changes, and changes to the interior character defining features described in Exhibit "B" shall be subject to prior review by the City.

c. Owners shall obtain building permits for all permitted work prior to commencing work. When applying for building permits, Owners shall inform Building Division staff that the Property is under a Mills Act contract so that the City can be assured all work will be done in the manner required by the City and federal historic preservation standards.

d. Owners agree to make several improvements to the Property and shall complete this work in accordance with the attached schedule of home improvements, drafted by Owners, attached hereto as Exhibit "C." In addition, the cost of these improvements shall be equal to or greater than the property tax savings received for the first ten years. The cost of these improvements may be distributed over two, five-year periods.

e. Owners shall maintain all buildings, structures, yards and other improvements in a manner that does not detract from the appearance of the immediate neighborhood. The following conditions are prohibited:

- i) Dilapidated, deteriorating, or unrepaired structures, such as fences, roofs, doors, walls, and windows;
- ii) Storage of scrap lumber, junk, trash or debris visible from adjacent properties and the public right-of-way;
- iii) Outside storage of abandoned, discarded or unused objects or equipment visible from adjacent properties and the public right-of-way;
- iv) Stagnant water or excavations, including pools or spas;
- v) Any device, decoration, design, structure, or vegetation, which is unsightly by reason of its height, condition, or its inappropriate location.

f. Owners shall agree to periodic public access to Property for a limited tour or special event in coordination with Claremont Heritage or other community group. The first such event may occur within approximately five years from the date of this Agreement, and subsequent events may occur approximately once every five to eight years thereafter.

g. Owners shall not be held responsible for replacement of the historic structures if damaged or destroyed through "Acts of God" such as flood, tornado, lightning or earthquake.

h. Appeals under this Section shall be made to the Architectural and Preservation Commission pursuant to the City's standard appeal procedures set forth in the Claremont Municipal Code, Chapter 16.321.

4. FURNISHING OF INFORMATION AND ANNUAL COMPLIANCE REVIEW FEE: Owners shall furnish City any and all information requested by City, which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement. This shall include an annual letter from Owners describing the home improvements completed during the previous year, along with other necessary documentation (i.e. pictures, receipts). In addition, Owners shall furnish City the required annual compliance review fee, which is calculated at 2.2 hours of staff time at the prevailing hourly rate approved by the City Council.

5. INSPECTIONS: Owners agree to permit examinations of the interior and exterior of the Property by representatives of the City, County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine Owners' compliance with this Agreement. Such examinations shall be scheduled by appointment in advance, with a mandatory examination being performed every five years along with periodic examinations on an as-needed basis.

6. AUTOMATIC RENEWAL: On each anniversary date of this Agreement, one year shall be automatically added to the then-remaining term of this Agreement, unless notice of nonrenewal is given pursuant to the provisions of Paragraph 7 below.

7. NOTICE OF NONRENEWAL: If, in any year, either Owners or City desire not to renew the Agreement, that party shall serve written notice of nonrenewal on the other party in advance of the annual renewal date of the Agreement. Unless such notice is served by Owners at least 90 days, or by City at least 60 days, prior to the renewal date, one year shall automatically be added to the term of this Agreement. Upon receipt by Owners of the notice

of nonrenewal from City, Owners may make written protest to the City Council. At any time prior to the renewal date, City may withdraw its notice to Owners of nonrenewal.

8. EFFECT OF NOTICE NOT TO RENEW: If, in any year, either party serves notice of intent not to renew this Agreement, this Agreement shall remain in effect for the balance of the original ten-year term or, if applicable, until the date that is ten years after the effective date of the last renewal, whichever is later. Thereafter, this Agreement shall terminate.

9. CANCELLATION: City may cancel this Agreement if City determines that the Owners have breached any of the conditions or covenants of the Agreement or have allowed the Property to deteriorate to the point that it no longer meets the standards for a qualified historic property. City may also cancel this Agreement if it determines Owners have failed to timely restore or rehabilitate the Property in the manner specified in this Agreement.

10. NOTICE OF CANCELLATION: This Agreement may not be canceled pursuant to paragraph nine above until after City has given notice of, and has held, a public hearing as required by Governmental Code Section 50285.

11. CANCELLATION FEE: If City cancels this Agreement in accordance with paragraph nine above, Owners shall pay a cancellation fee of 12½% of the full value of the Property at the time of cancellation. The full value shall be determined by the County Assessor, without regard to any restrictions imposed on the Property pursuant to this Agreement. The cancellation fee shall be paid to the State Controller at such time and in such manner as the Controller shall prescribe and shall be deposited in the State General Fund.

12. NOTICES: All notices required by or provided for in this Agreement shall be given in writing and may be mailed or delivered in person. If mailed, notice by mail shall be deemed to have been given upon deposit of notice in the mail, postage prepaid, addressed as appropriate, to Owners at Owners' last known address on City's records, or to City at P.O. Box 880, Claremont, CA 91711, Attention: City Clerk.

13. NO COMPENSATION: Owners shall not receive any payment from City in consideration of the obligations imposed under this Agreement, it being recognized and agreed that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owners as a result of the effect upon the Property's assessed value on account of the restrictions required for the preservation of the Property.

14. EMINENT DOMAIN PROCEEDINGS: In the event that during the term of this Agreement, the Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the City Council to frustrate the purpose of this Agreement, the Agreement shall be canceled, and no fee shall be imposed pursuant to paragraph 11 hereof. In such event, this Agreement shall be deemed null and void for all purposes of determining the value of the Property so acquired.

If, subsequent to the filing of any action in eminent domain, the proposed condemnation is abandoned by the condemning agency as to all or a portion of the Property subject to the Agreement, the restriction on the use of the Property included in this Agreement shall without

further agreement of the parties, be reinstated and the terms of this Agreement shall be in force and effect.

15. REMEDIES AND ENFORCEMENT OF AGREEMENT: In lieu of, and/or addition to, any provisions to cancel this Agreement herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement. In the event that it is determined this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of the California Government Code and the California Revenue and Taxation Code, except for unenforceability arising from the cancellation of nonrenewal of this Agreement, for any tax year during the term or any renewal of this Agreement, then this Agreement shall be null and void and without further effect and the Property subject to this Agreement shall from that time be free from any restriction whatsoever under this Agreement, without any payment or further act of the parties to the Agreement.

16. GENERAL PROVISIONS:

a. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

b. Owners agree to, and shall hold City and its elected officials, officers, agents, employees, representatives, and volunteers harmless from, liability for damage or claims for property damage which may arise from the direct or indirect use of operations of Owners and those of their contractors, subcontractors, agents, employees, and other persons acting on their behalf which relate to the use, operation and maintenance of the Property. Owners hereby agree(s) to and shall defend the operation and maintenance of the Property. Owners hereby agree(s) to and shall defend City and its elected officials, officers, agents, employees, representatives, and volunteers with respect to any and all actions for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not City prepared, supplied, or approved the plans, specifications or other documents for the Property.

17. NOTICE OF RECORDATION OF AGREEMENT: No later than 20 calendar days after the parties execute and enter into the Agreement, City shall cause this Agreement to be recorded in the office of the County Recorder of Los Angeles and shall submit a certified copy of this Agreement to the County Assessor's Office. Owners or their agent shall provide written notice of the Agreement to the State Office of Historic Preservation within six months of entering into the Agreement.

18. SUCCESSORS AND ASSIGNS: This Agreement is binding upon Owners' successors and assigns in interest or title to the Property. A successor in interest or title shall have the same rights and obligations under the Agreement as Owners. Each and every contract, deed or other instrument hereinafter executed, covering or conveying the Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

19. NONWAIVER: No acts or admissions by City, or any agent(s) of City shall constitute a waiver of any or all of City's right under this Agreement.

20. AMENDMENTS: This Agreement may be amended in whole or in part, only by a written recorded instrument executed by the parties hereto.

21. ATTORNEY'S FEES: In the event legal proceedings are brought by any party or parties hereto, for breach of this Agreement, or to compel conformance under this Agreement, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding shall be entitled to an award of reasonable attorneys' fees and costs in addition to all other relief to which it may be entitled.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date shown below, but this Agreement is effective as of the date and year first above written.

Property Owner:

DATE: _____

David Ryan
Property Owner

Property Owner:

DATE: _____

Jacqueline Muhr
Property Owner

DATE: _____

THE CITY OF CLAREMONT

By _____
Adam Pirrie
City Manager

APPROVED AS TO LEGAL FORM:

Alisha Patterson
City Attorney

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On _____, before me, _____,
Notary Public, personally appeared ADAM PIRRIE, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his
signature on the instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.**

WITNESS my hand and official seal.

