



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: September 4, 2019

TO: Historic Preservation Commission (HPC)

FROM: Development Services Department, Planning Division

SUBJECT: **MILLS ACT PROGRAM CERTIFICATE OF APPROPRIATENESS (MILLS 12030-2019)**
Mills Act Program Certificate of Appropriateness (MAJCOA 012030-2019) for a restoration, rehabilitation and preservation plan which includes a schedule of projects to be completed during the first ten years following execution of a Mills Act Contract for the property located at 1395 N. Palomares Street in the Lincoln Park Historic District.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission adopt the attached resolution (Attachment 1) approving Mills Act Program Certificate of Appropriateness (MAJCOA 012030-2019) for a restoration, rehabilitation, and preservation plan for an existing dwelling located at 1395 N. Palomares Street in the Lincoln Park Historic District, subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	1395 N. Palomares Street
Assessor's Parcel Number (APN)	8339-009-001
Lot Size	17,234 SF (0.39 Acres)
General Plan Land Use Designation	Residential Neighborhood
Zoning District	R-1-6000 Single Family Zoning District
Historic District	Lincoln Park Historic District
Specific Plan	N/A
City Council District	District 4
Applicant	Jay C. Munns and Cheryl Munns
Property Owner	Jay C. Munns and Cheryl Munns

RELATED ACTIONS

Historic Preservation Commission	N/A
Code Enforcement	12/17/10: Code case for overgrown vegetation in the alley. Closed, 3/02/11.
Building & Safety	4/28/61 Construction of a block wall and pool. 9/27/82 Re-shingle house roof and the garage. 5/25/83 Bedroom and Bathroom addition, 306 SQFT. 6/24/96 Re-shingle house roof and the garage.

Planning		2011 Minor COA for tree trimming. 2013 Minor COA for tree trimming.
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BACKGROUND

The Mills Act Historic Preservation Tax Abatement Program (Mills Act Program)

Enacted in 1972 by the state of California, the Mills Act legislation grants participating local governments the authority to enter into contracts (Mills Act contracts) with owners of qualified historic properties who actively participate in restoring and maintaining their historic properties while receiving property tax relief. The minimum contract period is ten years, with an automatic annual one-year extension. Each local government establishes its own criteria for evaluating Mills Act program applications.

On May 2, 2001, the City of Pomona's Historic Preservation Commission (HPC) adopted Resolution No. 01-004 recommending that the City Council approve the establishment of a Mills Act Program. On February 11, 2002, the Council approved Resolution No. 2002-32 adopting standards and review procedures for implementing the program. Moreover on April 2, 2008, HPC adopted Resolution No. 08-021, recommending Council approval of a revised and restated Mills Act program. Lastly on April 21, 2008, the Council approved Resolution No. 2008-39 adopting the revised and restated program (Attachment 2).

Overview of 1395 N Palomares Street

In June 2019, a Mills Act Program application was submitted for the property located at 1395 N. Palomares Street in the Lincoln Park Historic District. The property is currently developed with a 3,800 square-foot two-story single-family dwelling with five bedrooms and four bathrooms, a 512 square-foot detached garage, a 168 square-foot tack house with carport, a 157 square-foot deck, a patio, and two pergolas. A review of records from the Los Angeles County Assessor's Office and the City's Building & Safety Division indicate that the main structure was originally constructed in 1911. The structure sits on a 17,234 square-foot (0.39 Acres) corner lot in the R-1-6,000 (Single-Family Residential) zoning district (Attachment 3).

