



# 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 11968-2019)**  
Mills Act Program Certificate of Appropriateness (MAJCOA 11968-2019) 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 337 San Francisco Avenue 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 11968-2019) for a restoration, rehabilitation, and preservation plan for an existing dwelling located at 337 San Francisco Avenue in the Lincoln Park Historic District, subject to findings and conditions of approval.

### PROPERTY & APPLICANT INFORMATION

<b>Address</b>	337 San Francisco Avenue
<b>Assessor's Parcel Number (APN)</b>	8336-002-005
<b>Lot Size</b>	7,484 SF (0.17 Acres)
<b>General Plan Land Use Designation</b>	Residential Neighborhood
<b>Zoning District</b>	R-1-6000 Single Family Zoning District
<b>Historic District</b>	Lincoln Park Historic District
<b>Specific Plan</b>	N/A
<b>City Council District</b>	District 4
<b>Applicant</b>	James Chertkow and April Chertkow
<b>Property Owner</b>	James Chertkow and April Chertkow

### RELATED ACTIONS

<b>Historic Preservation Commission</b>	N/A
<b>Code Enforcement</b>	N/A
<b>Building &amp; Safety</b>	<b>7/14/31</b> Re-shingle existing single-family dwelling. <b>11/14/42</b> Re-shingle existing detached garage.
<b>Planning</b>	N/A

## **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 (Attachment 2).

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 3).

### **Overview of 337 San Francisco Avenue**

In June 2019, a Mills Act Program application was submitted for the property located at 337 San Francisco Avenue in the Lincoln Park Historic District (Attachment 4). The property is currently developed with a 2,464 square-foot two-story single-family dwelling with four bedrooms and two bathrooms, a 480 square-foot detached garage, and a 296 square-foot covered porch (Attachment 5). 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 1905. The structure sits on a 7,484 square-foot (0.17 Acres) lot in the R-1-6,000 (Single-Family Residential) zoning district. The Lincoln Park Historic District survey identifies the architectural style as Craftsman Bungalow with strong Colonial Revival influences (Attachment 6).

The Pomona Historic Resources Survey conducted by Diann Marsh in 1993 identifies this residence as "contributing". It was also identified as a contributing structure in the formation of the Lincoln Park Historic District in 1998. The inventory provides the following property description:

*"This shed-roof style Craftsman sits on a high five step-up rock foundation, and exhibits strong Colonial Revival Influences. A stately, full width front porch sits beneath the structure's single transverse gable supported by four, widely spaced, tapered columns. The broad sloping roof with its gentle rake is broken by a modest, inset open sleeping porch covered by a front-facing gable. The symmetry of the front elevation is accentuated by two triple windows on either side of the front door which has full length sidelights. The windows are on-over-one double-hungs flanking a center transom window with an unusual repeated circular pattern in each transom. The house is covered by clapboard siding with shingled siding in the eaves. There are window boxes on each side. On the left, two windows are visible. On the right, the box has three high windows and houses a dining room built-in."*



Figure 1. *Subject Property*

### *House Exterior*

The two-story Craftsman Bungalow style home includes the following character-defining features: a full width front porch, broad sloping roof with a single transverse gable, front elevation tapered columns, roofed front-gabled balcony, exposed rafters, horizontal wood clapboard siding, and window boxes on the front elevation. The detached garage is consistent in materials, colors, and architectural style and features a side gabled roof, horizontal clapboard siding, and four wood-frame double-hung windows (Attachment 7).

