



Request by Councilmember Speake Historic Resources Revisions (CMC Chapter 17.63)



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The Ask...

Obtain feedback from the City Council on possible changes to the Historic Resources Ordinance.



Background



Prior Discussion

- ▷ Council Study Session – November 2022
- ▷ Council recommended a future study session on possible amendments to the Historic Resource Ordinance

Historic Resources Ordinance (CMC 17.63)

- ▷ Adopted 2001
- ▷ Established criteria for:
 - Approving properties or a structure as a local landmark on the Corona Register of Historic Resources.
 - Listing of a geographical area as a historic district.
 - Alteration, relocation or demolition of historic resources.

City of Corona Historic Resources:

Corona Heritage Inventory

- ▷ 529 heritage properties.

Corona Landmark Properties & Districts

- ▷ 62 properties listed as local landmarks
- ▷ 10 historic districts

National Landmark Listings

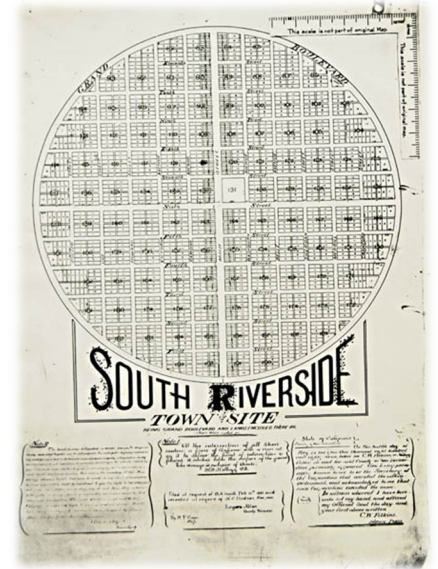
- ▷ 4 Properties
- ▷ 1 Street (Grand Boulevard)

Historic Property Preservation Agreements

- ▷ 45 agreements under the Mills Act.

Design Guidelines for Historic Buildings

- ▷ City design guidelines for preserving historic buildings.



Today's Discussion

- 1 Current challenges
- 2 Input from Corona Historic Preservation Society
- 3 Possible amendments to the Historic Preservation Ordinance
- 4 Explore the creation of an additional pathway for getting homes recognized and qualified for Property Preservation Agreements under the Mills Act.
- 5 Explore changes to the Property Preservation Agreement.

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Current Challenges

1. City has three separate design guidelines for residential properties
 - ▷ Design Guidelines for Historic Buildings (Existing Buildings)
 - ▷ Residential Development Design Guidelines
 - ▷ Downtown Revitalization Specific Plan Guidelines
2. Downtown not officially adopted as an “Historic District”
3. No specific “architectural style standards” for **new residential** within Grand Avenue or on the outskirts
4. Historic preservation regulations not promoted well
5. Historic preservation regulations are verbose, interpretive, and “soft”
6. Cost of historic preservation

2 Historic Preservation Society Input

Ordinance Revisions Proposed by CHPS

1. Establish **Historic Commission**

- ▷ Five (5) members with expertise or education; Council appointed
 - Study City's heritage inventory
 - Evaluate historic applications
 - Recommend to City Council on historic and cultural matters
 - Maintain Corona Register of Historic Resources

2. Establish new resources types to be included in Corona Register

- ▷ **Designated Historic Resources (DHR)** – Monuments, murals, markers, or similar
- ▷ **Structure of Merit (SM)** – Structures that do not meet the level of significance for listing as a Landmark property.

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Historic Preservation Ordinance

Possible amendments for the City Council to consider

1. Update and clarify definitive residential **architectural styles** for infill development and major renovation of non-contributing buildings.



Victorian Queen Anne (1880-1910)



Mission & Spanish Revival (1890-1940)



Provincial Revival (1893-1940)



Victorian Hipped-Roof Cottage (1905-1930)



Colonial Revival (1893-1940)



Craftsman Bungalow (1905-1930)

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Historic Preservation Ordinance

Possible amendments for the City Council to consider

2. Consider creating “**Preservation Areas**” as step to “Landmark District”.
 - ▷ Can be used to define significant historical architectural period for distinct neighborhoods.
3. Establish a “**Corona Historic Commission**” with knowledge and purpose.
 - ▷ Review major alterations to historic buildings and districts, instead of Planning Commission.
 - ▷ Review architectural style of residential infill against adopted architectural style standards.
 - ▷ Act as an architectural review board.
4. Keep “**50 year rule**” but establish historic era context.

4 Preservation Incentives

Explore the creation of an additional pathway for getting homes recognized and qualified for Property Preservation Agreements under the Mills Act.

1. Consider properties **eligible** for listing as Landmarks (aka, heritage listed properties) as meeting criteria for Preservation Agreements (Mills Act).
 - ▶ Not a common practice among cities evaluated, unless within historic district
 - ▶ Same tax incentive formula, so consideration might include:
 - Funding improvements to establish their value as a Landmark property or contributions to a Landmark District, versus funding improvements that aren't *individually* significant

5 Preservation Agreements (Mills Act)

Explore changes to the Property Preservation Agreement.

1. Consider Preservation Agreements (Mills Act) re-evaluations for enhancements and maintenance, versus automatic annual renewals.
 - ▶ Fullerton example:
 - Require annual progress report by property owner
 - @ 5 year – Progress inspection
 - @ 10 year – Rehabilitation/maintenance plan

Items to Consider...

- A** **Expand the types of designated resource?**
 - ▷ *Designated Historic Resources* – Monuments, murals, markers, etc.
 - ▷ *Structure of Merit* – Structures with merit but not Landmark status.
 - ▷ *Preservation Zones* – Areas of consideration for Landmark status.
- B** **Establish an Historic Commission or Committee?**
- C** **Establish architectural styles for infill/non-historic structures?**
- D** **Change eligibility criteria for Preservation Agreements?**
- E** **Expand Preservation Agreement program requirements?**

Next Steps...

- ▷ Organize today's feedback and prepare a draft amendment to the Historic Resources Ordinance.
- ▷ Prepare guidelines for new construction that include architectural styles recommended by City Council.
- ▷ Return to a City Council study session with the draft changes.



Discussion



- A. Expand the types of designated resource?
- B. Establish an Historic Commission or Committee?
- C. Establish architectural styles for infill/non-historic structures?
- D. Change eligibility criteria for Preservation Agreements?
- E. Expand Preservation Agreement program requirements?