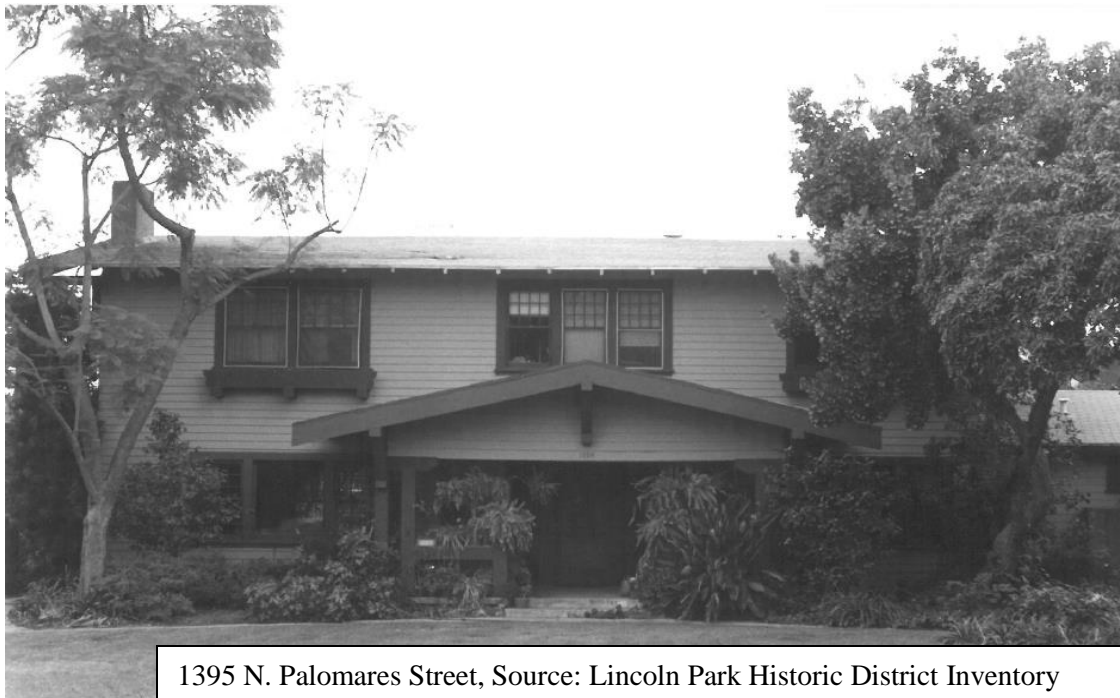
The Lincoln Park Historic District survey identifies the architectural style of the dwelling as Craftsman Colonial (Attachment 4). The Pomona Historic Resources Survey conducted by Diann Marsh in 1993 identifies this residence as "contributing". It was also identified as a contributing residence in the formation of the Lincoln Park Historic District in 1998. The inventory provides the following property description:

"The expansive diagonal placement of this large Craftsman adds to its elegant stature. The wide clapboards, multi-paned double-hung window, second floor planters, and two-story rectangular shape all contribute to the Colonial character of this house. The main roof is a single, low-pitched transverse gable while the wide front porch has a similar front-facing gable. The prominent front porch is Oriental in flavor with a wide bargeboard and heavy, angular, triple porch posts and railings. The heavy eaves support brackets add to this influence. A pergola on the right side is covered with wisteria, and is typical of the Craftsman period, an era

which featured outdoor living and lush plantings. The original placement of the pergola was in front of the home.

The many windows in this structure emphasize the Craftsman style while providing a Colonial or Oriental influence with their many lights. On the ground floor are two triple windows with a central picture window flanked by pairs of nine-over-one double-hung windows. The second story has a triple set of nine-over one double-hungs with pairs of twelve-over-ones on either side. There are other twelve-over-ones on the side elevations. The first owner was Joseph K. Swindt, a local physician.”

Figure 1. Subject Property



House Exterior

The two-story Craftsman Colonial style home includes the following character-defining features; exterior cladding of wide horizontal wood siding, a low-pitched transverse gable roof with overhanging heavy eaves, wood sash multi-paned double-hung windows including some with exterior planters, picture windows, a large front porch with eastern influence, and multiple pergolas (see Figure 1). The home has a slightly symmetrical façade, and features one bedroom, a kitchen, a dining room, a music room, a living room and a foyer on the first floor. The second story of the home includes four bedrooms, a sleeping porch, a den, and a deck. The property also features a detached garage, an original tack structure (a horse's shed where riding accessories, like saddles, bridles and bits, and blankets were historically kept) with an attached carport, original pergolas, a lattice patio, and a pool, see Figure 2.

