



Agenda Report

18-1460

Agenda Date: 11/1/2018

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Mills Act Contract for 1217 Harrison Street

BACKGROUND

The subject property is known as the Parker/Hudson House and constructed circa 1870s. The property is comprised of a two-story section in National Style with vernacular Greek Revival architectural elements. The other section is one-story and built circa 1880's. Property owners Suyog Kotecha and Vartika Jain are requesting a Mills Act Contract for the property, and the adoption of a 10-Year Rehabilitation and Maintenance Plan associated with this historical preservation agreement. A requirement of the Mills Act is that the building must be a qualified structure, listed on either a local, State or National Register. The subject property is listed on the City's Historic Resources Inventory (HRI).

A significant remodel was reviewed and approved by the Historical and Landmarks Commission on November 6, 2104. During the rehabilitation, according to the conditions of approval, the retention and repair of the original windows at the front of the property was maintained. Other work included replacement of the mudsill foundation with a concrete foundation. In 2018, the rehabilitation of the building was completed.

As an update to the May 20, 2014 Historic Resources Inventory evaluation, a DPR 523A form was prepared by Bonnie Bamburg of Urban Programmers, assessing the historical significance of the property. The updated DPR form was prepared on September 28, 2018 and is attached to this report.

The property owners have submitted a statement of justification and 10-year rehabilitation and preservation plan attached to this report.

DISCUSSION

The evaluator finds the subject retains sufficient integrity to qualify as a historic resource, and continues to be eligible for listing on the City's HRI. In addition, the evaluator finds that the property is eligible for listing in the California Register of Historic Resources as an example of National Style Farm House, c. 1870.

Some of the notable work to be done per the applicant's proposed 10 Year Rehabilitation and Maintenance Plan includes fumigation of the home, roof replacement, wood floor maintenance, and house repainting.

Staff finds that the work proposed under the 10-Year Rehabilitation and Maintenance Plan adheres to the Secretary of the Interior's Standards for Rehabilitation, and will need to be submitted for Secretary of the Interior's Standards Review and incorporated into the Preservation Treatment plan

as necessary. The proposed changes support the preservation, protection, and maintenance of an identified, locally historically significant resource. A copy of the draft contract is also attached to this report.

ENVIRONMENTAL REVIEW

The Mills Act program is exempt from the CEQA environmental review requirements per CEQA Section 15061(b)(3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

PUBLIC CONTACT

The notice of public meeting for this item was posted at three locations within 300 feet of the project site and was mailed to property owners within 300 feet of the project site. No public comments have been received at the time of preparation of this report.

RECOMMENDATION

Based upon the analysis and findings of the historical evaluation survey, staff recommends that the Commission forward a recommendation to the City Council for approval of the Mills Act Contract application, including the adoption of 10-Year Rehabilitation and Maintenance Plan associated with this historical preservation agreement.

Reviewed by: Yen Han Chen, Associate Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Project Data Sheet
2. Draft Mills Act Contract
3. Legal Description
4. Historic Survey(DPR Form)
5. Secretary of the Interior's Standards for Treatment of Historic Properties
6. 10-Year Rehabilitation Plan
7. Statement of Justification