Historical Committee

AGENDA
May 26, 2026
6:00 PM

Library History Room
411 E Chapman Ave, Placentia, CA 92870

Planning Division | (714) 993-8124
www.placentia.org

Agenda Materials

Copies of all agenda materials are available online at www.placentia.org and at the City Clerk's Office. For questions regarding any agenda item, please contact the Planning Division at (714) 993-8124. In compliance with California Government Code § 54957.5, any materials submitted to the majority of the Committee Members after distribution of this agenda that are non-exempt public records will be made available for public inspection at the City Clerk's Office during normal business hours.

Procedures for Addressing the Committee Members

Public comments are received during the Oral Communications section of the agenda. Members of the public may address the Committee on any agenda item by completing a "Speaker Request Form" indicating the agenda item or subject matter you wish to address and submit it to the recording Secretary before the item is called. All speakers shall observe civility, decorum, and good behavior.

PLEASE SILENCE ALL ELECTRONIC DEVICES WHILE THE MEETING IS IN SESSION.

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need accommodations contact the City Clerk's Office at (714) 993-8231. Notification at least 48 hours in advance of the meeting will enable the City to make arrangements to assure accessibility. (28 CFR 35.102.35.104 ADA Title II)

CALL TO ORDER

ROLL CALL
Chairperson: Kathy Frazee
Vice Chair: Wendy Elliott
Secretary: Cassie Queen
Members: John Adger, Bonnie Carren, Kevin Chavez, Kim Deweese, Jan Henderson, and John Walcek

1. AGENDA

1.A **MINUTES**

Recommended Action: Receive and File

2. CORRESPONDENCE/ANNOUNCEMENTS

3. HISTORICAL COMMITTEE ACCOUNTS
Operating Funds: $2,726.58
Program Funds: $415.21

4. NEW BUSINESS - None

5. UPDATES
A. Upcoming Events and Programs

6. OLD BUSINESS/ONGOING PROJECTS
A. Local History Lecture
B. City of Placentia Centennial
    i. Centennial Steering Committee
    ii. Historical Subcommittee
C. Oral History Project
    i. Readers Theater
D. Historical Preservation Plan & Ad-hoc Committee

ADJOURNMENT
The Historical Committee will adjourn to the Regular Historical Committee meeting on June 23, 2026.

CERTIFICATION OF POSTING
I, Andrew A. Gonzales, City Liaison to the Placentia Historical Committee of the City of Placentia, hereby certify the agenda for the May 26, 2026, regular meeting for the Placentia Historical Committee of the City of Placentia was posted on May 21, 2026.