House Interior

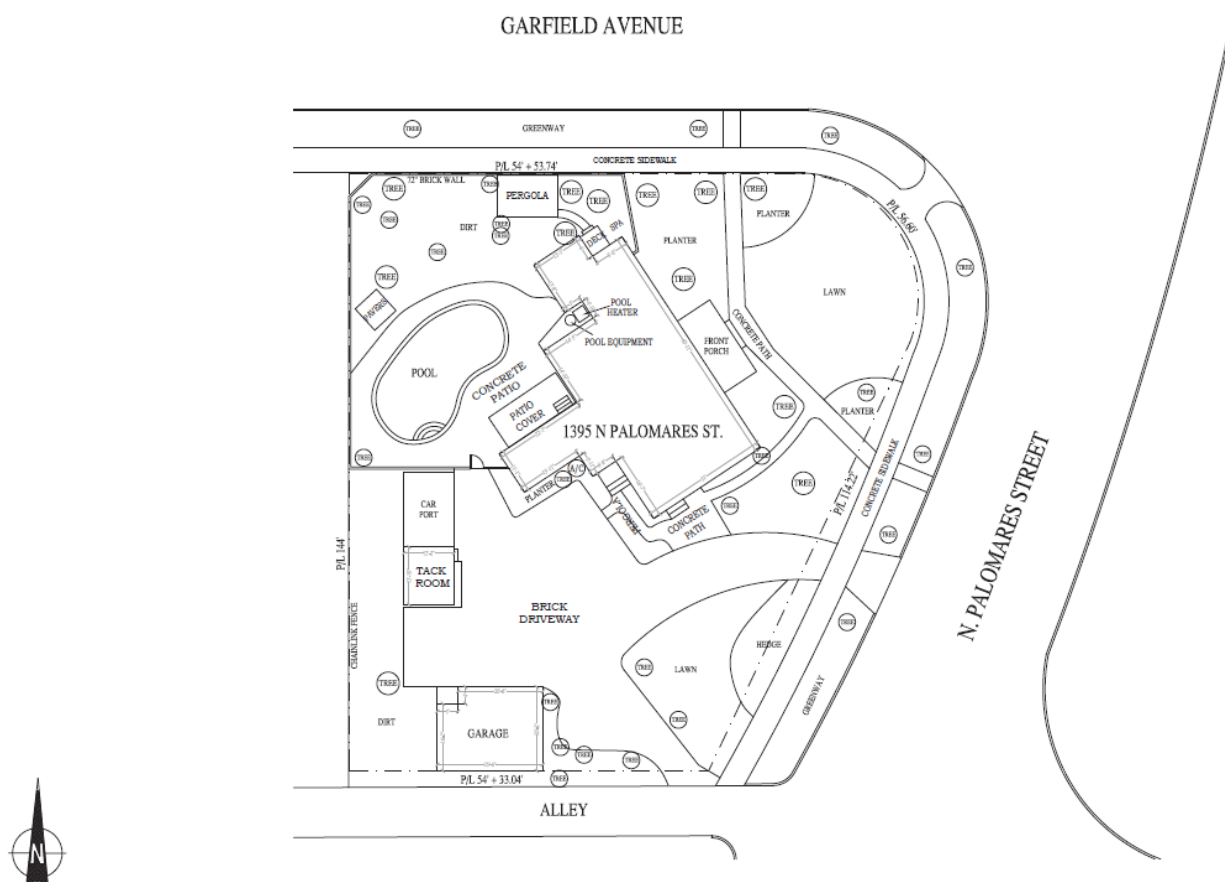
The interior of the residence includes what appears to be its original two-level floor plan with the addition of a master bedroom and bathroom to the first floor (Attachment 5). Many of the

interior architectural features have been preserved and maintained including, but not limited to, original oak floors, dark oak ceiling beams and wainscoting, glass-covered built-ins, original door hardware, amber art-glass light fixtures, original kitchen cabinetry, and an original functioning claw tub on the first floor (Attachment 6).

Condition of Property

Since its original date of construction, the dwelling has maintained its integrity while undergoing some minor and major changes. Prior to district formation, the original roof covering (material unknown) was replaced and the dwelling was re-roofed with composition shingles in 1982 and again in 1996. Also, prior to district formation, a block wall was built along the north side property line and a pool was constructed, both in 1961. At a point in time prior to district formation, the detached tack house was converted into an office space. Additionally, in 1983 and prior to district formation, a 306 square-foot addition was constructed to create a bedroom and bathroom on the first floor along the north side of the dwelling. After district formation, a Minor Certificate of Appropriateness was approved to trim all trees on the property in 2011 and again in 2013.

