



CITY OF POMONA

HISTORIC PRESERVATION COMMISSION

DATE: November 4, 2020

TO: Historic Preservation Commission (HPC)

FROM: Development Services Department, Planning Division

SUBJECT: **MILLS ACT PROGRAM CERTIFICATE OF APPROPRIATENESS (MILLS 13887-2020):** Mills Act Program Certificate of Appropriateness 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 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 (MILLS 13887-2020), subject to findings and conditions of approval.

PROPERTY & APPLICANT INFORMATION

Address	350 E. McKinley Avenue
Assessor's Parcel Number (APN)	8339-008-002
Lot Size	7,061 (0.16 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	Jeffrey and Dana Geibel
Property Owner	Jeffrey and Dana Geibel

RELATED ACTIONS

Historic Preservation Commission	N/A
Code Enforcement	N/A
Building & Safety	09/48: Termite Repair 12/49: Garage Addition 02/90: Bedroom and Bathroom Addition 11/01: Kitchen Remodel 01/10: Block Wall
Planning	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 (Attachment 2). 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. Finally, on April 21, 2008, the Council approved Resolution No. 2008-39 adopting the revised and restated program (Attachment 3), which states that prior to City Council approval of a Mills Act contract, the Historic Preservation Commission shall approve a Certificate of Appropriateness (COA) for a Restoration, Rehabilitation and Preservation (RR&P) Plan that includes a schedule of projects to be completed during the first ten years following execution of the contract.

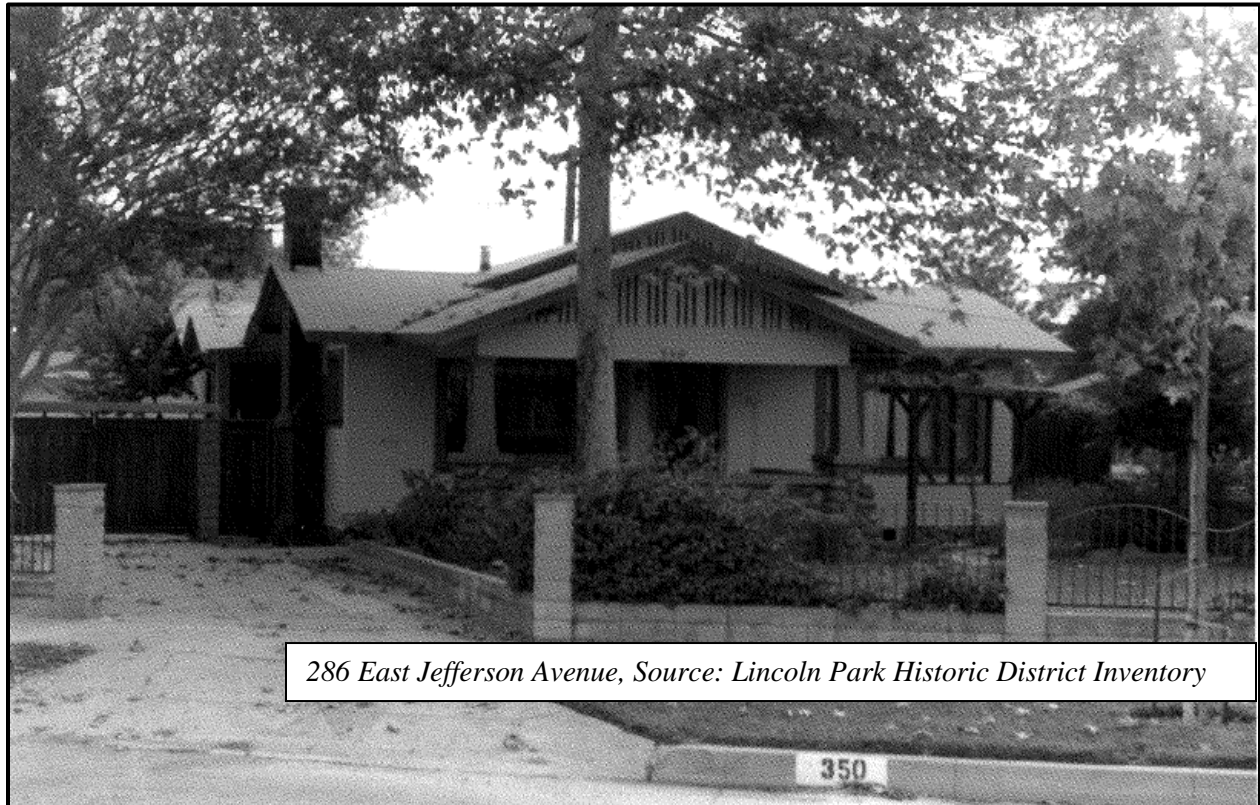
Overview of 350 East McKinley Avenue

On June 22, 2020, a Mills Act Program application was submitted for the property located at 350 E. McKinley in the Lincoln Park Historic District. The property is currently developed with a 1,553 square-foot, one-story single-family dwelling with a living room, dining room, kitchen, three bedrooms, two bathrooms, and a detached garage and laundry room. A review of records from the Los Angeles County Assessor's Office indicate that the main structure was originally constructed in 1926. The structure sits on a 7,061 square-foot (0.16 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 of the dwelling as Craftsman Bungalow (Attachment 5). The Pomona Historic Resources Survey conducted 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:

"Built in 1926, this single-story Craftsman Bungalow features clapboard siding, wide overhangs, exposed eaves, multiple gable roof line, projected gable roof over the front porch which is supported by Elephantine wood posts, deep inset front porch, large picture windows in the front with narrow double-hung sash windows on each side with transom lights above. Also featured are double-hung windows throughout, brick chimney, and river rock foundation.

In 1990, 200 square feet were added for a bathroom and bedroom. Other than that the house seems to be in very good condition.