/s/ *Andrew A. Gonzales*
Historical Committee Liaison

Agenda Item No: 1.A

PLACENTIA HISTORICAL COMMITTEE AGENDA REPORT

Meeting Date: May 26, 2026
Submitted by: Margie McCoy
From: Development Services

Subject:
MINUTES

Recommended Action:
Receive and File

Attachments
Mills Act & Preservation Presentation 04.28.26.pptx



John Lemke House – 2131 N. Valencia Avenue

Preserving Placentia: Historic Homes, The Mills Act, & How to Apply

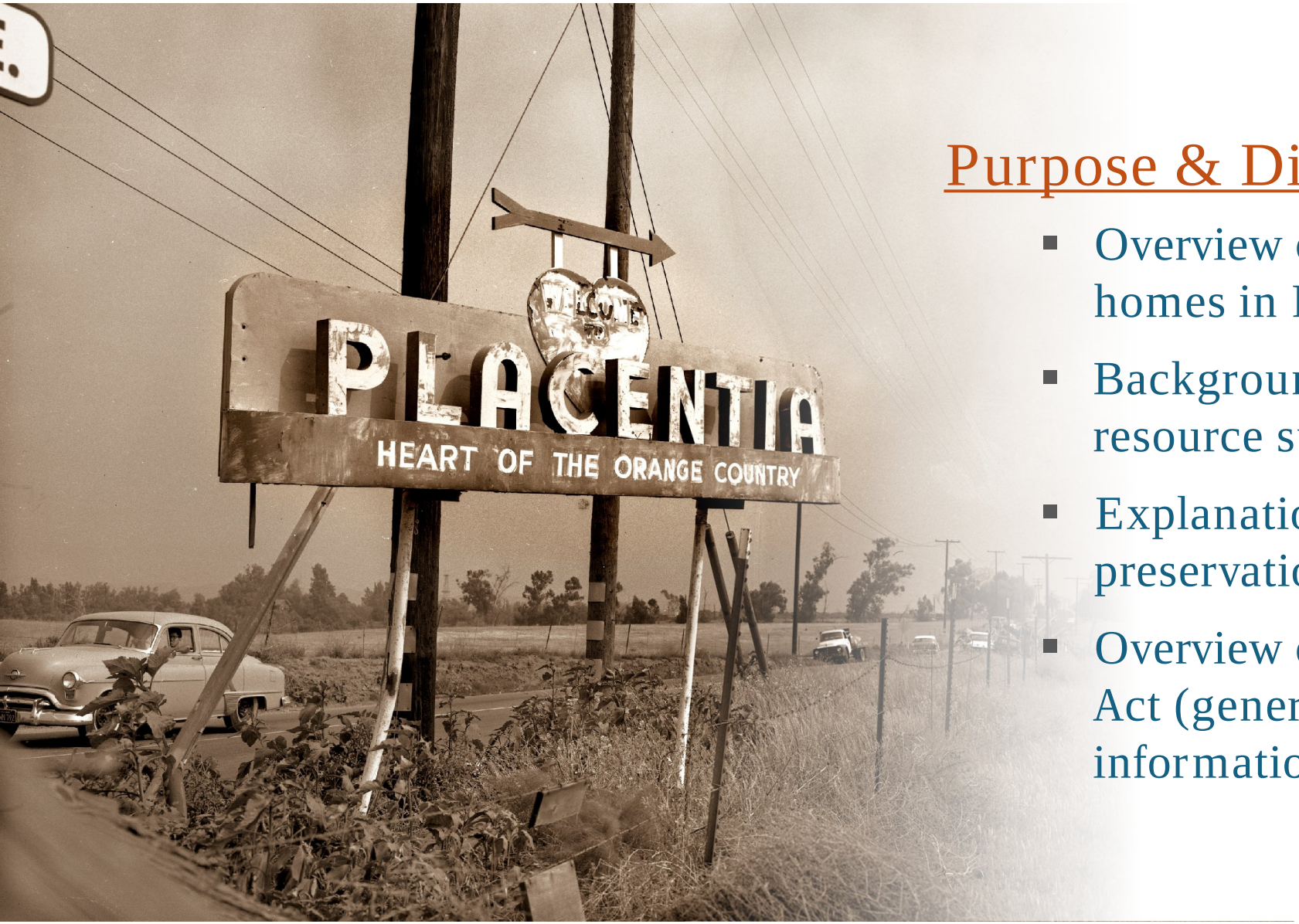
Andrew Gonzales, City of Placentia – Planning Manager & Historical Committee Liaison

Wendy Elliot – Vice Chair to the Historical Committee

Tuesday, April 28, 2026

Placentia Library District

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Purpose & Disclaimer

- Overview of historic homes in Placentia
- Background on historic resource surveys
- Explanation of preservation tools
- Overview of the Mills Act (general information)



Origins of Historic Preservation in Placentia

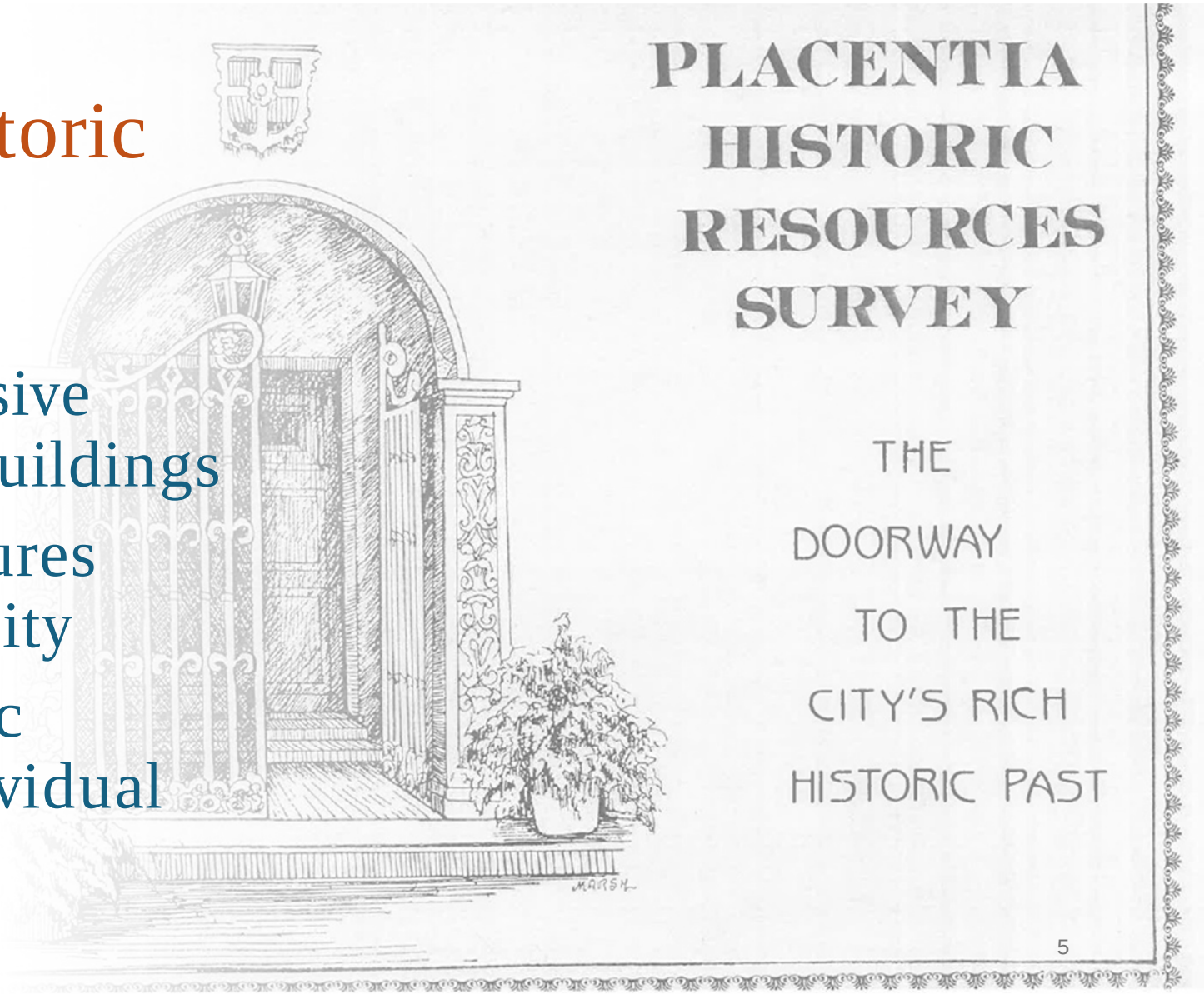
- Historical Committee formed in mid-1980s
- Initiated by City leadership and community stakeholders
- Purpose: identify and preserve local historic resources

