



HISTORIC PRESERVATION COMMISSION

Draft Citywide Historic Context Statement
Discretionary Demolition Review
Mills Act Contract Program Update

January 18, 2018

Requirements for Property Owners in Potential Historic Districts

The Groundwork has already been laid out!

- Existing Historic Preservation Ordinance (MMC §17.40.110) already requires Special Advisory Review by the Historic Preservation Commission.
- These regulations provide clear guidance on which projects require Commission review and which projects only require a staff level review.

Exemption to Special Review

The following projects are exempt from Special Review

➤ In-Kind Replacement for:

- Re-roofing;
- Windows;
- Siding material;
- Chimneys and fireplaces.

➤ Accessory structures

➤ Fencing

➤ Additions or deletions of awnings and shutters

➤ Improvements to Non-contributor properties

How will we know what property is a Contributor or a Non-Contributor?

The Adopted Historic Context Statement (HCS) will provide the guidance!

- The HCS will provide information on the period of significance and theme for the potential district.
 - If the property is not within the period of significance and it does not meet theme, staff will determine that the property is a Non-Contributor.

How will we know what property is a Contributor or a Non-Contributor?

The HCS will be the Guide!

- If the property is consistent with the *Period of Significance* and *Theme* outlined in the HCS:
 - Alterations not reaching the level of Demolition Review will proceed directly to the Commission for Special Review
 - Alterations that trigger Demolition Review will proceed with the Determination of Significance Process and proceed to Special Review.

Summary of Approval Process

- **Review and Approval Process for Contributors**
 - Special Review (HPC)
 - Neighborhood Compatibility (Staff and/or DRC)
- **Review and Approval Process for Non-Contributors**
 - Neighborhood Compatibility (Staff and/or DRC)

COMMENTS AND QUESTIONS

STREAMLINING THE DETERMINATION OF SIGNIFICANCE PROCESS



Status Update

- Demolition Review Ordinance became effective on October 2016
- The Commission has completed a total of **19** Determination of Significance Reviews
 - Alterations – 10 (Two withdrawn)
 - Demolitions – 9
- Lessons have been learned

What We Learned

- Most reports have been for Pre-century to Mid-century homes
- Many have had excessive historical background that cover the early history and formation of Monrovia, while excluding a summary of the *Period of Significance* for the subject property
- Minimal analysis to determine if the property is a *Contributor* or *Non-contributor* to a potential district
- Not all assessments have included an analysis of the “Seven Aspects of Integrity”
- Property owners need special guidance when preparing written exemption requests

Professional Historic Assessments

➤ Memorandum

- Summarizing Methodology and Assessment Results

➤ Historic Assessment within the DPR-523 Form

- **Period of Significance**

- Timeframe of development of the subject property and/or subject area

- **Historical Significance**

- Itemized evaluation of California and Local Criteria

- **Analysis of Seven Aspects of Integrity**

- *Location, Setting, Design, Materials, Workmanship, Feeling and Association*

Professional Historic Assessments

➤ **Historic Assessment within the DPR-523 Form - *Continued***

- **District Assessment**

- Documented results of preliminary reconnaissance/windshield survey of the subject block and/or adjacent properties
- List percentage of potential Contributors and Non-Contributors
- Explanation if neighborhood is not indicative of a district
- **Photographs** (Use of Continuation Sheets)
- **Cite Sources**

Written Exemption Requests

- **Evaluation Worksheet** (*in progress*)
 - Checklist to review subject property against local landmark criteria
- **Written Summary of Findings**
 - Letter explaining why the property does not have historic significance based on *Factual Evidence*.

Written Exemption Requests

➤ **Factual Evidence**

- Monrovia Library House Research Guide
- Building Permit History
 - Permit Book – Building Permit History from 1911 to 1947
 - OnBase Document Portal
- Documentation from previous City Survey
 - 1985 Historic Survey
 - Potential List
 - Historic Context Statement
- Los Angeles County Assessor Data

COMMENTS AND QUESTIONS

PUBLIC NOTICING

Public Noticing

- The Neighborhood Compatibility Ordinance established new criteria for review of development of single family dwellings:
 - Increased application requirements
 - Increased review requirements
 - Increased noticing requirements
- Demolition became a step in the process, as opposed to a distinct process.
- Threshold for demolition significantly lowered.
- Most projects that trigger the demolition review are building modification, not demolition.
- Requires completion of a historic assessment by a qualified consultant.

Public Noticing

Compatibility Review Category	Description	Review by	15-Day Project Noticing
Level 1	SFR Addition- rear, single story	Staff	None
Level 2	SFR Addition- front, single story	Staff	Sign
Level 3	SFR New – single story	DRC	Sign and 200' radius mailing
Level 4	Two story addition to a two story house	DRC	Sign and 400' radius mailing
Level 5	Two story addition to a single story house	DRC	Sign and 400' radius mailing
Level 6	New two story SFR	DRC	Sign and 400' radius mailing
Level 7	Multi-family not subject to a Conditional Use Permit	DRC	Sign and 400' radius mailing

MILLS ACT CONTRACTS

Mills Act

- Enacted in 1972
- Authorizes local governments to enter into agreements with property owners to restore and preserve historic resources.
- Authorizes the county tax assessor to utilize Mills Act formula to establish assessment.
- Generally results in a tax savings for the property owner.
- Mills Act properties are reassessed each year using three methods:
 - Proposition 13
 - Estimated Fair Market Value
 - Mills Act Appraised Value

Mills Act Contracts

- If applied for, Monrovia's Historic Preservation Ordinance identifies contracts as a benefit of designation.
 - Individual historic landmark
 - Contributor to a designated historic district
- Approval of the contract allows City to place conditions on property.
- The City has 132 active contracts.
- Program one of the most successful in the county.
- Out of 20 LAC cities, Monrovia has the 4th highest number of contracts.

Mills Act Contracts

1.	Los Angeles (City)	3,531
2.	Pasadena	522
3.	Long Beach	150
4.	MONROVIA	132
5.	West Hollywood	130
6.	Redondo Beach	104
7.	Glendale	99

Mills Act Contract

- As of 2017, the reduction in property tax revenue to the City was approximately \$135,000
- Highest tax reduction is 75%
- Average tax reduction is about 53%
- 13 properties no longer receiving benefit from contract
- Currently, there are almost 100 additional properties that are eligible for a Mills Act Contract

Mills Act Contract

- State law grants authority to offer Mills Act Contracts
- Minimal oversight on administration or application
- Monrovia has used the Mills Act Contract as a reward of preservation/restoration completed. Few contracts include major restoration tasks
- As Monrovia's Preservation program has matured and provides an opportunity to analyze and determine the future of Historic Preservation and the Mills Act Contract

Mills Act Contract – Future Options

Goal: Maintain sustainability of the program

- Length of contract?
- Allow existing contract to expire?
- Eligibility of contract
 - Incentive for Restoration vs. Reward for Preservation
 - Financial consideration of required conditions of approval
 - All landmarks and contributors?
- Annual cap on contracts (number, revenue reduction)
- Limitation on application period

COMMENTS AND QUESTIONS