The earliest recorded owner is listed from 1937 and 1938 by the name of J.B. Ashurst who is also listed on the earliest permits dated 1948 to 1955.. Mr. Ashurst's occupation at the time was a policeman for the Pomona Police Department."



286 East Jefferson Avenue, Source: Lincoln Park Historic District Inventory

Figure 1. Subject Property

House Exterior

The single-story Craftsman Bungalow includes the following character-defining features; low pitched cross-gabled roof, river rock foundation, double hung windows, horizontal wood siding, and a partial-width front porch. The Craftsman Bungalow also features wide overhanging eaves, exposed rafters, front-facing valance grid picture window, and decorative vents (Attachment 6).

House Interior

The single-family dwelling features an entryway opening into the living room and buffet and flows into the kitchen, and includes three bedrooms and two bathrooms. The property also features a detached two-car garage and connected laundry room. Many of the original interior architectural features remain including, but not limited to, hardwood floors, double-hung windows, glass doorknobs, original paneled doors and hardware, glass-covered built-in drawers, decorative wood trim and sills around windows and doors throughout the dwelling (Attachment 7).

Condition of Property

Since its original date of construction, the primary structure has maintained its integrity while undergoing both major and minor interior and exterior changes. Building and Safety records

indicate the construction of an addition to the garage in 1949, the construction a 200 square foot addition to the rear of the home in 1990, various electrical and plumbing permits, and a kitchen remodel in 2001. Since the formation of the Lincoln Park Historic District in 1998, no Minor Certificates of Appropriateness have been issued.

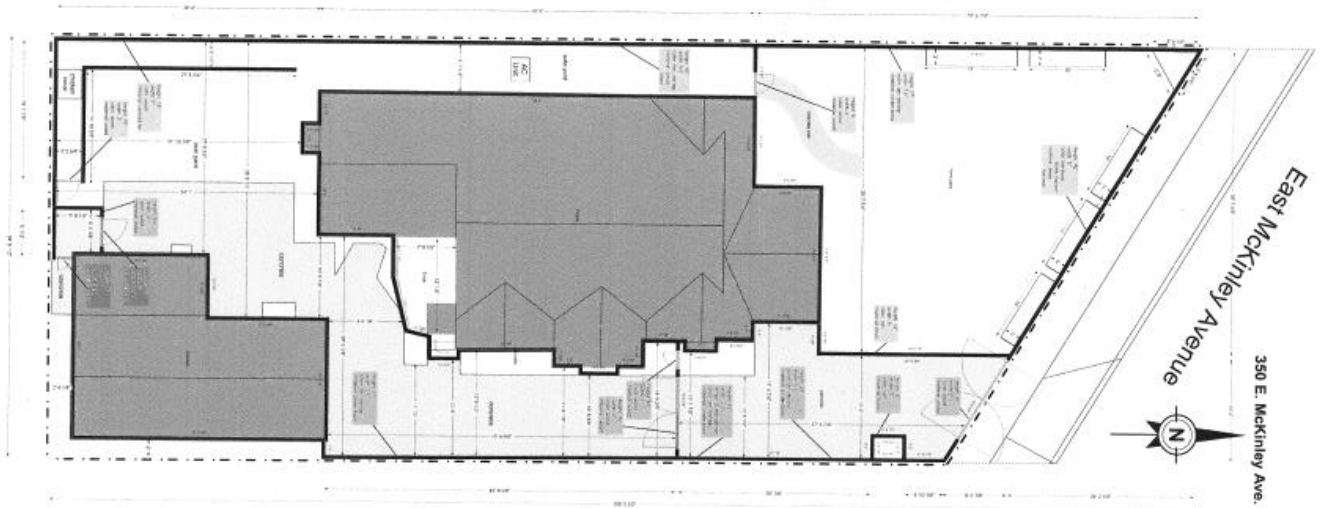


Figure 2. Site Plan

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 (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 RR&P Plan will comply with the above regulations as discussed below (Attachment 8).

Proposed RR&P Plan

The RR&P Plan includes necessary repairs to the existing original hardwood floors. The restoration work includes the sanding and refinishing of the hardwood floors through the entirety of the dwelling and the application of an oil base modified polyurethane. In addition, the applicant is proposing to paint the entire interior of the dwelling and the exterior of the dwelling and garage. As the existing paint is currently deteriorating and chipping throughout the interior and exterior of the home due to natural weathering.

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 refinishing of the hardwood floors and the painting of the interior and exterior of the structures 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 projects do not involve the replacement of materials, only to protect the structure from further deterioration, and as necessary to meet the California Building Code.

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.

Staff has determined that the estimated tax savings during the first ten years of the Mills Act contract will be approximately \$37,395.00. The proposed RR&P Plan includes projects with a total estimated cost of \$41,390.00 as follows in *Table 1*:

Table 1. Estimated Costs of Projects

Repair and Refinishing of Hardwood Flooring	\$5,900.00
Exterior Painting	\$22,440.00
Interior Painting	\$13,050.00
TOTAL	\$41,390.00

PUBLIC NOTICING

On October 21, 2020, 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) guidelines, Section 15331 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, Mills Act Certificate of Appropriateness – Restoration, Rehabilitation, & Preservation Plan (MILLS 13887-2020) may be classified as a Class 31 Categorical Exemption, pursuant to Section 15301(e)(1) of CEQA guidelines.

CONCLUSION

The proposed RR&P Plan for the property located at 350 East McKinley Street meets the requirements of the City's Mills Act Program and will extend the life of the subject property, 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) Lincoln Park Historic District Survey Sheet
- 6) Photographs of Building Interiors and Exteriors
- 7) Site Plan and Floor Plans
- 8) Restoration, Rehabilitation and Preservation Plan

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