Role of the Historical Committee

- Serves as a technical and advisory body on historic preservation matters within the City
- Evaluates historic resources for architectural and cultural significance
- Reviews development proposals affecting historic properties
- Provides recommendations to ensure preservation considerations are incorporated into decision-making
- Helps inform the City's understanding of its historic assets and built environment

1988/1989 Historic Survey

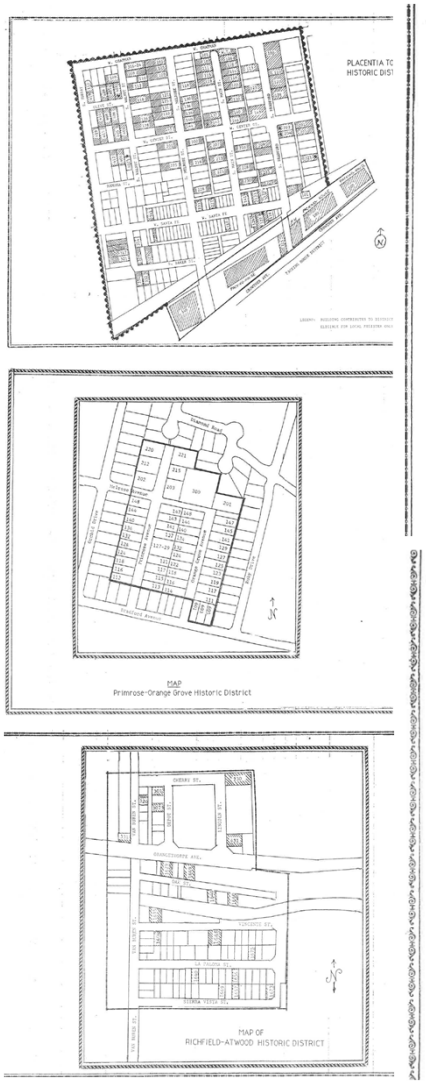
- First comprehensive survey of older buildings
- Evaluated structures throughout the City
- Identified historic districts and individual resources