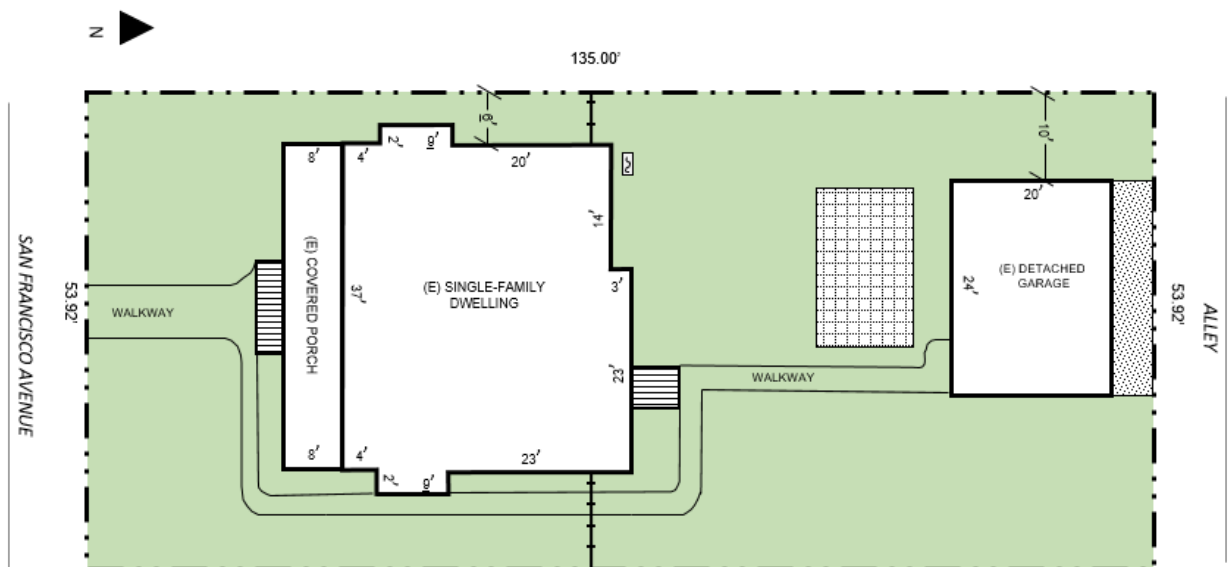


Figure 2. *Existing Site Plan*

### *House Interior*

The single-family dwelling's first floor features a full width front porch, an open foyer, living room, dining room, bedroom, bathroom, laundry room, kitchen, and walk-in pantry. The second floor of the dwelling includes three bedrooms, bathroom, and a large front facing balcony. The property also features an original alley-facing detached two-car garage. The interior of the dwelling includes an original two-level floor plan. Many of the original architectural features remain including, but not limited to, hardwood floors, wood paneled doors, built-in drawers, decorative wood trim and light fixtures in the open foyer, living room, and dining room, wood banister, wood trim and sills around windows and doors (Attachment 7).

### *Condition of Property*

Since its original date of construction the primary structure has undergone minor interior and exterior changes, including early plumbing and electrical repairs completed from 1959 to 1987 and reroofing of the dwelling and detached garage in 1931 and 1942. No Certificates of Appropriateness, including tree trimmings, have been issued since the formation of the Lincoln Park Historic District in 1998.

## **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 (hereafter "RR&P Plan") that includes a schedule of projects to be completed during the first ten years following execution of a Mills Act contract. 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. Furthermore, a proposed project is 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 at 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 expenditure.

## **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 (Attachment 8).

The applicant is proposing the replacement of all drainage piping beneath the home, reinstallation of abs piping of all drains, re-draining of the bathroom, laundry, kitchen, sinks and showers/tubs including the second floor. In addition, the applicant is proposing the complete reroof of the existing single-family dwelling and detached garage. The existing roof of the single-family dwelling is currently sagging and buckling, and requires significant improvements to protect the structure from further deterioration. The proposed reroof will include the removal of all roofing debris, layers of previous roofing material, the replacement dry-rot shiplap boards beneath the existing roofing and a like-for-like material change.

The ideal preservation approach listed in the Design Guidelines regarding roofs states that to preserve historic appearance and value of a structure, the historic design and materials of the roof should be maintained as much as is possible including replacing composition shingles with shingles of similar materials and appearance. The proposed restoration work involving the reroof of the existing single-family dwelling and detached garage includes the replacement of composition shingle with similar composition shingle satisfying the outlined ideal preservation approach.

The SOI Standards for Rehabilitation of Historic Properties contains two standards that are directly related to the proposed restoration work:

*"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved."*

The proposed reroof and plumbing improvements do not propose the removal of distinctive features, finishes, and construction techniques or examples of craftsmanship.

*"Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."*

The proposed reroof and plumbing improvements involve the replacement of materials only to protect the structure from further deterioration, and as necessary to meet the California Building Code. Further, the proposed roofing material for replacement is consistent with the existing material and design of the structure.

### **Timing of Project Completion**

The Mills Act Program requires that projects included in the approved RR&P 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 (Attachment 8).

Staff has determined that the estimated tax savings during the first ten years of the Mills Act contract will be approximately \$38,220. The proposed RR&P Plan includes improvements with a total estimated cost of \$38,470 as follows in *Table 1*:

Replacement of all drainage piping beneath the home, reinstallation of abs piping of all drains, redraining of the bathroom, laundry, kitchen, sinks and showers/tubs including the second floor.	\$5,000
Reroof including the removal of all roofing debris, layers of previous roofing material, the replacement dry-rot shiplap boards beneath the existing roofing and a like for like material change of existing composition shingles.	\$33,470
<b>TOTAL</b>	<b>\$38,470</b>

*Table 1. Estimated Costs of Projects*

### **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**

Section 15331 of the California Environmental Quality Act guidelines exempts projects involving the rehabilitation of historical resources in a manner that meets the Secretary of Interior's Standards for the Treatment of Historic Properties. Accordingly, Major Certificate of Appropriateness (MAJCOA 11968-2019) may be classified as a Class 31 Categorical Exemption, pursuant to Section 15301(e)(1) of the California Environmental Quality Act guidelines.

## **CONCLUSION**

The proposed RR&P Plan 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 Craftsman Bungalow 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:

Anita D. Gutierrez, AICP  
Development Services Director

Prepared by:

Alina Barron  
Assistant Planner

## **ATTACHMENTS:**

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