Notary Public

(Seal)

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Property is located at 1111 N. Indian Hill Boulevard in the City of Claremont, County of Los Angeles, State of California, and is more particularly described as follows:

THE SOUTH 77 FEET OF LOT 7 OF TRACT NO 1711, IN THE CITY OF CLAREMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 20, PAGE 112 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Parcel Number: 8309-009-018

EXHIBIT B

CHARACTER DEFINING ELEMENTS OF PROPERTY – 1111 N. Indian Hill Boulevard

Exterior Features

- Two-story, rectilinear shape
- Low-pitched gable roofs, covered with two-piece clay tiles
- Prominent, projecting second-floor balcony with a wooden railing
- Double-hung windows with shutters
- Smooth plaster walls
- Covered sun porch
- Porches on both levels, parallel to the street, that run the entire width of the elevation and connect any rooms that front onto the porch.
- Rear patio with polished concrete floor
- Two-piece red clay tile roof
- Decorative wood front door
- Rectangular floor plan
- Detached two-story guesthouse and garage
- Stone side and rear property line walls
- Courtyard and swimming pool
- Mature, multi-trunk heritage coast live oak in the rear yard estimated to be over 100 years old.

Interior Features

- Arched doorways throughout the house
- Wood flooring
- Wooden staircase with original walnut wood handle
- Exposed wood-beam ceilings in the living room with original corbels on both ends
- White plaster walls
- Phone nook in the wall
- Arched coat closet
- Original built-in wood shelves and drawers in the wall
- Original duct vents with decorative medal vent covers throughout the house
- Open, flowing interior layout with large windows facing the rear patio, heritage oak tree, swimming pool, and two-story guesthouse

EXHIBIT C

SCHEDULE OF IMPROVEMENTS – 1111 N. Indian Hill Boulevard

DESCRIPTION OF IMPROVEMENTS

Structural Improvements

- 1) Sewer connection repair and partial replacement - \$14,226

Interior Improvements

- 2) Living room door and lighting - \$10,950
- 3) Wood floors - \$82,710
- 4) Interior doors - \$13,895
- 5) Stairs and handrail \$26,175

Exterior Improvements

- 6) Window repair and restoration - \$20,895
- 7) Roof replacement - \$92,800
- 8) Kitchen windows - \$9,406
- 9) Sun porch windows and bullnose corners- \$17,500

Note: All work must conform to standards of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Guidelines for Rehabilitation of Historic Properties, and the State Historical Building Code. All work is subject to City of Claremont design review as required by the Claremont Municipal Code.

RESOLUTION NO. 2025-__**A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) AGREEMENT #25-MA04 BETWEEN THE CITY AND THE OWNER OF THE PROPERTY LOCATED AT 1111 NORTH INDIAN HILL BOULEVARD – APPLICANT AND PROPERTY OWNER(S): DAVID RYAN AND JACQUELINE MUHR**

WHEREAS, on October 1, 2025, the owner of 1111 North Indian Hill Boulevard filed a request for approval of a Historical Property Agreement; and

WHEREAS, the historic property at 1111 North Indian Hill Boulevard meets the established criteria for participating in the Mills Act program and the Historical Property Agreement will result in the preservation of the character defining features of the property; and

WHEREAS, notice of the proposed agreement and the Architectural and Preservation Commission meeting at which this matter was considered was duly given and published; and

WHEREAS, the Architectural and Preservation Commission considered the request at its meeting on November 13, 2025, at which time all persons wishing to testify in connection with said agreement were heard, and the agreement was fully studied.

NOW THEREFORE, THE ARCHITECTURAL AND PRESERVATION COMMISSION DOES HEREBY RESOLVE:

SECTION 1. The Architectural and Preservation Commission has determined that the proposed scheduled improvements within the contract are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 in that these improvements are for the restoration and rehabilitation of a historical resource, will be conducted in a manner consistent with the Secretary of the Interior's Standards of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Guidelines for Rehabilitation of Historic Properties, and the State Historical Building Code and will be subject to applicable City permitting requirements. Therefore, no further environmental review is necessary.

SECTION 2. The Architectural and Preservation Commission of the City of Claremont recommends to the City Council approval of Historical Property Agreement #25- MA04.

SECTION 3. The Architectural and Preservation Commission Chair shall sign this Resolution and the Commission Secretary shall certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 13th day of November, 2025.

Architectural and Preservation Commission Chair

ATTEST:

Architectural and Preservation Commission Secretary

Calculation of Estimated Reduced Property Taxes for Properties Subject to Historical Property Contracts

Address: 1111 N. Indian Hill Boulevard

Current Property Owners: Ryan Family Trust

Upon approval of a historical property contract, the county assessor determines the reasonable expected yield by analyzing rental income of similar properties in the area or, if available, what the property would yield under prudent management. Reasonable expected yield for income-producing property is based on rents actually received and typical rents received for similar property in similar use, less maintenance and operating expenses.

The Mills Act capitalization rate is calculated by adding four component percentages including:

- An interest rate based on the Federal Home Loan Bank rate (as published by State Board of Equalization) on conventional mortgages (6.25% for 2025)
- The historical property risk (4% for owner-occupied single-family dwellings)
-

A percentage equal to the reciprocal of the remaining life of the structure. The typical remaining life for a wood frame building is 20 years ($1/20 = 5\%$) and for masonry building is 50 years ($1/50 = 2\%$); however, typical remaining life for most buildings is 50 years ($1/50 = 2\%$) if adequate care is applied.

- The percentage of the tax rate times the assessment ratio (typically 1%).

The Capitalization Rate is used to calculate the estimated annual savings to the homeowner and estimated annual cost to the City, as noted in the table below:

Existing Property Value Calculations

\$1,569,525	County Assessed Value
\$15,695	Property tax (1% of value)
\$1,821	Claremont's share of property tax (11.6% of property tax)

Estimated Rental Calculations

\$6,250	Estimated monthly rent
\$75,000	Annual rent
\$5,500	Annual rent expenses (M&O costs)
\$69,500	Annual rent less expenses

Capitalization Rate

6.25%	Federal home loan interest rate (State Board of Equalization 2025)
4.00%	Historical property tax
2.00%	Amortization - 50 year life
1.00%	Tax rate
<u>13.25%</u>	<u>Capitalization rate</u>

New Property Value Calculation Under Mills Act Contract

\$524,528	New estimated property value (Annual rent less expenses/capitalization rate)
- \$7,000	Homeowner's Exemption
<u>\$517,528</u>	<u>Taxable Value</u>
\$5,175	New estimated property tax (1% of new taxable value)
\$10,520	Owner's annual savings
\$105,199.67	Owner's savings for first 10 years
\$600	Claremont's share of reduced property tax (11.6% of new property tax)
\$1,220	Estimated annual loss to Claremont

Notes

This Calculation does not include any special assessment district fees included in annual tax

This Calculation is an estimate, and is for a reference purpose only

RESOLUTION NO. 2012-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLAREMONT AMENDING THE CITY'S PROCEDURES AND CRITERIA FOR APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) CONTRACTS.

WHEREAS, the City of Claremont ("City") has established a policy of historic preservation by addressing historic preservation as part of the City's General Plan; and

WHEREAS, as set forth in the Land Use, Community Character, and Heritage Preservation, the City recognizes the importance of conserving and safeguarding the City's cultural, architectural, and historical resources that contribute to the special and unique character of the City, and create a recognizable identity for the community; and

WHEREAS, the Historic Preservation Element sets forth the following goal and policies:

- Goal 2-14 Retain and celebrate Claremont's rich history and heritage, as evidenced through its development patterns, buildings and building materials, landscaping, street treatments, parks and open space, and civic architecture.
- Policy 1-14.1 Continue to protect architectural, historical, open space, environmental, and archaeological resources throughout the City.
- Policy 1-14.3 Continue to encourage pride in the quality and character of historic areas.
- Policy 1-14.5 Continue to support the retention and/or adoptive reuse of existing residential, commercial, and industrial buildings where possible, particularly structures listed on the Register of Structures of Historical and Architectural Merit of the City of Claremont.
- Policy 1-14.6 Strive to prevent the demolition of structures listed on the Register of Historical and Architectural Merit of the City.
- Policy 1-14.8 Continue to offer historic preservation tools such as the Mills Act.
- Policy 1-14.9 Explore and evaluate different approaches to protect and enhance historic resources throughout the community; and

WHEREAS, the State of California enacted the Mills Act (California Government Code Section 50820, et seq.) to allow cities to enter into contracts with owners of "qualified historical property" to preserve historical properties by reducing property taxes; and

WHEREAS, Mills Act contracts provide a benefit to the City in helping to ensure that important community resources are preserved and/or restored, and to help carryout the goals and policies of the City's General Plan; and

WHEREAS, in October, 2000, the City Council adopted Resolution 2000-157 that established a procedure and qualifying criteria for historical property contracts, which included a criteria that limited the number of properties that qualified for historical property contracts; and

WHEREAS, in January 2009, the City Council adopted Resolution 2009-04, which expanded the criteria for historic property contracts in order to encourage additional Mills Act contracts that will help to advance the City's historic preservation goals and policies, and to restrict the number of Mills Act contracts to no more than six per calendar year in order to limit the fiscal impact the Mills Act contracts will have on the City; and

WHEREAS, the City Council retains the final authority to approve, deny, or modify any Mills Act contract recommended by the Architectural Commission; and

WHEREAS, on February 29 and September 12, 2012, the Architectural Commission reviewed and analyzed the current procedures and criteria for the Mills Act Program, and adopted Resolution 2012-12 recommending approval to the City Council to amend the existing program to incorporate an annual review fee to recover the cost of staff time associated with annual reviews for contract compliance, which is calculated at 2.2 staff hours at the prevailing hourly rate approved by the City Council (current rate is \$98.50 making the annual review fee \$217), and to modify Criteria D to state that the proposed improvements be related to the preservation and/or the rehabilitation of character defining elements and/or historical and structural integrity of the property. Additionally, the cost of such improvements must be equal to or greater than the expected property tax savings for the first ten years, which needs to be equally distributed into two five-year periods; and

WHEREAS, on October 9, 2012, the City Council fully reviewed the subject matter at its regular meeting.

