

# Historical and Landmarks Commission

**Item 3: 1111 Harrison Street** 

April 3, 2025

Daniel Sobczak, Associate Planner



## Request

Consideration of a Historical Preservation Agreement (Mills Act Contract) (File No. PLN25-00085) for 1111 Harrison Street



## **Existing Site**

- **Size:** 7,372 Square Feet
- **Surrounding Uses:** Single-Family Residential
- **Zoning:** R1-6L
- **General Plan Designation:** Very Low Density Residential
- Architectural Style: West Coast Stick
  - Box Bay windows
  - Spindle work
  - Ornamentation
  - Fluted Trim





# **HRI Properties Within 200 feet**

- Historical Resources







## **Ten Year Plan**

- Years 1-2: Foundation and Drainage
  - Repair or replace brick foundation. Implement seismic retrofitting as practical. Rework landscaping to improve drainage.
- Years 3-4: Building Envelope, Trim, and Painting
  - Repair or replace damaged sections of siding. Repair or replace damaged trim. Paint entire exterior.
- Year 5: HVAC
  - Install a multi-zone AC/heat pump mini-split system to replace defunct gravity heater.
- Years 6-7: Plumbing and Electrical Improvements
  - Repair or replace aging plumbing. Upgrade electrical.



### **Ten Year Plan**

- Years 6-7: Plumbing and Electrical Improvements
  - Repair or replace aging drain and supply pipes. Upgrade electrical wiring.
- Years 8-9: Window Restoration
  - Restore double-hung windows throughout the structure. Wood to be repaired or replaced with like material.
- Year 10: Interior Flooring and Drywall
  - Restore hardwood floors on first floor, retaining current material whenever possible. Repair/replace sub-floor on second floor (under carpet). Repair/replace damaged drywall sections.



#### **Recommendation**

That the Historical and Landmarks Commission determine the project to be exempt from CEQA pursuant to CEQA Section 1561(b)(3) and find that the Mills Act Application and associated 10-Year Plan for restoration and maintenance accomplish the intent of preserving and maintaining the historical significance of the property; and therefore, recommend City Council approval of a Mills Act Contract, and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement for the property located at 1111 Harrison Street.