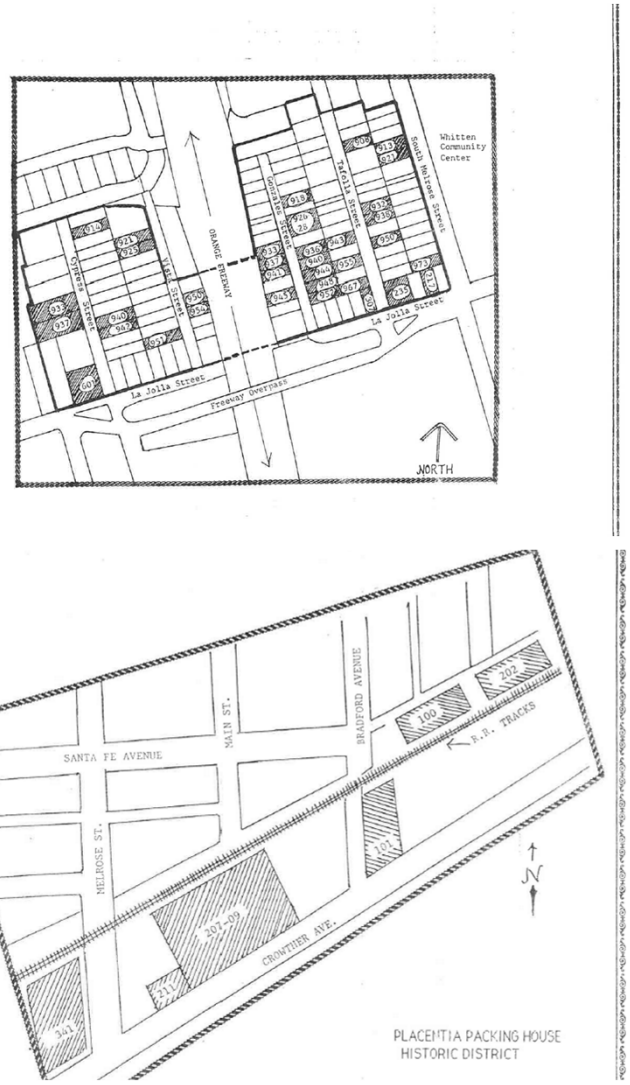


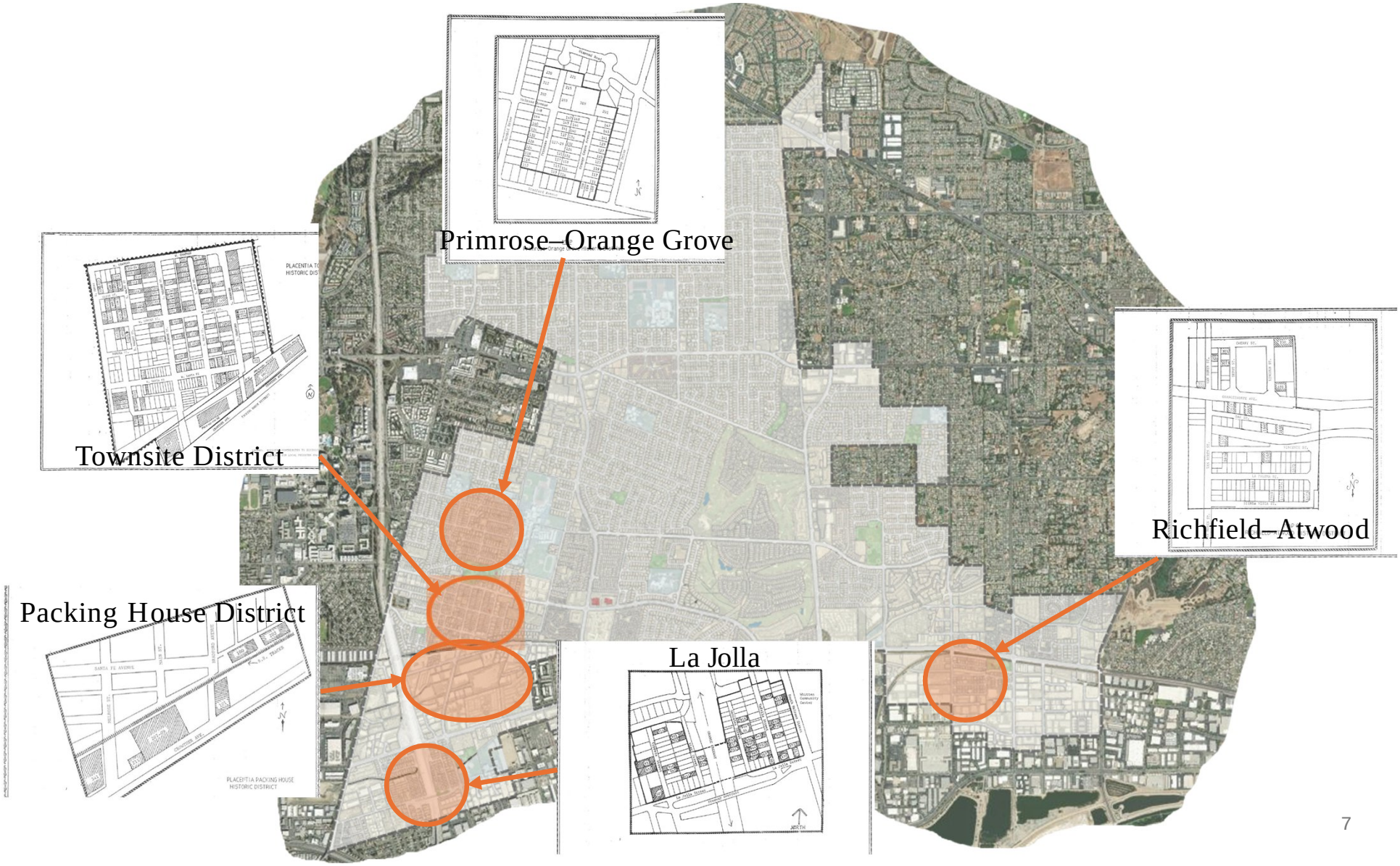
Key Findings From Earlier Survey

Five historic districts identified:

- Townsite District
- Primrose–Orange Grove
- La Jolla
- Richfield–Atwood
- Packing House District

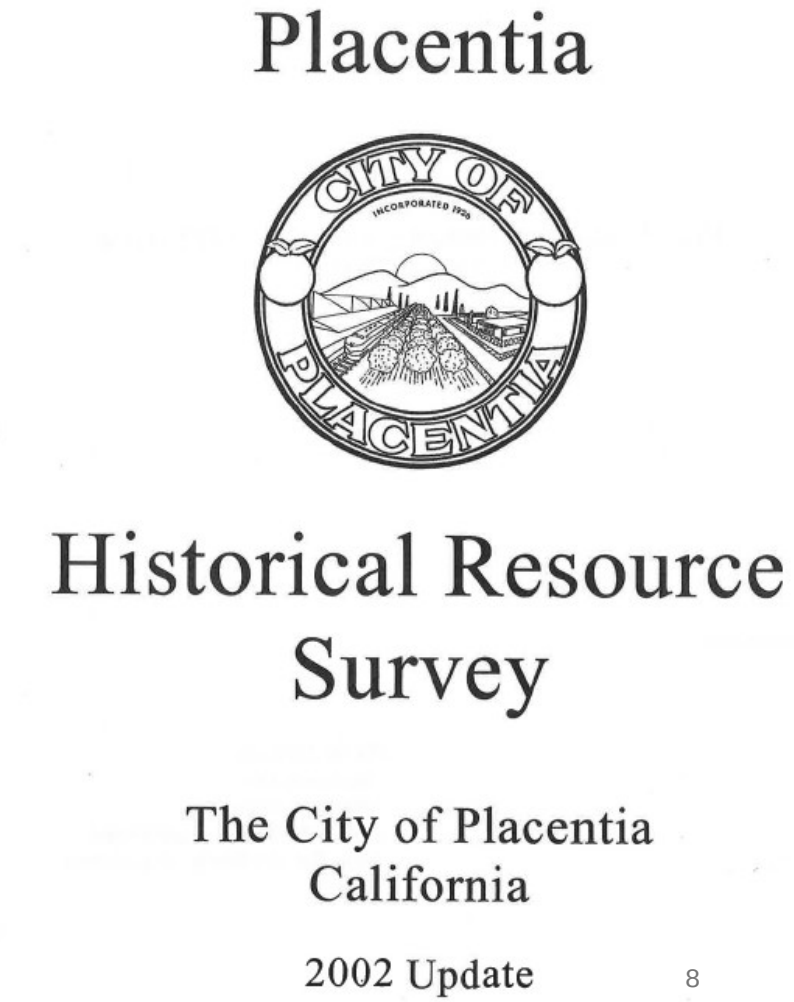





Primrose–Orange Grove
Townsite District
Packing House District
La Jolla
Richfield–Atwood