NOW, THEREFORE, THE CLAREMONT CITY COUNCIL DOES HEREBY RESOLVE:

SECTION 1. The City Council has determined that amendment of procedures for approval of Mills Act contracts is not a project defined by Section 15378 of the California Environmental Quality Act (CEQA) guidelines. Therefore, no further environmental review is necessary.

SECTION 2. The procedure and qualifying criteria for approval of historical property contracts are amended to read as follows:

PROCEDURES FOR REVIEW AND APPROVAL OF HISTORICAL PROPERTY (MILLS ACT) CONTRACTS

110 PURPOSE OF MILLS ACT

In 1976, legislation was adopted in California that created an alternative method for determining assessed value of certain qualified historical properties. Commonly referred to as the Mills Act, the law provides an income-based tax formula for eligible properties subject to historical property contracts (Article 12, commencing with Section 50280, of Chapter 1, Part 1 Division 1, Title 5, of the California Government Code).

The use of the Mills Act gives communities the flexibility to deal with historical structures on a case-by-case basis. Local government has the option to choose which properties are suitable for the incentive by evaluating various factors. These contracts can be used both as a tool to rehabilitate and preserve an individual building, and as part of a broader community-wide program.

As a preservation incentive, historical property contracts offer advantages to both local government and property owners. The contracts provide property tax relief for owners of qualified historical properties who agree to abide by reasonable preservation requirements. For local government, the preservation requirements ensure an authentic rehabilitation and a high level of maintenance of a cultural resource that is important to the community.

120 APPLICATION FILING

Any residential property owner may file an application with the required submittal deposit of \$1,000 for a historical property contract with the Department of Community Development. The application shall be made on forms provided by the department and submitted to the department together with the application fee deposit, and such documentation, information, and photographs required by the department for a complete understanding of the qualities and characteristics of the property for which the historical property contract is requested, and a description of, and timeframe for, proposed improvements to the property. City costs in processing applications shall be charged against application fee deposits.

Prior to determining the completeness of an application, the Director shall provide a copy of the application and submitted materials to Claremont Heritage for review and comment. Prior to submittal of an application, the property owner is encouraged to discuss with City staff whether their property meets the criteria for historical property contracts.

130 CRITERIA FOR AN HISTORICAL PROPERTY CONTRACT

An historical property contract may be approved only if all the following criteria are met:

- A. The subject property meets the eligibility requirements for a Mills Act contract pursuant to California Government Code Section 50280.1 in that it is a privately owned property which is not exempt from property taxation, and is listed on the National Register of Historic Places, located in a National Register or local historic district, or listed in a state or county official register of historic or architecturally significant sites, places or landmarks, or in the Register of Structures of Historic and Architectural Merit of the City of Claremont;

- B. The subject property contributes significantly to the quality, diversity, historical interest, and ambience of the community;
- C. Significant features that define the historical character of the subject property, and its buildings have not been destroyed or can be restored based on documentary, physical, or pictorial evidence;
- D. The owner of the subject property proposes to make improvements that are related to preservation and/or rehabilitation of character defining elements and/or historical and structural integrity of the property. Additionally, the cost of such improvements must be equal to or greater than the expected property tax savings for the first ten years, which needs to be distributed into two five-year periods; and
- E. The subject property is residential.

140 PREPARATION OF HISTORICAL PROPERTY CONTRACT

Upon receipt of a complete application for a property meeting the above criteria, the Director of Community Development or his/her designee shall assist the property owner in preparing a draft historical property contract and agreement conditions, and an example of tax savings. The city attorney shall review the proposed contract to ensure it conforms to statutory guidelines.

As part of the contract, the owner of the property shall agree to periodic examinations, by appointment, of the interior and exterior of the property by representatives of the City, County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine the owner's compliance with the contract. The owner shall also agree to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, United States Secretary of the Interior's Standards for Rehabilitation of Historic Properties, and the State Historical Building Code.

150 HEARING REQUIREMENTS

After the City Attorney has completed a review of a draft historical property contract, the matter shall be referred to the Architectural Commission at their next available meeting. Notice of the hearing by the Architectural Commission shall be given not less than ten days prior to any action taken on the application by publishing a notice in a local newspaper. Such notice shall include the date, time, and place of the hearing and general explanation of the matter to be considered. Notice of the hearing shall also be sent to the record owner(s) and to other persons who have requested to be notified of such matters, or whom staff determines may have an interest in the matter.

160 COMMISSION RECOMMENDATION AND COUNCIL DECISION

The Architectural Commission shall, by resolution, make a recommendation related to the application, and the resolution shall be forwarded to the City Council. The City

Council shall consider the recommendation of the Architectural Commission and make a decision on the proposed historical property contract. The City Council shall have complete and final authority to approve, deny, or modify any historical property contract recommended by the Architectural Commission.

170 EXECUTION OF CONTRACT

The City Manager shall have the authority on behalf of the City to execute historical property contracts approved by the City Council.

180 CONTRACT RECORDATION

Upon approval and execution of a historical property contract, the City Clerk shall submit a certified copy of the agreement for recording to the County Recorder of Los Angeles, and the County Assessor's Office. Written notice of the agreement shall also be provided to the State Office of Historic Preservation.

190 PERIODIC REVIEW OF CONTRACT

The Director of Community Development shall periodically review the historical property contract and inspect the property to determine the property owner's compliance with the contract. The owner of the property shall, on an annual basis, provide the Director with a letter describing the home improvements completed during the preceding year, along with the annual review fee (calculated at 2.2 staff time at the prevailing hourly rate approved by the City Council).

200 MAXIMUM NUMBER OF CONTRACTS PER YEAR

The City Council shall approve no more than six historical property contracts during any one calendar year period.

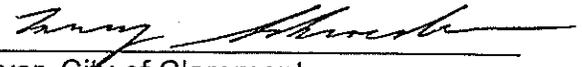
SECTION 3. If applicable, the applicant shall be notified when the City costs in processing the application exceed \$1,000 and advised of the estimated costs to continue/finish processing the application. If applicable, the applicant shall be notified again when the City costs in processing the application exceed \$1,500 and advised of the estimated costs to continue/finish processing the application.

SECTION 4. Resolution Nos. 2000-157 and 2009-04 are hereby repealed in their entirety and superseded by the provisions set forth in this Resolution.

SECTION 5. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

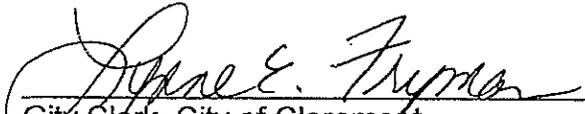
SECTION 6. This Resolution shall take effect immediately, provided that the fee for the annual review of the historical property contract shall not take effect until 60 days after the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 9th day of October, 2012.



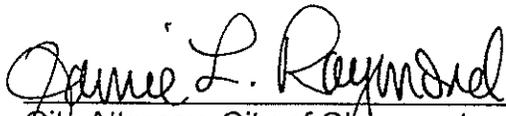
Mayor, City of Claremont

ATTEST:



City Clerk, City of Claremont

APPROVED AS TO FORM:



City Attorney, City of Claremont

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.
CITY OF CLAREMONT)

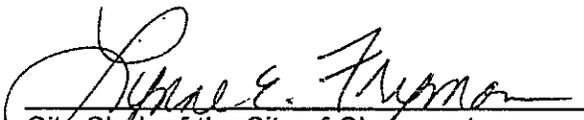
I, Lynne E. Fryman, City Clerk of the City of Claremont, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 2012-75 was regularly adopted by the City Council of said City of Claremont at a regular meeting of said Council held on the 9th day of October, 2012, by the following vote:

AYES: COUNCILMEMBERS: NASIALI, PEDROZA, CALAYCAY, LYONS, SCHROEDER

NOES: COUNCILMEMBERS: NONE

ABSTENSIONS: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE



City Clerk of the City of Claremont

Photo Survey of 1111 N. Indian Hill Boulevard



Front elevation of the house facing Indian Hill Boulevard.



