



CITY OF POMONA

HISTORIC PRESERVATION

COMMISSION

DATE: October 2, 2019

TO: Historic Preservation Commission (HPC)

FROM: Development Services Department, Planning Division

SUBJECT: **MILLS ACT PROGRAM CERTIFICATE OF APPROPRIATENESS (MILLS 12044-2019)**
Mills Act Program Certificate of Appropriateness (MAJCOA 12044-2019) 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 a property located at 333 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 12044-2019) for a Restoration, Rehabilitation, and Preservation (RR&P) Plan for an existing dwelling located at 333 San Francisco Avenue in the Lincoln Park Historic District, subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	333 San Francisco Avenue
Assessor's Parcel Number (APN)	8336-002-003
Lot Size	8,601 sq. ft. (0.197 Acres)
General Plan Land Use Designation	Residential Neighborhood
Zoning District	R-1-6,000 Single Family Zoning District
Historic District	Lincoln Park Historic District
Specific Plan	N/A
City Council District	District 4
Applicant	Christina Garza
Property Owner	Christina Garza

RELATED ACTIONS

Historic Preservation Commission	None
Code Enforcement	None
Building & Safety	5/11/34 – Plumbing permit for sink and waste. 11/2/39 – Reshingle portions of dwelling unit. 11/12/48 – Install partition for hallway. 2/9/49 – Plumbing for closet and shower. 11/17/53 – Clean out and remove debris; repair vents; check porches for seal. Treat as per the Antimite

	System of Termite Control for subterranean termites 6/11/63 – Permit for wall heater. 9/2/77 – Plumbing permit for water heater. 9/14/77 – Relocation and addition of electrical. 3/3/87 – New electrical outlets 3/26/87 – Demolish existing 16'X 18' garage 6/1/87 – Electrical permit for heavy duty plug, 1 fixture, sub 6/19/87 – 2 car garage with storage 20'X 30' 3/12/96 – Composite roof over wood 5/27/98 – Foundation for antenna tower 7/18/11 – Additional electrical meter and panel for car 5/22/17 – Remodel existing bathroom 108 sq. ft. 20 sq. ft. drywall repair, change layout of tub, shower, sink, and toilet, replace 100 amp panel with new 100 amp panel, add new outlets and change out existing outlets.
Planning	10/19/09 – (MINCOA) Tree trimming application for the trimming of five (5) trees to include 1 olive, 1 pine, 1 pecan and 2 oak trees.

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 333 San Francisco Avenue

On May 30, 2019, a Mills Act Program application was submitted for the property located at 333 San Francisco Avenue in the Lincoln Park Historic District (Attachment 3). The property is developed with a 1,468 square foot single-story dwelling, a 600 square foot detached garage,

