

CULTURAL HERITAGE COMMITTEE AGENDA REPORT

SUBJECT: HISTORIC PROPERTY PRESERVATION CONTRACT FOR 211 CHORRO STREET (MULLER-NOGGLE HOUSE AND GARAGE).

PROJECT ADDRESS: 211 Chorro St.

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FILE NUMBER: HIST-0174-2022

FROM: Brian Leveille, Senior Planner

APPLICANT: James & Mai Haselman

REPRESENTATIVE: James Papp

RECOMMENDATION

Recommend to the City Council that the City enter into a Mills Act historic property contract with the property owners, to encourage maintenance and restoration of the historic property at 211 Chorro Street (the Muller-Noggie House and Garage).



Figure 1: Muller-Noggie House

1.0 BACKGROUND

The owner of the Muller-Noggie House and Garage at 211 Chorro Street (Figure 1) submitted an application to enter into a Mills Act historical property contract with the City. The Committee will make a recommendation to the City Council about the request, as provided in § 14.01.030(B) (8) of the City's Historical Preservation Ordinance.

2.0 SITE AND SETTING

The property is at the southwest corner of Mission and Chorro Streets, in the Mount Pleasanton Square / Anholm Neighborhood, a low-density residential area northwest of Downtown between the base of Cerro San Luis Obispo and Stenner Creek. The property was developed with a single-story dwelling built in 1936, designed by Los Angeles-based architect Edla Muir, built by local builder F.C. Stolte, and occupied by local attorney A.V. Muller and his wife Elizabeth. The property was designated as a "Master List Resource" by the City Council in January 2022 (by Resolution No. 11298, see Attachment A).

3.0 MILLS ACT CONTRACTS

The Mills Act Program is a property tax reduction program for protection of cultural resources that encourages their maintenance and restoration (§ 3.6.2 of the General Plan Conservation and Open Space Element). Participation in the program is limited to Master List Resources; the most unique and important historic resources in terms of age, architectural or historical significance, rarity, or association with important persons or events in the City's past (HPO § 14.01.050 (A)).

HIST-0174-2022 (211 Chorro)
Cultural Heritage Committee Report – May 24, 2022

The City and owners of a Master List Resource enter into an historical property contract under which the owners agree to restore, maintain, and protect the property in accordance with historical preservation standards. Owners may qualify for property tax relief, potentially realizing tax savings of between 40% and 60% per year. Contracts have a minimum term of ten years, and contain standard elements set out in the Mills Act (Govt. Code §§ 50280 – 50290), including: a provision for preservation (or, where necessary, restoration and rehabilitation) of the property in conformance with state historic preservation guidelines; periodic examination of the property for compliance with the contract; and a provision binding the contract upon successive owners. Automatic one-year extensions are provided, unless either party gives notice of non-renewal of the contract.

4.0 PROPOSED IMPROVEMENTS

Several improvements and maintenance items are identified by the applicant (Attachment B) for completion during the term of the proposed contract. All of the items discussed appear to be relevant to the preservation and maintenance of this property and are included in Exhibit A of the proposed contract (Attachment C). Additionally, any work undertaken on the property must, under the terms of the contract, be carried out in a manner consistent with the City's historical preservation standards and guidelines and with the Secretary of the Interior's Standards for Treatment of Historic Properties, so as to retain and preserve original, character-defining architectural features and the historical character of the property.

5.0 ACTION ALTERNATIVES

1. Staff Recommendation: Recommend to the City Council that the City enter into a Mills Act historic property contract with the property owners, to encourage maintenance and restoration of the historic property at 211 Chorro Street.
2. Continue consideration of the request with direction to the applicant and staff.
3. Recommend to the City Council that the City not enter into the proposed historical property contract. This action is not recommended because the City participates in incentive programs that encourage maintenance and restoration of historic properties, (General Plan Conservation and Open Space Element, Program 3.6.2), and as a Master List Resource, this property is eligible for this program.

6.0 ATTACHMENTS

- A - City Council Resolution No. 11298 (2022 Series)
- B - Applicant Request Letter and List of Improvements (March 2022)
- C - Historic Property Contract (211 Chorro Street – Draft)