Original wood window and shutters



Entrance to what was formerly Dr. Ilsley's office which was an addition to the original house. Facing Indian Hill ssBoulevard.



Two-piece clay tile roof. Damage to wooden rafters.



Covered porch in the rear outside the kitchen and dining room.



Rear Elevation of the house



The two windows to the right are original windows. The two windows on the left for the covered sun porch has been altered, but are included in the applicant's Ten Year Plan to be restored to historic character.



Courtyard. Original doors and windows.



Guesthouse in the rear yard built in 1949



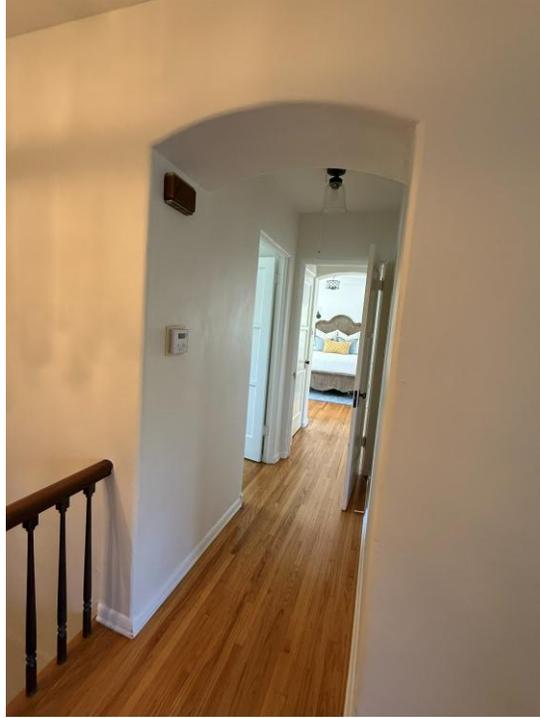
Historic oak tree in the rear yard saved by original owner Mrs. Mary Ilsley.



Living room with original features including two windows, ceiling beams, fireplace and flooring.



Original corbels were installed by Mrs. Mary Ilsley, the first owner of the house.



Various arched doorways inside the house.



Historic staircase that does not meet current code for height of railing.



Dinning room



Original phone nook in white plastered wall



Dr. Illsley's call button which the current homeowners will keep



Original air conditioning duck and vent



Original doorknobs and hinges exist throughout the house



Kitchen cabinets to be replaced



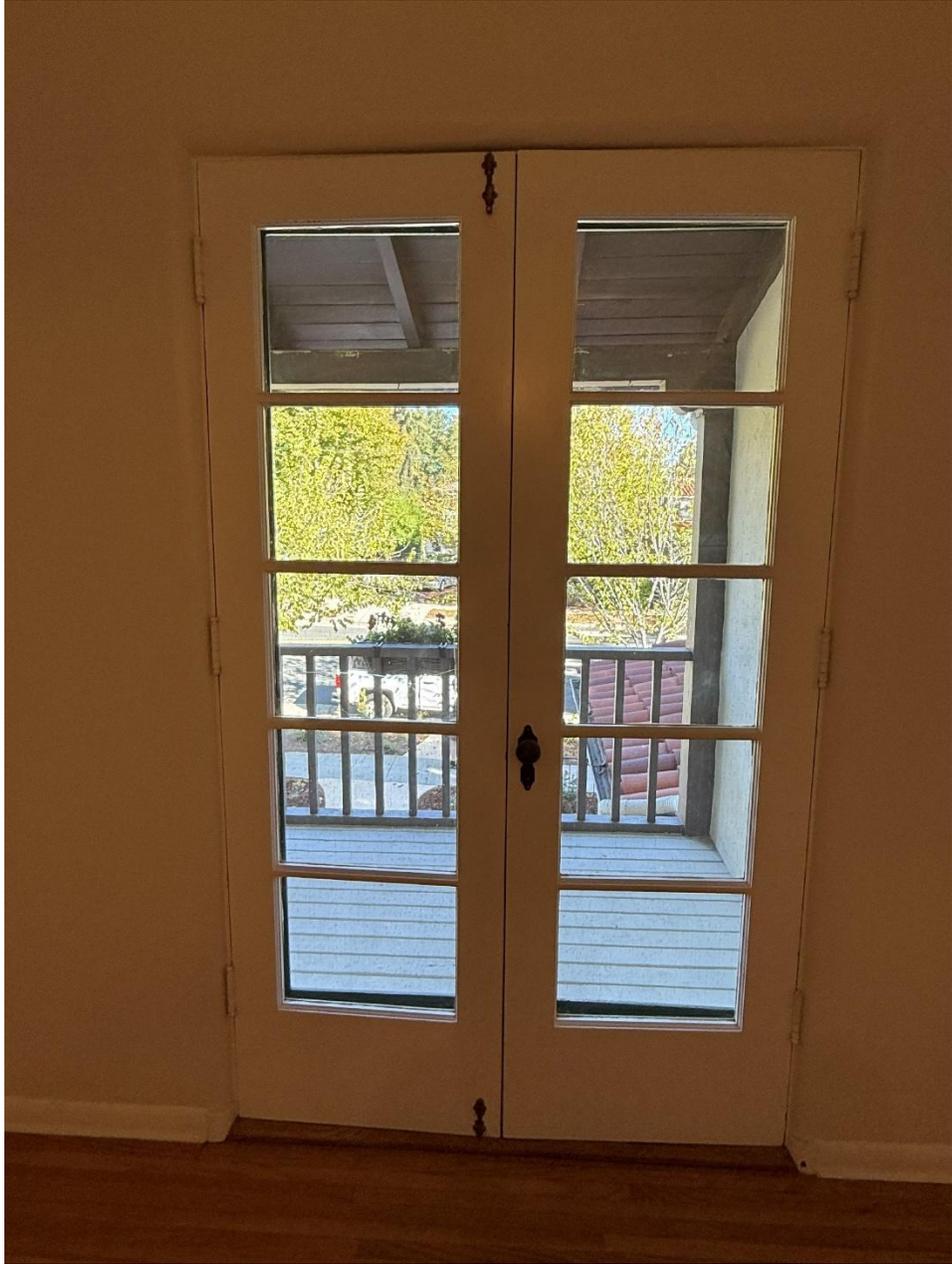
Existing kitchen. Recessed lights to be removed as part of the Ten-Year Work Plan.



Exterior view of the current kitchen window



Exterior dining room windows



Interior door to balcony



Character-defining Second story balcony facing Indian Hill Boulevard
with original light fixture



Clay tile roof to be replaced



Interior of sun porch which was covered in a previous alteration



Dr. Ilsley's sink in the master bedroom for him to get ready for nighttime emergency patients.



Original stone side and rear property line walls built by Dr. Ilesley



Swimming pool



Bedroom



Office



Original built in shelf and drawers

Ten Year Plan
1111N. Indian Hill Blvd.

Sewer connection

Hydro-jet the existing sewer line from the clean out to the city sewer connection. Line that section with an epoxy liner.

Total Cost \$14,226. Klaus & Sons Plumbing CA Lic#320990

Window repair and restoration

Remove existing windows and counterbalances. Check windows for square and structural soundness. Refurbish the sash, jambs and counterbalance. Re-install window with period appropriate lock sets. Build new screens for 28 windows.

Total Cost \$20,895. Window Restoration & repair. CA. Lic#987212

Roof Replacement

Remove existing roof tiles (salvage tiles when possible). Remove existing underlayment and flashing. Install new edge metal. Install 2 layers of 30lb. felt and 1 layer of 90lb. cap sheet. Replace roof tiles. Salvaged tile to be used on the east facing roof and new tiles to be installed on the balance of the roof.

Total Cost \$92,800. Ridgeline Roofing CA. Lic# 778793

Kitchen

Remove existing fixed pane kitchen window. Remove stucco to allow for installation of 2 double hung windows. Stucco with bullnose corners consistent with the architectural detail of the rest of the house

Total Cost \$9,406 D&M Renovation CA. Lic#97496

Living room

Remove square door openings and reframe to arched openings consistent with the other original architectural features of the house. Remove recessed lighting from the ceiling. Plaster all areas to match bullnose corners and wall texture of the rest of the house.

Total cost \$10,950 D&M Renovation CA. Lic. #97496

Sun Porch

Remove replacement windows and stucco to allow for replica window to be installed. Stucco with bullnose corners consistent with the architectural detail of the rest of the house.

Total cost \$17,500 D&M Renovation CA. Lic# 97496

Wood Floors

Remove all wood floors and repair sub floor as needed. Remove all base boards, strip and refinish. Install new wood flooring throughout the entire house. Reinstall baseboard.

Total Cost \$82,740. \$14.70 per sq ft Material \$12.00 per sq ft labor

Door refinish and replacement.