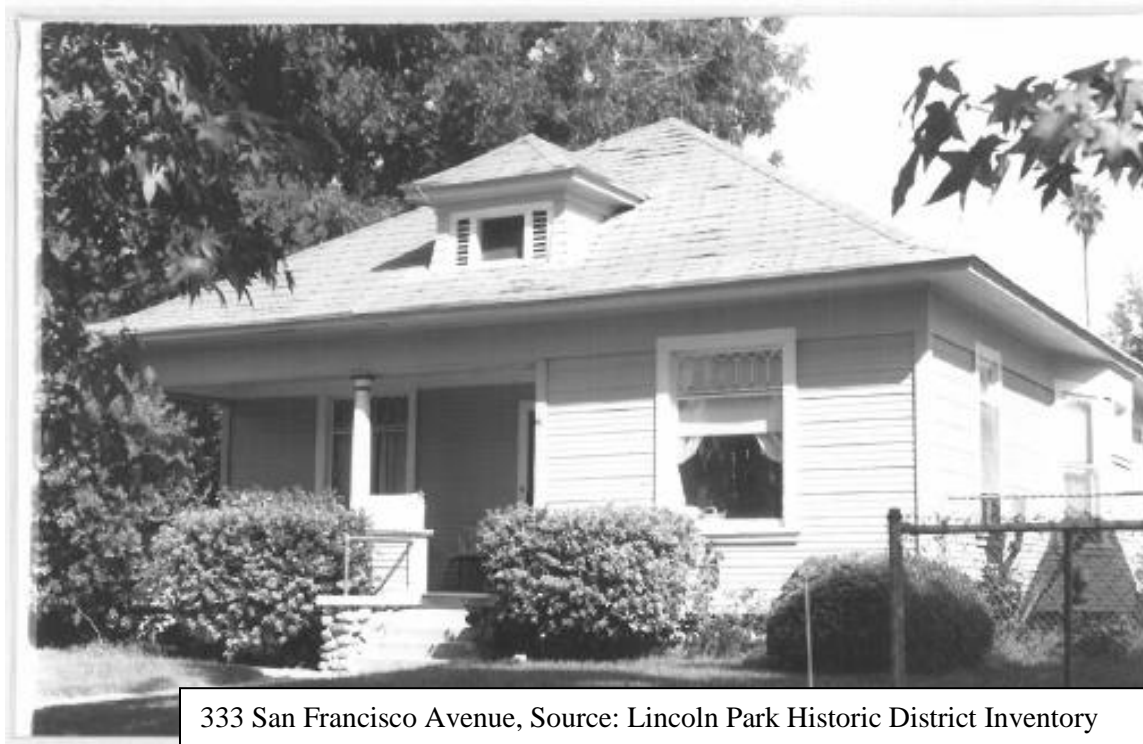
with three bedrooms and two bathrooms. The Los Angeles County Assessor's records indicate that the main structure was originally constructed in 1904, and Building and Safety Records show permit for the garage in 1987. The structure sits on an 8,601 square-foot (0.197 acres) lot in the R-1-6,000 (Single-Family Residential) zoning district (Attachment 4). The Lincoln Park Historic District survey identifies the architectural style as a National Folk house with Colonial Revival influences (Attachment 5).

The Pomona Historic Resources Inventory conducted by Walkers in 1992 identifies this residence as "contributing," in the formation of the Lincoln Park Historic District in 1998. The inventory provides the following property description:

"This National Folk house with Colonial Revival influences is typical of many found in the southern part of Lincoln Park. The ridged hipped roof with a slight flaring at the eaves, a small vent dormer, enclosed eaves, and an inset corner porch supported by tapered columns mark it as this prevailing style. Two front transom windows and a forward side transom window have similar decorative leaded glass designs in their transoms. A point of interest is the large bay window on the east side with a pair of double-hung windows flanking a small, high set window in the center. The house sits on a rock foundation. The medium clapboard siding is framed at the corners and a wide flat-facing cap extends from below the eaves all around.

The 1905 city directory lists Lorenzo Ellsworth as the owner and Fred Ellsworth and his wife, Sophia, as owners of the residence from 1907 through 1939. Mr. Ellsworth was a carpenter at Ellsworth Brothers. "

