

HPC RESOLUTION NO. XX-XX

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING A MILLS ACT PROGRAM CERTIFICATE OF APPROPRIATENESS (MILLS 012030-2019) 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 FOR A PROPERTY LOCATED AT 1395 NORTH PALOMARES STREET IN THE LINCOLN PARK HISTORIC DISTRICT

THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:

WHEREAS, on April 21, 2008, the City Council of the City of Pomona approved Resolution No. 2008-39 adopting a Revised and Restated Mills Act Historic Preservation Tax Abatement Program (Mills Act Program);

WHEREAS, under the Mills Act Program, the City Council may 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;

WHEREAS, the Mills Act Program specifies that, in order to grant approval of a Mills Act contract, the City Council must make findings pertaining to the adequacy of a Restoration, Rehabilitation and Preservation Plan that includes a schedule of projects to be completed during the first ten (10) years following execution of the Mills Act contract;

WHEREAS, pursuant to City Council Resolution No. 2008-39, the Mills Act Program requires Historic Preservation Commission approval of a Certificate of Appropriateness for the Restoration, Rehabilitation and Preservation Plan;

WHEREAS, there has been initiated by the applicants, Jay C. Munns and Cheryl Munns, a proposed Mills Act Program Certificate of Appropriateness (MILLS 012030-2019) for a Restoration, Rehabilitation and Preservation Plan that includes a schedule of projects to be completed during the first ten (10) years following execution of a Mills Act contract for property located at 1395 North Palomares Street;

WHEREAS, consistent with the Mills Act Program, the subject property is considered a “contributing” structure within the Lincoln Park Historic District, which was designated as a historic district by the Pomona City Council on May 4, 1998;

WHEREAS, the Historic Preservation Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on September 4, 2019, concerning the requested Mills Act Program Major Certificate of Appropriateness (MILLS 012030-2019) for a Restoration, Rehabilitation and Preservation Plan; and

WHEREAS, the Historic Preservation Commission has carefully considered all pertinent testimony and the staff report offered in the case presented at the public hearing.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Historic Preservation Commission of the City of Pomona, California, as follows:

SECTION 1. Pursuant to the Guidelines for Implementation of the 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.

SECTION 2. Section B.9 of the City of Pomona Revised and Restated Mills Act Historic Preservation Tax Abatement Program (Mills Act Program) requires that, prior to the approval of a Mills Act contract, the following findings be made regarding the Restoration, Rehabilitation and Preservation Plan (RR&P Plan) and supporting materials for the subject property:

- 1. Based on information contained in the program application including, but not limited to, the Restoration, Rehabilitation and Preservation Plan, cost estimates, estimated tax savings to the property owner and other related information, the approval of the Mills Act contract will serve to compensate the City for the reduction in property taxes received.*

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 RR&P Plan includes projects with a total estimated cost of \$65,835 as follows:

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

As indicated above, the estimated cost of the projects included in the RR&P Plan exceeds the estimated tax savings over the first ten years of the Mills Act contract by

approximately \$3,895. Furthermore, completion of the projects will extend the life of the subject residence and help to restore its historic appearance, thus contributing to property value increases in and the aesthetic enhancement of the surrounding Lincoln Park Historic District neighborhood.

2. *The Restoration, Rehabilitation and Preservation Plan will extend the life of the structure(s), protect the historic and aesthetic value of the property, and 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 RR&P Plan will extend the life of the subject residence, protect the historic and aesthetic value of the property and 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 follows:

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.

SECTION 3. The Historic Preservation Commission hereby approves Mills Act Program Certificate of Appropriateness (MILLS 012030-2019) for a Restoration, Rehabilitation and Preservation Plan that includes a schedule of projects to be completed during the first ten (10) years following execution of a Mills Act contract for property located at 1395 N. Palomares Street, subject to the following conditions of approval:

1. The subject projects shall be completed in substantial conformity with the Restoration, Rehabilitation and Preservation Plan and supporting documentation, dated May 28, 2019, as approved by the Historic Preservation Commission on September 4, 2019, in

accordance with the revisions and/or additional conditions specifically required in this resolution of approval.

2. As specified in the approved Restoration, Rehabilitation and Preservation Plan, all work shall be completed by the tenth year following execution of a Mills Act contract, unless at least thirty (30) days prior to the applicable deadline, the property owner submits a letter to the Planning Manager requesting an extension of the deadline, not to exceed the first ten (10) years following contract execution and subject to Planning Manager approval.
3. Prior to commencing work on any of the subject projects, all applicable building permits shall be obtained.
4. Prior to altering the exterior of any structure on the subject property in any manner not addressed in the approved Restoration, Rehabilitation and Preservation Plan, all applicable Certificates of Appropriateness shall be obtained.

SECTION 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

APPROVED AND PASSED THIS 4TH DAY OF SEPTEMBER, 2019.

ALICE R. GOMEZ
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

ANITA D. GUTIERREZ, AICP
HISTORIC PRESERVATION COMMISSION
SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

AYES:
NOES:

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ABSTAIN:
ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 1094.6 C.C.P.