Remove interior doors and hardware. Strip and refinish doors and hardware. Rehang and adjust all doors

Total Cost \$13,895 Joe Rodriguez Painting CA Lic#747758

Refinish stairs and handrail

Dismantle stair treads, risers and handrail. Refinish treads and risers to match new floors. Reinstall handrails to modern height requirements utilizing as much of the original railing as possible.

Total Cost. \$26,175 Joe Rodriguez Painting CA. Lic#747758

HISTORIC RESOURCES INVENTORY

Mo. _____ Yr. _____
ATTACHMENT G

UTM _____ Q _____
NR _____ SHL _____

Lat _____ Lon _____ Era _____ Sig _____

Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
11/433630/3773720

IDENTIFICATION

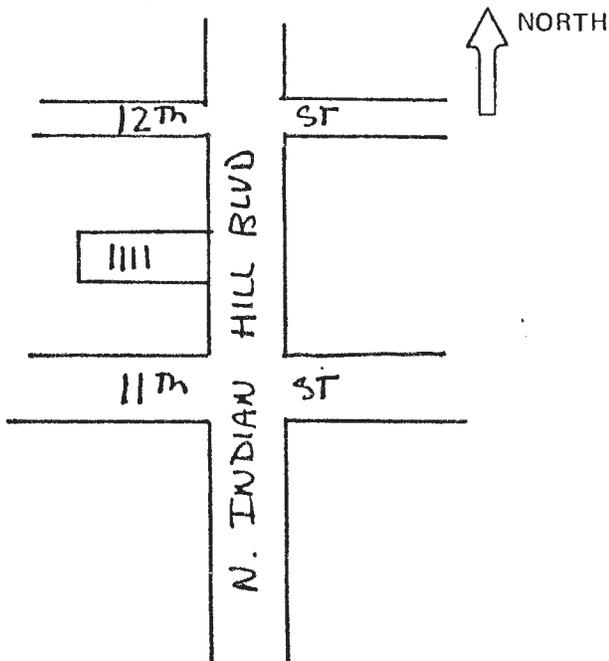
1. Common name: The Ilsley House
2. Historic name, if known: The Ilsley House
3. Street or rural address 1111 Indian Hill Blvd.
City: Claremont ZIP: 91711 County: Los Angeles
4. Present owner, if known: Dr. John Ilsley Address: _____
City: _____ ZIP: _____ Ownership is: Public Private
5. Present Use: Residence Original Use: _____
Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Very attractive and well maintained Monterey Spanish Revival with a wide balcony held by heavy timbers across the front of second story and heavy barrel-tiled roof. A side entrance at front may have once led to an office. The windows are shuttered and front yard is a very unusual succulent garden with privet hedge, topiary tree. This is a focal point. About the same size as average on the block and proportions are generally balanced. Roof has exposed rafters and one foot overhang. Multi-light, hung windows, recessed porch under balcony. Old elm in ivy bed at front. Smooth stucco.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:
Lot size (in feet) Frontage 77
Depth 150;
or approx. acreage _____.
9. Condition: (check one)
a. Excellent b. Good c. Fair
d. Deteriorated e. No longer in existence
10. Is the feature a. Altered? b. Unaltered?
11. Surroundings: (Check more than one if necessary)
a. Open land b. Scattered buildings
c. Densely built-up d. Residential
e. Commercial f. Industrial
g. Other _____
12. Threats to site:
a. None known b. Private development
c. Zoning d. Public Works project
e. Vandalism f. Other heavy traffic on the street may force widening, hence re-zoning
13. Date(s) of enclosed photograph(s): _____ 1977

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other _____
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1932 This date is: a. Factual b. Estimated
17. Architect (if known): W. F. Fuesler, Fox-Woodsun Lumber
18. Builder (if known): Contractor--owner--M. L. Ilsley
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other _____ i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

This house was the office and residence of Dr. Morrill Ilsley from 1932 to 1972. In 1972 Dr. Ilsley's son John Ilsley and his family moved into the home. They use it as a residence. The old offices of Dr. Morrill Ilsley were still in the home until 1977 when the interior of the house was extensively remodeled.

Mrs. Morrill Ilsley was the guiding light of the City tree planting program for many years. She was a member of the city planning committee of 100 (in 1944) and the first Parkways and Trees Commission.. (see Street Trees section)

Aside from the historical significance of this dwelling, it is a fine example of Monterey Revival architecture.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

City Records

Judy Wright interview with Marilyn Ilsley 4/79

23. Date form prepared: 3/19/79 By (name): /Barber
Address: 833 Amador City Claremont ZIP: 91711
Phone: 626 5972 Organization: Claremont Historic Preservation Project

(State Use Only)

Historic Photo from Judy Wright Collection





THE ILSLEY HOUSE
1111 North Indian Hill Boulevard
Built in 1932

Antiques that date back many generations, combined with authentic Colonial furnishings, make the new residence of Dr. and Mrs. M. L. Ilsley at 1111 Indian Hill boulevard a home of distinction and beauty."

Thus did the Claremont Courier on July 22, 1932, announce the completion of this Monterrey Revival home for the new Pomona College doctor and his family. The house was designed by Walter Fuesler of Los Angeles in a style borrowed from Northern California which merged New England Colonial multi-light double hung windows and shutters with the wide second story verandah common in

Spanish adobe houses. The heavy barrel tiled roof reinforced the Spanish style. The garden was unusual in its day because Mary Ilsley saved several oak trees on the property and planted the front garden with succulents surrounded by a privet hedge. Mrs. Ilsley later became the chair of the city's first Parkways and Trees Committee in 1947. In 1949 a guest house was added in the rear.

Originally the house had an office on the south side entered by a separate door. Dr. Morrill Ilsley had his medical practice here for many years. In 1972 the Ilsley's son, a second generation physician, John Ilsley and his wife Marilyn moved into the house. In 1977 they remodeled the kitchen and eliminated the old medical office. They raised their three sons and two daughters here. Dr. John Ilsley, recently retired, practiced medicine in the Claremont Village for several decades.

Enjoy the wonderful antique furnishings throughout the house and don't miss the aviary seen through the kitchen window. The back garden also contains over 60 camellia bushes and 30 azaleas and orchids.

CLAREMONT'S TREES

Uniform Tree Planting Program - Mary Ilsley*

This is August 30, 1976. Caroline Beatty, representing the Friends of the Library Oral History Project, is interviewing Mary Ilsley, who came to Claremont in 1928 with her husband, Dr. Morrill Ilsley. Mrs. Ilsley was chairman of the tree planting committee of the Claremont Citizens Planning Commission formed in 1944. Her leadership in the tree planting program continued through the late 1940s and when a new commission on parkways and trees was created by the city council in January 1951, Mayor Wheeler named her to a two-year term on the commission. In doing so the mayor referred to her as a "tireless worker on behalf of a uniform tree planting program." She served on the commission until July 1958.

Q Please tell me a little bit about your background--where you were born, how you happened to come to Claremont, and how you happened to become so interested in trees and city beautification.

Ilsley I lived in New England where we had plenty of trees and beautiful things. We came to Claremont and it was very barren except for College Avenue with its eucalypti and Indian Hill with its elm trees. We came because my husband came to organize the health work for the Associated Colleges. It was the first year of the association and Scripps' first year. At that time we were just a little village, and I think there were about 3,400 people here and everyone was interested in the village itself and so it was very easy to work on anything that had to do with the town.

Q Can you think of anything in your childhood and when you were growing up that made you more interested in trees than some other people?

Ilsley No, I don't think so.

Q Did you get interested in gardening? I remember your garden parties.

Ilsley I always liked to garden.

Q What was Claremont like when you got here?

Ilsley It was very barren. The trees were scattered, a great many acacias that were dying because they had lived their life out here. At that time the council was not doing very much about trees and so we organized a committee of one hundred who were supposed to steer where we should go and at that time we asked that a committee be organized for the beautification of the town with trees. Clary Stover, who was a builder here, and Bradley, the realtor, were interested and so the three of us were on a committee to get some ideas to do it, along with my husband. We decided that the best way to do it was to get a backlog of money and then to go to the council with an offer and with a request. So we went around town and tapped people on the shoulder and asked them if they would give \$25 or so toward our project and we got over \$3,000 and then we had to make some arrangements about watering. So Clarence Wagner, who was an orange grower in town, said that he would be willing to water the trees for us from

*Part of the tape from which this transcription is taken is defective but the transcriber was able to get almost all of Mrs. Ilsley's words by slowing the tape.

his tank truck. So we went to the council and we said, "Will you give us the right for a uniform tree planting program if the first year we water the trees and take care of them and if at the end of the year the city will agree to take over the watering?"