Figure 1. Subject Property

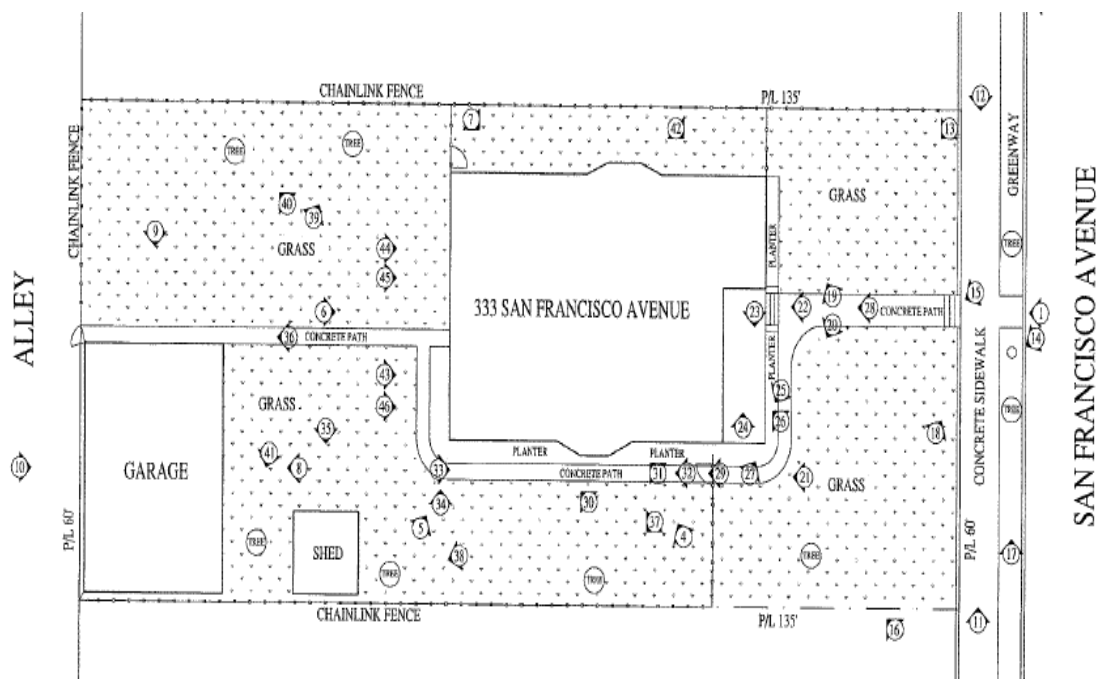


333 San Francisco Avenue, Source: Lincoln Park Historic District Inventory

House Exterior

The National Folk house style home with Colonial Revival influences includes exterior features that are consistent with the architecture such as the accentuated front door with pilasters that extend forward and support front porch, exterior façade that shows symmetrically balanced windows and center door, and windows with multi-pane glazing (Attachment 6). The exterior of the home is covered with clapboard siding and ridged hipped roof consisting of composition shingles. The home is painted pink with teal accents, and the property has chain-linked fence along the front, side, and rear property line, which the applicant is proposing to replace with wooden fencing. A detached garage is located at the northwest (rear) of the property adjacent to an existing alleyway. According to City records, building permits were issued in March and June of 1987 to demolish and rebuild the single-story garage with storage. The home is also characterized by a unique, small decorative statue, which features a horse's head. The statue is located along the front right of way.

Figure 2. Existing Site Plan



House Interior

The interior of the home is mostly in original condition and consists of wooden floors, wooden baseboards, wooden casings, and wooden crown molding trim throughout the home. The wooden doors feature five horizontal panels, and entrance to the living room is distinguished by decorative wooden columns. There are several stained glass windows and glass light fixtures throughout the home. One of the two bathrooms has been remodeled with new tiles and re-glazing of the original claw foot tub. The kitchen contains a built-in cabinet and a doorbell over the door to the dining room. The dining room has a built in cabinet with similar decorative glass

design as the front windows. The home's most recent interior remodel was completed in May 2017 and included a bathroom remodel. The applicant plans to remodel the kitchen as part of this application.

Condition of Property

The property is mostly in its original condition, except for the detached garage which was demolished and rebuilt with a storage unit in 1987. The owner has recently remodeled the bathroom, resurfaced some of the hardwood floors, and upgraded the electrical panel. The exterior and interior of the home has been kept intact with most of the original wooden interior casings, trim, baseboards, molding, and doors. The original roof of the home was constructed of wood, however, it has since been replaced with composition shingles. The kitchen was previously remodeled with materials inconsistent with the home's architecture. A Minor Certificates of Appropriateness (COA) was issued in 2009 for tree trimming. No other COAs have been issued for this property since the formation of the Lincoln Park Historic District in 1998.

The applicants would like to take advantage of the City's Mills Act program to restore and make necessary improvements to the home. The applicant has submitted a Mills Act Application and a proposed Restoration, Rehabilitation, and Preservation Plan (RR&P Plan) that prioritizes work needed to make the necessary improvements. The RR&P Plan includes replacement of fencing, roof replacement, and kitchen remodel. 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 RR&P (hereafter "the Preservation Plan") that includes a schedule of projects to be completed during the first ten years following execution of a Mills Act contract (Attachment 7). 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 Preservation 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 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 application for 333 San Francisco Avenue meets the requirements of the City's Mills Act Program in that the subject property is a contributing structure within 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.

