

HPC RESOLUTION NO.

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF POMONA APPROVING A MILLS ACT PROGRAM CERTIFICATE OF APPROPRIATENESS (MILLS 12044-2019) 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 333 SAN FRANCISCO AVENUE 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 applicant, Christina Garza, a proposed Mills Act Program Certificate of Appropriateness (MILLS 12044-2019) 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 333 San Francisco Avenue;

WHEREAS, consistent with the Mills Act Program, the subject property is privately owned and is located within 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 October 2, 2019, concerning the requested Mills Act Program Major Certificate of Appropriateness (MILLS 12044-2019) for a Restoration, Rehabilitation and Preservation Plan (hereafter "the 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:

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 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 for the subject property will be approximately \$37,275. The Restoration, Rehabilitation and Preservation Plan includes projects with an estimated cost of \$44,200 as follows:

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

As indicated above, the estimated cost of the projects included in the Preservation Plan exceeds the estimated tax savings over the first ten years of the Mills Act contract. 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 increase 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 Preservation 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:

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 the architectural finishes of the home's era. Furthermore, the Secretary of Interior Standards provide more leeway 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.

SECTION 3. The Historic Preservation Commission hereby approves Mills Act Program Certificate of Appropriateness (MILLS 12044-2019) 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 333 San Francisco Avenue, 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, as approved by the Historic Preservation Commission on October 2, 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. Pursuant to City Council Ordinance 2008-39, the subject structure shall be made accessible to the public during the term of contract once every three years for a tour, upon request by Pomona Heritage, The Historical Society of Pomona Valley, or the Auxiliary of the Pomona Valley Hospital Medical Center.

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

APPROVED AND PASSED THIS 2nd DAY OF OCTOBER 2019.

ALICE R. GOMEZ
HISTORIC PRESERVATION COMMISSION
CHAIRPERSON

ATTEST:

ANITA D. GUTIERREZ
HISTORIC PRESERVATION COMMISSION
SECRETARY

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

AYES:
NOES:
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 Section 1094.6 of the California Code of Civil Procedure.