Then we chose Berkeley Avenue and Tenth Street for beginning planting, with crepe myrtle on Berkeley and purple plums on Tenth Street. We approached everybody in homes along those streets and told them what we were going to do. Claremont being the way it was, a very nice village where everybody liked everybody else and wanted to do things, they almost all agreed. There were two or three who were actively opposed but we had the city's permission to go ahead and so we managed to ignore them. When we went around to the homeowners on those streets, we told them what we wanted to do, and we said, "On your street there are so many poor trees. We'd like to take those out and we'd like to do uniform planting. The way we'd like to do it is to have you buy the tree that we want you to buy and plant the tree--because we had no way of planting it at that time--and when the tree is in, we will water it and take it over in time. It won't be your tree; it will be the city's tree and the city will have control of it." So we went ahead with the plan, and it was comparatively easy to do because everybody was so cooperative.

After we got the trees planted, we had the problem of watering. Clarence Wagner would go around where we would tell him to go and water the trees. We tried to catch the gophers that came and ate the tree roots. An interesting thing was that we had two little Boy Scouts who would catch gophers for us at 25 cents a head--a tail. They were supposed to bring me the tails to prove they got them. I found that one little boy came very often with a whole handful of tails. It wasn't until I took the tails away from him that his "catch" decreased. He was repeating tails.

Q Did Clarence Wagner do his work free?

Ilsley Yes, he did, and when we found that a tree was needing water, we would tell him and he would go over and water it. He gave a great amount of time to the project. And Clary Stover and Claude Bradley gave a great amount of time to it. They went out with me to plant trees and to replant them and to do things like that.

Q There wasn't much of a budget for trees in those days, was there?

Ilsley No, we had, I think, \$3,200 which we spent very gingerly, trying to get everybody to pay for things so we wouldn't have to use that. The Baughman tract was being developed at that time by Claude Bradley in the northwest part of the city, and he had the people who owned the Baughman tract agree to uniform planting. That was the first tract planted uniformly. In 1944 we got a city director who said that the developer must plant the tree that the committee selected.

Q I think it was in 1949 that you got an ordinance that required the subdividers to present a plan for the trees on their streets before the subdivision plan was finally accepted.

Ilsley After that they planted the trees in the subdivisions. We had quite a bit of trouble with vacant lots until they were built upon, and we used to have to water the trees there through the efforts of Mr. Wagner.

After Tenth Street and Berkeley were planted, we took one or two streets at a time and started to work on them. We found that we could not take the consensus of opinion of the occupants. They were too diversified. We had to make a rule and say that would be it. We took College Avenue and wanted to extend the planting beyond the gates of Pomona College, and at that time we decided to plant eucalyptus of a different variety but eucalyptus. We had a great deal of trouble with some of the residents on College Avenue, but we finally got the trees planted.

We just picked a street and tried to plant it until we got the ordinance through in the 40s sometime that the city could require what tree had to be planted and the subdivider must plant that tree subject to the approval of the tree committee before his tract was accepted. That was really the best thing that we did because that put enough power behind our request so that they carried it through.

Q Claremont was far ahead of most cities in California in this program, wasn't it?

Ilsley Yes, many cities came and tried to follow our example. We got the advice of people all around. People who ran the parks in Santa Ana and San Bernardino came. Dr. Samuel Ayres, who was one of the first people to be interested in trees in Los Angeles County, was one of our particular friends and was a great help to us. He wanted native trees for the most part. They aren't so good for city trees because they grow better in desert spots. But he was very helpful and enthusiastic about our project.

Q In one of your reports, Mr. Baber made the comment that there was no one perfect tree. The carob tree has a bad odor, the sycamore a blight, the olives cause a mess on the sidewalks, the Dutch elm disease is a threat to the elms. He said, "We can only do our best to select the trees which have more virtues than faults." You are saying, aren't you, that native trees wouldn't have grown as well, and so you had to select what would grow best?

Ilsley No selection of trees is perfect but many cause lesser damage. We couldn't plant some of the trees that can be planted in Pasadena and LaCanada and that region because we have cold spells here. We planted Eighth Street with the butterfly orchid and the first year they almost all froze. Mr. Popenoe, who was head gardener at Pomona College, raised some butterfly orchids in his place at the college. They were white ones and he gave us those. They were hardier and withstood the frost. Some of them are still there.

Q One of your reports stated that you would have liked more flowering trees but that our inland climate didn't permit some of those trees to grow. Will you speak a bit about how you tried to preserve the mountain view?

Ilsley In our first plan we were anxious to plant all the streets running east and west with flowering trees which would be lower and then our north and south streets we were going to plant with trees which could be higher for avenues. That worked out quite well, only so many of the trees we ended up using turned out to be big trees because the hardy trees were big trees. We planted a great deal of liquidambar for color and we planted the butterfly orchid trees and we planted flowering chestnut. The residents on one street objected strenuously to the flowering chestnut because they said they were an ugly tree. They brought pressure to bear and saw that they were neglected.

So the trees died. That was down south of the tracks in a tract down there.

Q What did you do about objections?

Ilsley I was practically run out of town by some people because they thought it was a personal thing that we wanted ourselves. The only way we could do it--and you can't do it now--was to go and talk to them. We said Claremont belonged to all of us and we were trying to make Claremont a garden. People usually cooperated if you approached them right. We had the backing of the council, of course, and finally they took over the watering of trees. We watered them ourselves for two years.

Q Were your contributions small, or were some large?

Ilsley Not one large one--\$10, \$25. It pays the city to spend money on its trees because so many of the people who come here and go to the Chamber of Commerce say they want to live in Claremont because it's such a beautiful city and reminds them of the East. The city has found out that in monetary value it has paid to do what has been done.

In the beginning the Southern California Edison Company came in and pruned the trees and they pruned them poorly. They would just come along and slash the branches off on the side where the wires were. We finally got an ordinance through stating that before the Edison Company could come in and prune the tree committee had to be notified so that they could supervise what was being done. It was too late for some trees. For instance, our elms on Indian Hill were really murdered by the Edison Company before we got after them. They just slashed them at the wires. When we got the ordinance through, then someone from the city or the tree committee had to be present when the pruning was done.

Q In the fall of 1928 there was an article about the beauty of some of the trees in the city. Included was mention of the elms and "a beautiful clump of sycamores in front of W.S. Palmer's home on Indian Hill." Was that the house that you later lived in? [southwest corner of Seventh and Indian Hill]

Ilsley Yes. Dr. Blaisdell was trying to find us a good house. The Associated Colleges were just being organized. He found us one but it had only the kind of gas heaters that you plugged into the wall. At that time Vina Frederickson said that her mother owned a house on Indian Hill and she thought she would rent it to us, and so we rented it and lived there until we were able to buy the lot farther up Indian Hill. Later we got the house for our son when he came back to practice in Claremont.

Q Do you know how old that clump of sycamores is?

Ilsley No. They were there when he built and he built it well over seventy years ago. Vina lived there when she was little.

Q Your home at 1111 Indian Hill was a beautiful one. When do you think the elms were planted?

Ilsley They must have been planted about 1918. At that time Aleck Thorburn worked for the Armstrong Nurseries; he was the manager. That's why he was interested, and he got those planted.

Q An article in the Courier in 1938 said that the elms had been trimmed and braced under a WPA project.

Ilsley The WPA work was very poorly done. They had no expert supervision. We could have done so much at that time, if it had been done properly.

Q The minutes of the Parkways and Trees Commission in 1957 mention that Percy Everett read a report on the biological control of elm scale. The commission was concerned all along about those elms, wasn't it? In 1959 Mr. Bachelor talked about the growth habits of elms and the city's inadequate equipment for trimming them properly. Please speak about the commission's concern while you were on it for those elms.

Ilsley We were always concerned about them. Of course, there never was any danger of the elm tree beetle out here. At that time it wasn't anywhere in California. Now it's up north; we don't have any down south here. A great deal of this talk about the elm tree beetle, in my opinion, is too much. If proper care is taken, if the trees are braced when they need it, and only those that are really dying taken out, we would be lots better off than we are now.

To control the beetles we bought lady bugs and let them loose but the trouble was, with all of the orange groves around, when the bugs were released, they went up north to the orange groves to settle. We wanted them to stay down in this part of the town.

Q Whose idea was it to bring in the lady bugs?

Ilsley That was Morrill's idea. He bought the containers of lady bugs for a number of years and let them go in the region around where we lived. Morrill was the first one to use them. He was intensely interested in them.

Q Where did he get the idea of using the lady bugs?

Ilsley He read it. He read about things like that.

Q When the city didn't have enough money to buy trees and you had run out of the original \$3,000, what did you do?

Ilsley We tried to get the people to pay for their own trees. When they didn't want to pay for the trees or insisted that they couldn't pay for them, Dr. Ilsley was glad to buy the trees to fill in the spaces. That was one method we used for filling in bare spots, and when we would come along to a street where everybody would cooperate except maybe one or two people, that's the way we would get our tree to put in and we could force them to the tree because of the ordinance.

Q Why was there argument about having eucalyptus on Foothill?