Replace Chain-Linked Fence

The applicant is proposing to replace the dilapidated existing chain-link fence with a new wooden fence to match the home's architectural style as recommended in the City's 1999 Design Guidelines for Historic Properties. Wooden fences were common for National Folk house style homes. The new fence would be located beyond the front yard setback and along the side and rear property line only.

Reroof of House and Detached Garage

To preserve the overall integrity and maintenance of the home, the applicant is proposing to reroof the main structure and detached garage with composite shingles. Though the original roof of the home consisted of wood, the roof has since been replaced with composition shingles. 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 original wood shingles that have been previously covered with composition shingles to be replaced with similar composition shingles. The proposed restoration work involving the reroof of the existing single-family dwelling includes the replacement of composition shingle with similar composition shingle satisfying the outlined ideal preservation approach.

Kitchen Remodel

The RR&P Plan proposes a kitchen remodel that includes the refinishing of the original built-in cabinets, demolishing the existing fiberboard cabinets and installing bead board cabinets and molding, reconfiguring the kitchen, changing the lighting from fluorescent to pendant lighting, installing a butcher-block countertop, and plumbing finishes. Staff consulted with the Historical Society of Pomona Valley (HSPV) to inquire whether the proposed kitchen improvements reflect National Folk and Colonial Revival architecture. The HSPV confirmed that the proposed kitchen improvements are consistent with the home's architectural style, except for the stainless steel sink and the tile flooring as proposed by the applicant. Because the purpose of the Mills Act Program is to encourage preservation of historic buildings, staff has ensured that expenses covered by the tax incentive falls under the preservation goal and outcome. Thus the cost of the stainless steel sink and tile flooring have been excluded from the RR&P Plan because the materials do not reflect finishes consistent with the home's architectural style. Furthermore, the

Secretary of Interior Standards provide some flexibility for interior spaces and states, “*extensive changes can often be made in less important areas without having a detrimental effect on the overall historic character.*” Less important areas are secondary spaces that service primary spaces, and include “*kitchens, bathrooms, mailrooms, utility spaces, hallways, and fire stairs.*” Installation of stainless steel sink and tile flooring under the owner’s expense, meets both the City and the owner’s objective of maintaining a historic and utilitarian kitchen.

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 (Attachment 8). 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 Preservation 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 \$37,275. The proposed Preservation Plan includes projects with a total estimated cost of \$44,200 as follows in *Table 1*:

Table 1. *Estimated Costs of Projects*

Re-roof	\$ 19,250
Replace fencing, install gates	\$ 8,000
Refinish original built in cabinets in kitchen	\$ 2,200
Demo existing fiberboard cabinets	\$ 800
Reconfigure kitchen – to move stove to area believe to be where original coal stove existed	\$1,800
Add GFCI for pendant lighting	\$850
Repair plaster in kitchen	\$950
Install bead board cabinets and molding	\$7,400
Install butcher block countertops	\$2,100
Finish plumbing	\$850
TOTAL	\$ 44,200

PUBLIC NOTICING

On September 17, 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 meets the requirements of the City's Mills Act Program and will extend the life of the subject historic residence, help to restore and retain its historic National Folk with Colonial Revival influence architecture, and protect the historic and aesthetic value of the property. All proposed work as part of the Preservation 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 Preservation Plan exceeds the estimated tax savings over the first ten years of the project by approximately \$6,925.

Respectfully submitted by:

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ATTACHMENTS:

- 1) Draft HPC Resolution (MILLS 12044-2019)
- 2) City Council Resolution No. 2008-39 Adopting the Revised and Restated City of Pomona
- 3) Location Map & Aerial Photo
- 4) Site Plan and Floor Plan
- 5) Lincoln Park Historic District – Historic Resources Inventory Survey dated July 1992
- 6) Photographs of Building Interiors and Exteriors
- 7) Mills Act Application & Proposed Restoration, Rehabilitation and Preservation Plan and Supporting Documentation
- 8) Draft Mills Act Contract