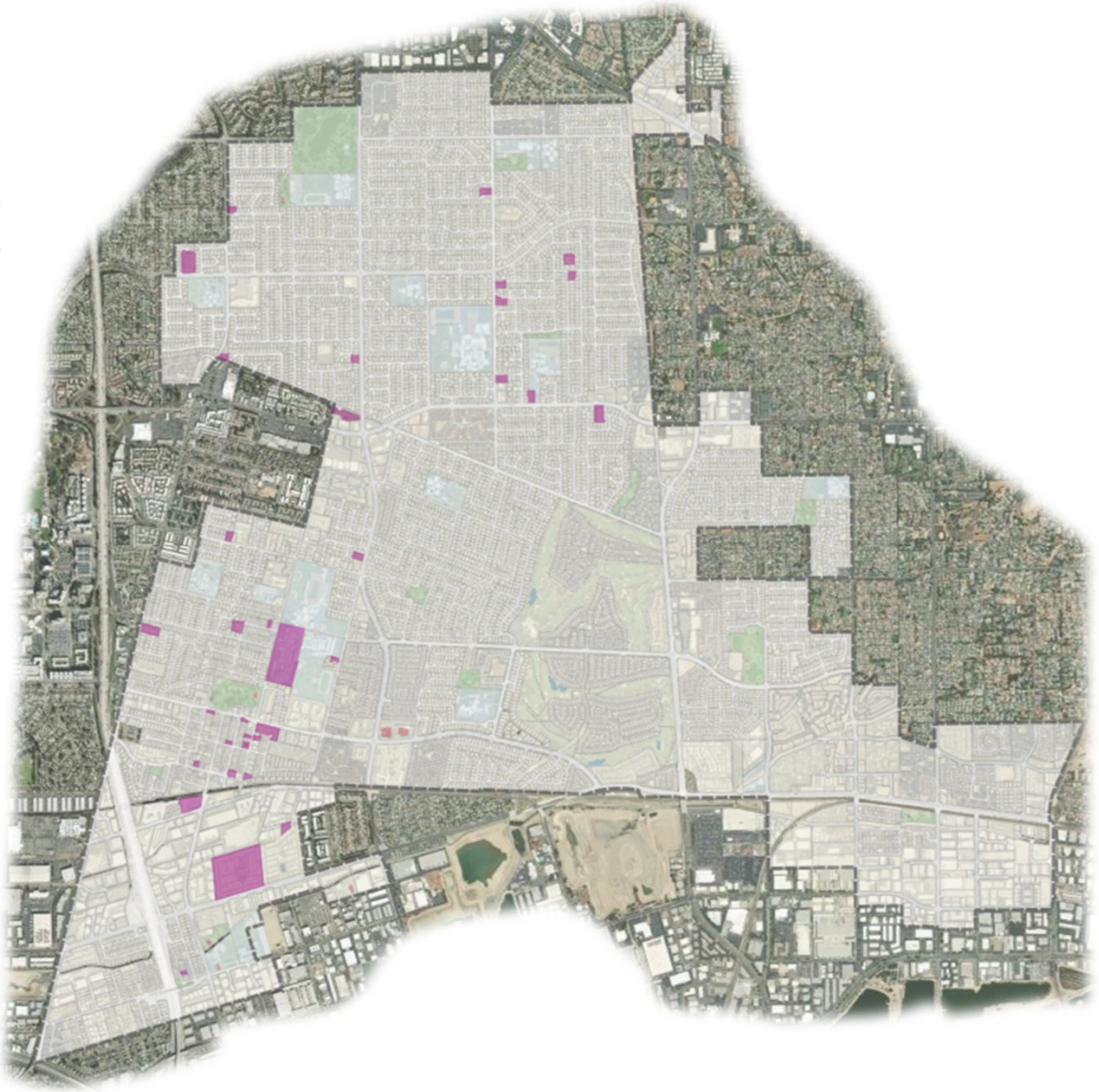
2002 Survey Update

- Updated inventory of historic resources
- Built on original survey work
- Evaluated buildings over 50 years old
- Identified 357 structures and sites



Existing Historical Resources

- 38 Locally Designated Historical Structures
- National Register
  - Bradford House
  - George Key Ranch
- CA Point Of Historical Interest
  - First Macadamia Tree Planted in CA
  - Placentia Mutal Orange Association Packing House



What the Survey Shows?

- Identification of buildings over a certain age (historical inventory)
- Evaluation of historic significance and architectural integrity
- Classification of properties (e.g., eligible, conditional, compromised)
- Potential for local, state, or national historic designation



Stradley Building – 133 W. Santa Fe Avenue



What Qualifies as Historic

- Typically, 50+ years old
- Architectural or historical significance
- Integrity of structure

Existing Local Framework

- Adoption of a local ordinance or resolution
- Establishment of eligibility criteria
- Application and review process
- Annual or capped number of contracts
- Oversight and compliance monitoring







How Local Designation Works

- Historical Committee identifies and recommends properties for designation
- Property owners are notified and given opportunity to provide input
- City Council reviews and considers proposed designations
- City Council formally designates historic buildings
- Designated properties are added to the City's Historic Resource list



Gilbert Kraemer House – 525 N. Angelina Drive



Berkenstock House – 829 Berkenstock Lane



John Wagner House – 1542 Valencia

What is Currently Preserved?

- Locally designated historic buildings
- Historic districts identified through surveys



Broader Housing Stock

- Many homes meet age criteria
- Not all have formal designation
- Preservation status varies







Patio Homes







Cinderella Homes





Kraemer House

PRESERVATION TOOLS

REGULATORY TOOLS

Historic designation
(landmarks & districts)
Protects important historic places and areas.

Design and demolition review
Ensures changes and demolitions are appropriate and preserve historic character.

Zoning & preservation standards
Sets rules and standards that protect historic resources and neighborhood character.