Ilsley Those on the sides had been planted early. The merchants weren't very anxious to have more planted in the center strip. We replaced the ones that died on the side and we had a difficult time because the wind would blow the trees over. We had to keep them staked and Dr. Ilsley would look them over every week and see whether they needed staking. If they did, he called the city and asked them to stake them.

Ilsley

6

Q I read references to the possibility of planting palm trees on Yale Avenue but it was pointed out that palm trees don't give shade over sidewalks. Do you remember discussions about what to plant on Yale Avenue?

Ilsley Yes, we had a terrible time trying to decide what to plant. Almost all trees would uproot sidewalks. Any tree you planted cost about \$100 and we didn't have the money.

.....

In spite of the good city budget for trees now, the trees don't get properly watered. There are so many trees all over town. The city really tries hard but they don't have the people to do it.

I think it is interesting that we got a regulation that if any one knocked down a tree, they had to buy a tree of comparable size. We were glad of that. Sometimes there were vandals. One time they came along Eighth Street and cut down butterfly orchids during the night. We found out who did it and they had to replace the trees. Then there were motorists who carelessly would run into a tree. When they found what replacing a tree cost--\$75 to \$100--they felt different about it.

Q Sometimes you raised the question about what could be done to plant trees in parking lots of shopping areas.

Ilsley We tried to get information about what could be done. At one time the parking lot west of the post office was offered to the city if the merchants would open their back doors onto the lot. I think it was Clary Stover who owned that lot. But the merchants wouldn't do it and so that's why that fell through.

Q Did you participate in the Memorial Park project?

Ilsley Not too much.

Q You were chairman of the Women's Committee on Beautification. That committee was interested in beautifying parking lots, wasn't it?

Ilsley Yes, but we didn't have enough power to force anything through.

Q If it hadn't been for you and Dr. Ilsley, we wouldn't have a lot of the beautiful trees we now have.

Ilsley I think people who do many of the civic things do it for themselves as much as for the city. It is not only gratification to the person, it's for the betterment of the city. I think, from my experience over the years, that the average citizen, if he's approached properly, will cooperate.



Claremont Village about 1941.
Note the packing houses lining
the railroad tracks.

THE MOST SIGNIFICANT LOCAL INFLUENCE ON Claremont's growth and development that occurred during this time period was probably the creation of the Postwar Planning Committee. The Chamber of Commerce took the lead and encouraged good city planning by creating this committee in August 1944. Though often called the "Committee of One Hundred," it was created with 50-60 members and grew to have a maximum membership of only 77 members. The committee functions, as outlined by the Chamber, included:

evolving projects for betterment of Claremont calling upon local organizations and individuals to aid in forwarding them, cooperating with city council and planning commission in matters that will be for civic good and working for welfare of the citizenry.

To direct the efforts of the committee, a small executive committee was formed and included the following residents: Willis Kerr as chairman, Ray E. Baber, James A. Blaisdell, Claude C. Bradley, Lucy Brown, George N. Christian, Bess Garner, L. P. Wood, Millard Sheets, Clarence T. Stover, Mary Ilsley, G. W. Hunter, Louise Martin, and Abbott Boone.

An August 4, 1944, editorial in the *Courier* stressed the importance of this committee:

POSTWAR PLANNING

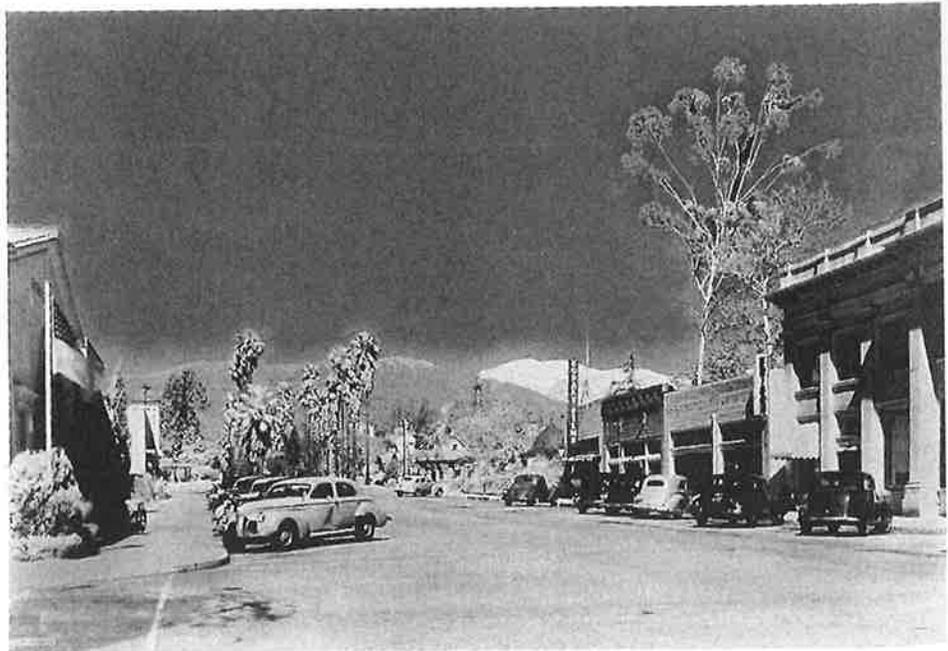
Indicative of constructive foresight and sensitivity to the community's needs is this week's announcement by H. T. Richards, a Chamber of Commerce president, of the formulation of a large and representative committee for study of Claremont postwar planning.

...Organization of such a committee at this time is highly promising. It might seem at first consideration that Claremont's postwar adjustments shouldn't provide much of an agenda. On the contrary, however, our relationship to a more industrialized, population swollen Southern California, our access to proposed freeways and to public transportation facilities, our readiness to provide sound construction and improvement projects—providing employment on the largest possible scale—all of these, and similar considerations, will determine the degree to which this community dovetails its progress into the larger aspects of a rapidly changing scene.

Tremendously gratifying in connection with the work of the new committee is the marked business district improvement which has been undertaken during the summer months. That much more remains to be done is obvious, but constructive thought on the part of a large group should open the path to extensive additional improvements which are sorely needed if the commercial area is to share in the pride which Claremonters have thus far largely reserved for the residential area.

The outlook for Claremont—its colleges, its schools, its church, its promise for richness in living—is great. May the work of this new committee provide the secure foundation upon which an even better community may be built.

Yale Avenue in 1944.



The Committee worked for over a year and made many recommendations that laid the groundwork for planning decisions throughout subsequent decades. Each member of the executive committee served as head of different committees that concentrated on such issues as the business district, finance, current zoning ordinances, street trees, safety facilities (fire and police), street maintenance, school district planning, park planning, etc. There were public meetings, monthly executive meetings, and many subcommittee meetings. All of the subcommittees made recommendations to the city council through the general committee.

Mrs. Mary Ilsley reports as follows on the work and subsequent implementation of the street tree committee:

