

SALINAS HISTORIC RESOURCES BOARD

Staff Report

City of Salinas
Community Development
Department
65 West Alisal Street
Salinas, CA 93901
(831) 758-7206
(831) 758-7215 fax

Director:
Megan Hunter

Planning Manager:
Courtney Grossman

Historic Resources Board:

Carey Pearce, Chairperson
Ruth Andresen
Meg Clovis
Sal Munoz
Thom Taft
(two vacancies)

Planning Manager Approval

C. GROSSMAN by DL

Agenda Item

3C

DATE: September 11, 2017
TO: Historic Resources Board
FROM: Courtney Grossman, Planning Manager
BY: Don Lauritson, Planning Manager

SUBJECT: Historic Resource Designation Project No. SHRD 2017-0012: Designation of building at 147 Central Avenue as an historic resource in accordance with Article XI, Section 2-62 of the Salinas Municipal Code; and, Mills Act Contract Project No. M 2017-011: Approval of Mills Act Contract for 147 Central Avenue.

RECOMMENDATION

Staff recommends that the Historic Resources Board hold a public hearing, affirm the findings and adopt the attached Resolution recommending that the City Council designate the house at 147 Central Avenue as an historic resource and approve a Mills Act Contract for the property.

BACKGROUND

Pedro Wolf and Marie Osborn, property owners, have applied to designate their house at 147 Central Avenue as an historic resource; and to obtain a Mills Act Contract for the property. Designation of the house will protect its historic value in accord with City regulations. The Mills Act is a California State law allowing cities to enter into contracts with the owners of designated historic properties who agree to preserve, maintain, and improve their property in exchange for property tax savings. Eighty-five cities and counties in the state have adopted such tax savings programs for designated historic properties. The Mills Act Program is the most commonly used tax savings program for historic properties. The City established a Mills Act Program in June 2016. This application

is one of two 2017 Mills Act Contract applications – the first two to utilize the program. The property owners will utilize the Mills Act program for roofing, chimney, foundation, porch and painting improvements. The property is located in the CO (Commercial Office) zoning district in an area of mixed residential and office uses.

ANALYSIS

Historic Resource Designation: Designation of historic resources is allowed in accordance with Article XI, Section 2-62 of the Salinas Municipal Code and is required to be eligible for Mills Act Contracts. The house is included in the 1989-2017 City Historical & Architectural Survey prepared by Kent Seavey. The house was constructed in 1910 and is American Foursquare in style with Colonial Revival decoration. It is one of the few remaining large period homes along Central Avenue. It and its near neighboring homes represent the core of the fashionable residential portion of the proposed Steinbeck Historic District. The 1989 Survey form for the property indicates that it qualifies for listing as a City Historic Resource under National and State Registers Historic Criterion 3, and Local Historic Criteria d, e, and f. An October 20, 2016 resurvey of the property confirms that the property still meets the above criteria for designation.

Mills Act Contract: The Mills Act Tax Savings Program for Historic Properties is included as a historic preservation incentive in Section 2-71 of Article XI of the Salinas Municipal Code. Mills Act contracts allow property owners of designated historic resources to receive a reduction in property taxes in exchange for the property-owner commitment to specific repairs, rehabilitation improvements and satisfactory maintenance of the historic property. The property owners of 147 Central Avenue have listed roofing, chimney, foundation, porch and painting improvements as their currently envisioned improvements to the house. A roofing bid of \$37-44,000 is included in the application.

ENVIRONMENTAL REVIEW

The environmental impacts of the designation project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The proposed designation is categorically exempt (Class 31) from further environmental analysis per CEQA Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).

FINDINGS

Findings for designation of the house and the Mills Act Contract are included in the attached resolution.

TIME CONSIDERATION

The project was deemed complete on August 26, 2017. Review by the Historic Resources Board is required by October 10, 2017.

ALTERNATIVES AVAILABLE TO THE BOARD

The Historic Resources Board has the following alternatives:

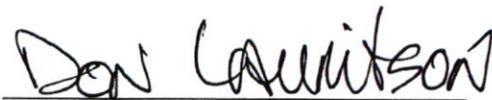
1. Affirm the findings set forth in the attached Resolution with modifications; or
2. Find that the historic resource designations and Mills Act Contract are not appropriate and establish findings at the public hearing stating the reasons for not approving SHRD-2017-012, and M 2017-011.

CONCLUSION

The proposed historic designation and Mills Act Contract are consistent with the Article XI, Sections 2-62 and 2-71 of the Salinas Municipal Code. The designation and contract will assist in the preservation and maintenance of a valuable historic home in the Central Avenue historic area.

COURTNEY GROSSMAN
Planning Manager

BY:



Don Lauritson
Planning Manager

Attachments: Proposed Historic Resources Board Resolution
 DPR 523 Historic Report Form
 Photographs
 Proposed Mills Act Contract