

Mills Act Applications from 2021
Estimated 1st Year Decreased Property Tax Revenue

Attachment 1

	ADDRESS	Estimate	Recommended Restorations	Recommended Existing Exclusions
1	1156 Isabella Avenue*	\$0	HRC and Staff - None at this time.	HRC and Staff - Modifications after Thompson ownership: Building Permits B1801, 0602-058, 0605-010, 0804-060, 1003-022.
2	749 C Avenue*	\$0	HRC and Staff - None at this time.	HRC and Staff - Garage from 1976, Building Permit 20415, family room from 1977, Building Permit 20896.
3	520 J Avenue	\$4,044	HRC and Staff - None at this time.	HRC & Staff - HAP 2019-08, Building Permit NC 1903-001.
4	563 Alameda Boulevard*	\$0	HRC & Staff - Any existing vinyl windows on the property must be replaced with period appropriate wood windows.	HRC and Staff - Any future improvements.
5	575 A Avenue*	\$0	HRC and Staff - None at this time.	HRC and Staff - Addition and remodel from 2004, Building Permits 0404-099 and 0406-049.
6	763 C Avenue**	\$4,058	HRC & Staff recommend denial. If approved by City Council, staff recommends: Remove the front porch added in 2008 and restore front porch to appearance prior to 2008 modifications; or, unenclose porch to restore it to its original appearance prior to 1923 if photographs and/or documentation exist to guide the restoration.	HRC & Staff recommend denial. If approved by City Council, staff recommends: Exclude modifications and additions to the dwelling, and the new garage and carriage house, completed in association with Building Permits 0801-035 and 0810-018.
7	620 1st Street*	\$0	HRC and Staff - None at this time.	HRC & Staff - The bedroom addition from 1936, the detached garage/guest quarters.
8	855 Alameda Boulevard	\$5,231	HRC and Staff - None at this time.	HRC & Staff - improvements from 2018-2021, Building Permit B1810-017.
9	500 J Avenue	\$3,526	HRC & Staff - Replace any aluminum clad windows and doors that are visible from the street right of way with wood windows and doors, ideally restored to their historic appearance and operation based on documentation; or if in the area of addition, replace with period appropriate wood windows that are differentiated from the historic windows.	HRC & Staff - Addition from 2019-20, Building Permit B1910-009.
10	654 J Avenue**	\$4,041	Staff recommends denial. The HRC took no action (motion to recommend approval failed with a vote of 2-1). If approved by City Council, staff recommends the following restorations consistent with the Mills Act Alteration Guidelines: Remove any vinyl elements. Restore windows to match those shown in the pre-construction photos, including size, shape, material, and profile of all window parts. Replace aluminum windows and doors visible from the street with wood. Remove addition from the front façade.	Staff recommends denial. The HRC took no action, as the motion to recommend approval failed with a vote of 2-1. If approved by City Council staff recommends: Exclude improvements associated with HAP 2019-13, Building Permits NC1907-001, M2005-003

TOTAL for all applications \$20,900

* Properties with Prop 13 tax base that is currently likely lower than the Mills Act restricted value.

** Applications that are not recommended to be approved.