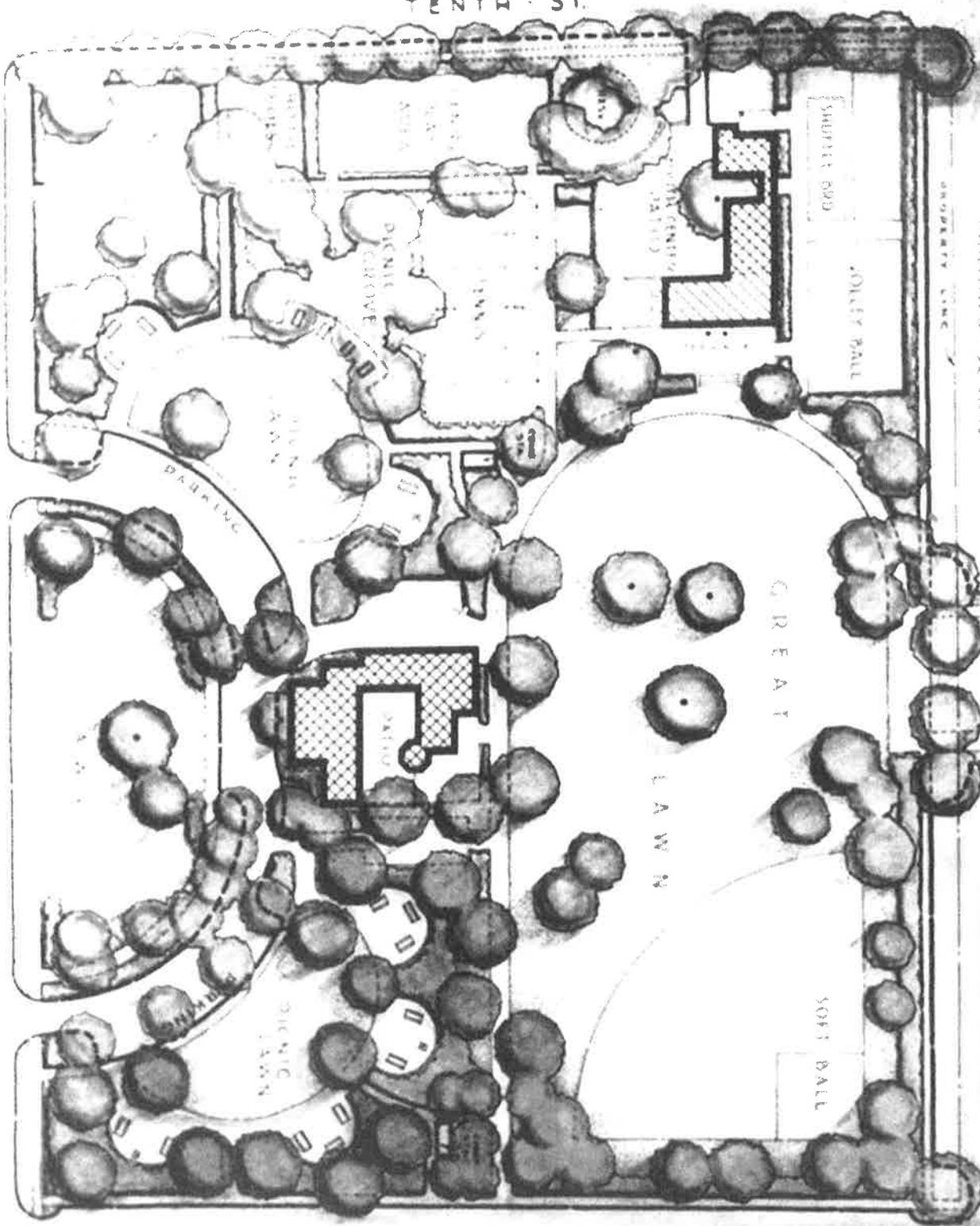
We organized a committee of one hundred (in 1944) who were supposed to steer where we should go and at that time we asked that a committee be organized for the beautification of the town with trees. Clary Stover, who was a builder here, and Claude Bradley, the realtor, were interested and so the three of us were on a committee to get some ideas. We decided that the best way to do it was to get a backlog of money and then to go to the City Council with an offer and with a request. So we went around town and tapped people on the shoulder and asked them if they would give \$25 or so toward our project, and we got over \$3,000.... So we went to the Council and said, "Will you give us the right for a uniform tree-planting program if we water the trees the first year and take care of them. At the end of the year will the City agree to take over the watering?"

Then we chose Berkeley Avenue and Tenth Street for the beginning planting with crepe myrtle on Berkeley and purple plums on Tenth Street. We approached everybody in homes along the way on those streets and told them what we were going to do. Claremont being the way it was, a very nice village where everybody liked everybody else and wanted to do things, they almost all agreed. There were two or three who were actively opposed but we had the city permission to go ahead and so we managed to ignore them. We said to the homeowners, "On your street there are so many poor trees. We'd like to take them out and we'd like to plant uniform plantings. We'd like to have you buy the tree that we want you to buy and plant the tree and when we get the tree in, we will water it and take it over in time. It won't be your tree; it will be the city's tree and the city will have control of it." So we went ahead and it was comparatively easy to do because everybody was so cooperative.

After we got the trees planted we had the problem of watering. Clarence Wagner, who was an orange grower in town, said he would be willing to water the trees from his tank truck. So we would tell him where to go. We had two little Boy Scouts who would catch gophers for us at 25 cents a head, or I should say a tail. They were supposed to bring me the tails to prove they got them. I found that one little boy came very often with a whole handful of tails. It wasn't until I took the tails away from him that his "catch" decreased. He was repeating tails.

E AVE.

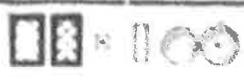
TENTH ST.



PARKING - 52 CARS

PARKING - 44 CARS

EIGHTH ST.



LEG

Other recommendations from this committee that have influenced Claremont include the creation of a professional rather than a volunteer fire department, the study of a city-manager form of government, specific designation of street trees for certain streets, creation of a parkways and streets commission, requirement that developers would pay for and plant street trees, creation of a parks and recreation commission, the tightening of Claremont's zoning ordinance to withstand the anticipated pressure of postwar industrialization of the Pomona Valley, and the proposal for a memorial park in honor of Claremont's war dead. This park would also start the park/school concept which is largely still in existence.

In July 1945 an important meeting was held regarding the Memorial Park project. It was called by the Postwar Planning Committee and the Claremont Coordinating Council at the request of the City Council. The significance of the gathering was twofold: the two sponsoring organizations had secured an option on the two-block property belonging to Bess and H. H. Garner and citizens were invited, through a proposed referendum, to help determine whether the land should be purchased for a memorial city park, community and youth center, swimming pool, and related facilities. Ruth Iredell, a member of the first recreation commission created in 1945, recalls the park elections:

Of course we had the two elections—the park measure failed the first time (the first election included the Pool; the second did not). We had some buttons which said "Park Here," and we tried to get everyone to wear these buttons. We had meetings with young people. Phillip Ordway did a great deal of spade work in going around talking to people trying to interest them. We raised money as gifts to show people that if the measure passed there would be substantial private contributions to help with the development.

The park was to be a memorial to the men (and women) who fought in both World War I and World War II and we did stress the memorial feature as a reason for having the park. There were people in town who said that it would be better to develop the area into a subdivision and crowd into it as many houses as possible so that veterans and their families could live there. So we had all kinds of opposition. Claremont was very conservative and it was hard to initiate anything new.

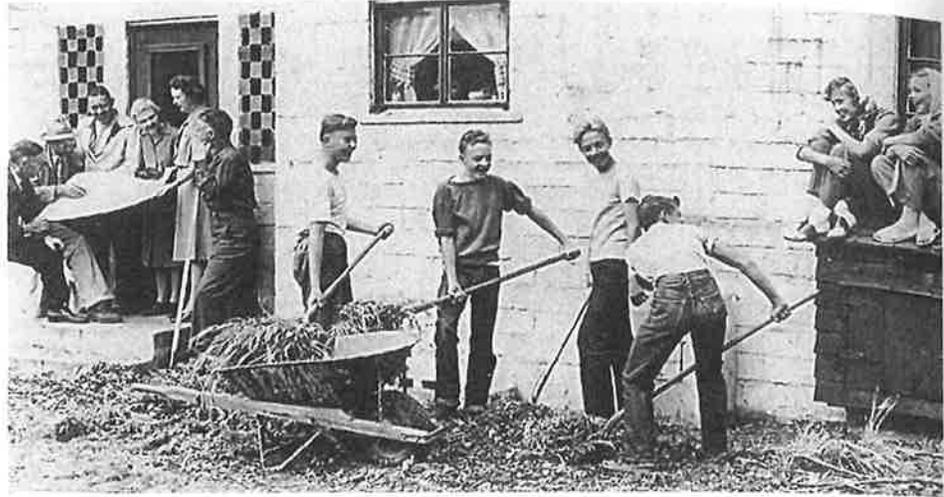
We sent out little pamphlets giving arguments for the park. Phil Ordway and many of us spent almost full time in the six months between the two elections trying to influence various people through organizations and every possible way to get a vote for it the second time.

The first time the park was put on the ballot was in November 1945, and the bond issue was for \$165,000, which included the swimming pool. The bond failed by 55 votes. A *Courier* article shortly afterwards stated that because so many people wanted the park, petitions were to be circulated to have another election on the issue, and John Vieg



Charlotte Neeley, attorney and first woman City Council member elected in 1946.

Ralph Cornell's plan for Memorial Park.



Youth and adults fix-up the Youth Activities building at Memorial Park.

was chairman of the committee seeking signatures for the petition. The second time the measure was put on the ballot the bond measure was proposed for only \$100,000 without the pool. In the meantime \$21,500 had been raised in individual gifts towards the purchase. Phillip Ordway was chairman of the general committee to pass the bond measure the second time, and among those on the committee with Ordway were: Janet Allen, Ray Baber, Robert Bernard, Leisa Bronson, Jennie Cooke, Ruth Iredell, Mary Ilsley, John Vieg, Robert Strehle, and Gwen Woodford.

The second time the measure was on the ballot was at the same time as a city council election and so the total vote was much larger than the first time and the "get out the vote" for the park required more work. We did a lot of work to get out the vote. We telephoned people; we watched the polls, and called people we thought would probably vote for the park. On April 9, 1946, the margin of victory was 31 votes more than the two-thirds required.

Since the park became a city council issue, it became the major issue in the election campaign. Pro-park candidates Phillip Ordway and Charlotte Neeley (the first woman city council member) both won election in 1946. Ruth Iredell recalls:

When the polls closed, we all stood there through the count and when it was over we just had to celebrate. So we asked Mayor Robbins whether we could have a parade and he said, "Yes, you can do anything you want." We all got into our cars and drove all over town honking our horns. We really felt that we had had a wonderful victory for the city—and I think we had.

The courtyard of the house within Memorial Park was named for Mayor Homer Robbins who had been supportive of the park acquisition efforts and who, unfortunately, died a few months after the election.