Figure2. Site Plan



While the property is currently in good condition, the applicants would like to take advantage of the City's Mills Act program to continue to restore the property to its original condition, make necessary repairs and provide a funding mechanism for maintenance of the property. As is

required by the Mills Act program, the applicants have submitted a proposed Restoration, Rehabilitation and Preservation Plan (RR&P Plan) that prioritizes work needed in restoring the home's original architectural elements, including restoring the original tack house with a period-specific design and materials, repairing portions of the existing deck, and replacing an existing patio with a period appropriate pergola. The RR&P Plan also includes necessary upgrades and repairs such as upgrading electrical and plumbing work. Additionally, the RR&P plan includes landscape maintenance work and exterior paint work on the home (Attachment 7). The RR&P Plan's compliance with other requirements of the Mills Act program is discussed below.

APPLICABLE CODE SECTIONS

Pomona Zoning Ordinance Section .5809-13.I.2 authorizes Mills Act contracts to foster the preservation of the City's historic properties. Pursuant to City Council Resolution No. 2008-39, the program requires HPC approval of a Major Certificate of Appropriateness for a Restoration, Rehabilitation and Preservation Plan that includes a schedule of projects to be completed during the first ten years following execution of a Mills Act contract (Attachment 8). The Mills Act Contract will require reasonable periodic examinations of the property by the County Assessor's Office, State Department of Parks and Recreation, State Board of Equalization and the City's Planning Division, as may be necessary to determine the applicant's compliance with the contract and progression of the RR&P Plan. Additionally, the contract requires an annual written report that specifies the actions taken by the applicant to fulfill the requirements of the contract. The proposed scope of work is also analyzed for consistency with the City of Pomona's 1999 Design Guidelines for Historic Properties and the Secretary of Interior (SOI) Standards for Rehabilitation of Historic Properties.

ANALYSIS

Planning staff conducted a site visit to survey both the interior and exterior conditions of the subject property. Based on this site visit and a thorough review of the materials submitted by the applicant, staff has determined that the subject application, meets the requirements of the City's Mills Act Program in that the subject property is a contributing structure within a designated historic district—the Lincoln Park Historic District—and the proposed RR&P Plan complies with regulations pertaining to materials and design, timing of project completion, and tax savings expenditures.

Materials and Design

The Mills Act Program requires that all aspects of the RR&P Plan comply with the rules and regulations of the State Office of Historic Preservation of the Department of Parks and Recreation; the United States Secretary of the Interior's Standards for Rehabilitation; the State Historic Building Code; and the City of Pomona Municipal Code, Historic Preservation Ordinance and Design Guidelines. As conditioned, the projects included in the subject Preservation Plan will comply with the above regulations as discussed below.

Upgrades and Repairs

The RR&P Plan includes the necessary repairs to the electrical, plumbing, and structural aspects of the home. The electrical work will consist of the installation of additional circuits from the breaker box leading to the second floor directly to the upstairs bathroom, guest room, and the garage. As part of the electrical work, existing light fixtures that do not contribute to the Colonial Craftsman style of the home because of their modern appearance, will be removed and replaced with period-appropriate style sensor-motion lighting fixtures. The proposed plumbing work will involve the installation of a new seventy-foot sewer liner from clean out to the alley located to the south of the property. As part of the plumbing work the existing liner will be removed and the pipe will be cleaned with a hydro jet prior to the installation of the new liner. Additionally, part of the restoration plan includes repair and replacement work to the west deck, which has damaged and missing rail portions. The RR&P Plan proposes to repair all damaged and missing rail portions, paint all railings, remove old roofing and re-sheath with reflective OSB, and install a new vapor barrier. The damaged and missing rail portions will be repaired with a similar wood material, and the existing design will be preserved.

Restoration of Historic Tack Structure

The applicant is proposing to restore the interior and exterior of the historic tack structure on the property as part of the RR&P Plan, through the aid of “Restoration Services for the Vintage Home”, where the proposed work involves the removal of all contemporary wall paneling and drop ceiling, with the restoration and repair of the wall wainscoting, removal of non-original closet frames, repair of damaged original drawers, replacement of a French window, exterior siding repair, door repair, and exterior prep, prime, and paint. The historic tack structure will be restored to display the original intent of the structure, which is for the use of a horse’s shed where riding accessories, like saddles, bridles, medications, horseshoes, and blankets were historically kept. The location of the tack structure is reflective of the historic horse hitching post located on the east side of the property in the public right-of-way.