INCENTIVE TOOLS

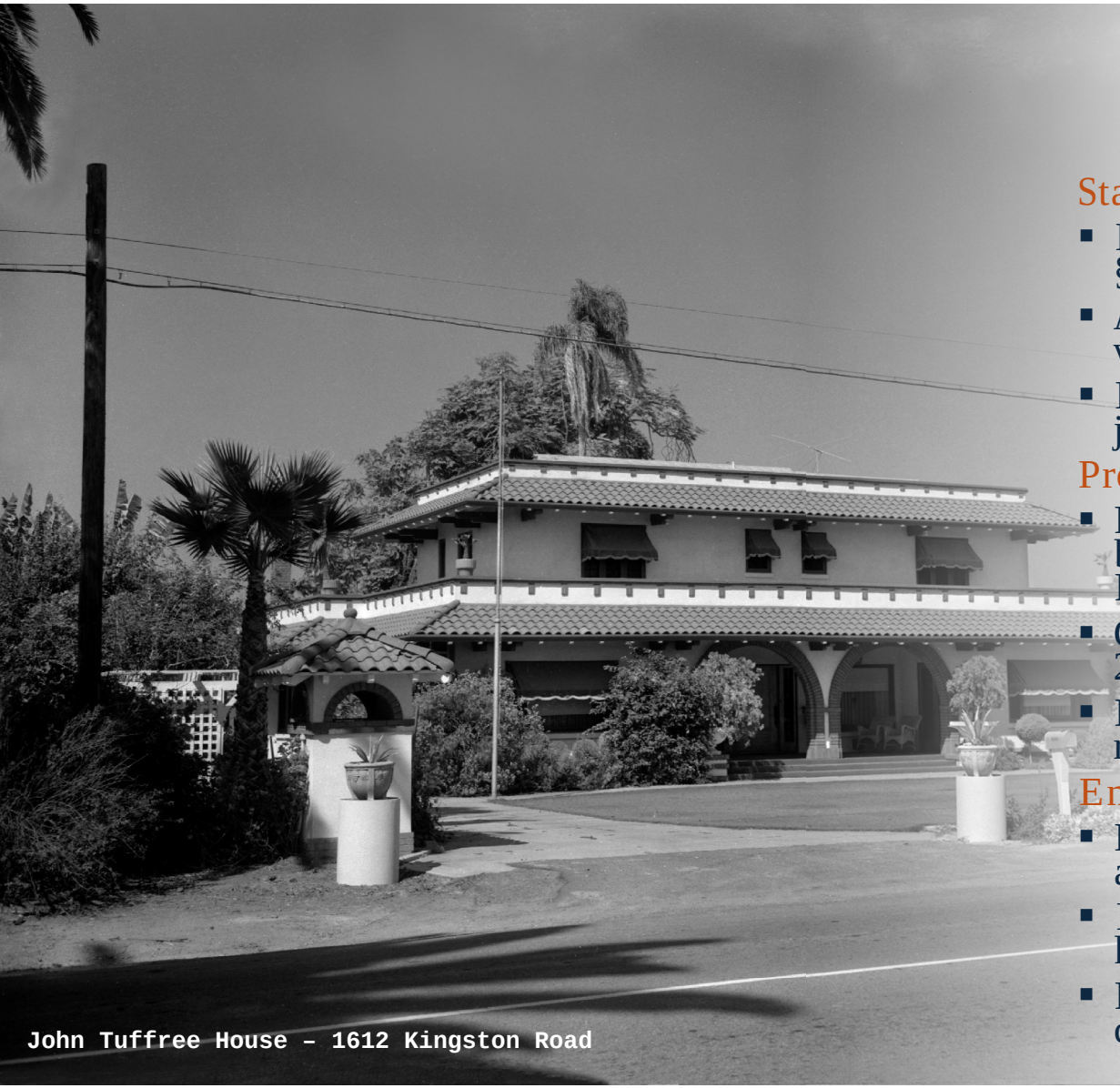
Mills Act tax relief
Property tax reduction for owners who preserve and maintain historic properties.

Grants / fee incentives
Financial assistance or reduced fees to support preservation projects.

Permit streamlining
Simplified and efficient permit process for qualified projects.

Tax credit opportunities
Access to state and federal tax credits for rehabilitation of historic properties.





John Tuffree House – 1612 Kingston Road

Mills Act Overview

State Law (1976)

- Enacted under California Government Code §§ 50280–50290
- Authorizes cities and counties to enter into voluntary contracts with property owners
- Implementation is locally controlled (each jurisdiction sets its own program rules)

Provides Property Tax Incentives

- Reduces property taxes using an income-based valuation method, rather than Proposition 13
- Can result in significant tax savings (often 20%–70%)
- Designed to offset the cost of maintaining and rehabilitating historic properties

Encourages Preservation of Historic Properties

- Requires property owners to actively maintain and preserve historic features
- Helps prevent deterioration or demolition of historically significant structures
- Promotes long-term community character, cultural heritage, and neighborhood stability