Replacement

The RR&P Plan also includes the replacement of an open trellis patio on the north-west portion of the dwelling. The patio has been modified throughout the years and includes wrought iron support posts with contemporary design work, which are not consistent with the Colonial Craftsman style of the home. The applicant is proposing to replace the patio with an appropriate-style pergola to match the existing pergolas that are a historic characteristic of the home. The historic resources inventory form specifically references the existing pergolas on the home as typical features of the Craftsman period.

Landscape Maintenance

As part of the RR&P Plan, the applicant is proposing to complete pruning, trimming, and maintenance of the existing trees on the property. There are approximately 26 trees located on the property in need of maintenance and requiring considerate pruning and trimming. All pruning and trimming will comply with the professionally accepted pruning techniques that are included in the city pruning guidelines for mature significant trees and specimen (heritage) trees in the

Historic Districts as part of the Historic Site Tree Protection and Preservation Program.

Painting

Lastly, as part of the RR&P Plan the applicant is proposing to paint the entire exterior of the home. The scope of work for the paint work includes painting all fascia boards and under the eaves, all wood trims and sidings, all door and window frames, all exterior side doors including the French doors, the detached garage and all exterior steps. The proposed colors will be the same as existing colors.

Timing of Project Completion

The Mills Act Program requires that projects included in the approved Preservation Plan be completed during the first ten years of a Mills Act contract. Consistent with this requirement, the applicant is proposing to complete all work by year ten of the contract.

Expenditure of Tax Savings

The Pomona Mills Act Program requires that the property tax saving realized during the first ten years following execution of the contract be spent on completing the schedule of projects included in the approved RR&P Plan. The estimated cost of completing the projects shall be equal to or exceed the estimated property tax savings realized during this initial ten-year period. Subsequent property tax savings shall be spent to maintain and preserve the property and when necessary, restore and rehabilitate the property throughout the term of the contract.

Staff has determined that the estimated tax savings during the first ten years of the Mills Act contract will be approximately \$61,940. The proposed Preservation Plan includes projects with a total estimated cost of \$65,835 as follows in *Table 1*:

Table 1. Estimated Costs of Projects

Trim and maintain all trees on the property – approximately 26 trees.	\$5,000
Install additional circuits in breaker box leading to the second floor, and add upgrade exterior lighting to an appropriate style.	\$8,235
Install new sewer pipe lining from the dwelling to the street.	\$7,600
Paint and restore the exterior of the dwelling.	\$12,500
Repair and replace the west balcony flooring and railing.	\$12,500
Restore the interior and exterior of the historic tack structure.	\$9,500
Remove and replace the non-original patio cover with an appropriate pergola structure.	\$5,500
Trim and maintain all trees on the property, 2 nd time – approximately 26 trees.	\$5,000
TOTAL	\$65,835

PUBLIC NOTICING

On August 22, 2019, a public hearing notice was sent to the applicant, and mailed to all owners of property located directly adjacent to and directly across the street from the subject site. As of the writing of this report, no comments have been received.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed project meets the criteria for a Class 31, Section 15331 Categorical Exemption in that the project involves rehabilitation of a historic resource in a manner that meets the Secretary of Interior's Standards for the Treatment of Historic Properties.

CONCLUSION

The proposed RR&P Plan for the property located at 1395 N. Palomares Street meets the requirements of the City's Mills Act Program and will extend the life of the subject residence, help to restore and retain its historic Colonial Craftsman architecture, and protect the historic and aesthetic value of the property. All proposed work as part of the RR&P Plan is consistent with Section .5809-13 (Historic Preservation) of the Zoning Ordinance, the Historic Preservation Design Guidelines, and with the Secretary of the Interior's Standards. Furthermore, the estimated cost of the projects included in the proposed RR&P Plan exceeds the estimated tax savings over the first ten years of the project.

Respectfully submitted by:

Prepared by:

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ATTACHMENTS:

- 1) Draft HPC Resolution
- 2) City Council Resolution No. 2008-39 Adopting the Revised and Restated City of Pomona Mills Act Historic Preservation Tax Abatement Program
- 3) Location Map & Aerial Photo
- 4) Lincoln Park Historic District Survey Sheet
- 5) Site Plan and Floor Plans
- 6) Photographs of Building Interiors and Exteriors
- 7) Applicant's Proposed Restoration, Rehabilitation and Preservation Plan
- 8) Draft Mills Act Contract