How the Mills Act Works

Uses Income-Based Valuation Method

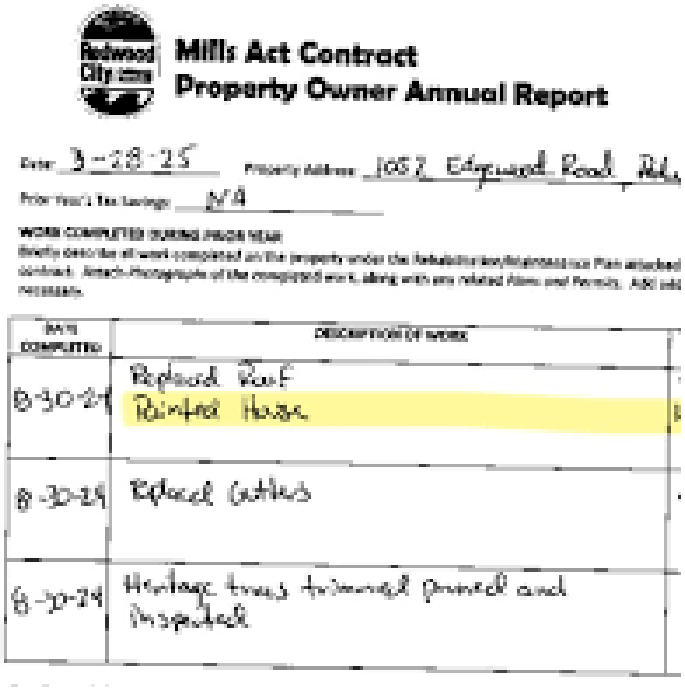
- Property is assessed using the **income approach to value**, not standard Proposition 13
- Based on estimated rental income, operating expenses, and a capitalization rate
- Often results in a **lower assessed value**, especially for high-value or underutilized properties

Can Reduce Property Taxes

- Property taxes are recalculated based on the reduced assessed value
- Typical reductions range from **20% to 70%**, depending on property characteristics
- Provides a financial incentive to offset ongoing maintenance and rehabilitation costs

Requires Preservation Agreement

- Property owner enters into a **10-year renewable contract** with the City
- Includes a **maintenance and rehabilitation plan** specific to the property
- Requires compliance with historic preservation standards and periodic City monitoring



Mills Act Contract
Property Owner Annual Report

Date: 3-28-25 Property Address: 1052 Edgewood Road, Rd.

Prior Year's Tax Savings: N/A

WORK COMPLETED DURING PRIOR YEAR

Briefly describe all work completed on the property under the Rehabilitation/Maintenance Plan attached to contract. Attach photographs of the completed work, along with any related Plans and Permits. Add additional sheets if necessary.

DATE COMPLETED	DESCRIPTION OF WORK
8-30-24	Replaced Roof Painted House
8-30-24	Replaced Gutters
8-30-24	Heritage trees trimmed pruned and inspected

to preserve historic places for today and future generations.

PRESERVES HISTORIC RESOURCES

Helps protect the character, history and architectural heritage of our community.



PROVIDES PROPERTY TAX RELIEF

Offers a significant reduction in property taxes, helping to offset the cost of maintaining and rehabilitating historic properties.



ENCOURAGES REINVESTMENT

Incentivizes property owners to maintain, repair and improve historic properties for the long term.



STRENGTHENS COMMUNITIES

Supports neighborhood stability, economic vitality and a strong sense of place.



PROMOTES SUSTAINABILITY

Preserving and reusing historic buildings reduces waste and supports environmentally responsible practices.



A VOLUNTARY PROGRAM. A LASTING IMPACT. A STRONGER COMMUNITY.

1 PROPERTY MUST BE DESIGNATED

The property must be a designated historic resource such as a local landmark, in a historic district, or listed on the National or California Registers.



Historic designation is the first step.

2 APPLICATION SUBMITTED

The property owner submits an application, including a maintenance and rehabilitation plan that outlines proposed work and long-term preservation commitments.



A complete application helps move the process forward.

3 REVIEW AND APPROVAL

City staff reviews the application for consistency with program requirements and preservation standards. The application is typically approved by the historic preservation commission and/or city council.



Public review ensures the program meets community goals.

4 CONTRACT ESTABLISHED

Once approved, the property owner and the City enter into a Mills Act contract. The contract is for 10 years and is renewable annually as long as the terms are met.



The contract provides tax benefits in exchange for preservation.

BENEFITS

- Potential reduction in property taxes
- Incentive to maintain and improve historic properties
- Preserves community character and heritage
- Supports sustainable, long-term investment

The Mills Act is a voluntary program that partners with property owners to protect and preserve our historic resources.

Mills Act programs are implemented at the local level.

MILLS ACT IS A STATE-ENABLED PROGRAM

The Mills Act is authorized by California Government Code §§ 50280–50290, which enables cities and counties to enter into contracts with property owners for the preservation of historic properties.



PARTICIPATION IS OPTIONAL

Property owners choose whether to apply. The program is voluntary for both the property owner and the local agency.



REQUIRES LOCAL ADOPTION

Each city or county must adopt a Mills Act ordinance and program guidelines that establish eligibility, application requirements, and contract terms.



Local control ensures that Mills Act programs reflect the **community's preservation goals and fiscal considerations**.

Key Takeaways

- Placentia has a long history of identifying historic resources
- Preservation involves both regulation and incentives
- Programs like the Mills Act are one tool used in California




Questions?
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