



Historical and Landmarks Commission

**Item # : 2
1458 Lexington Street**

October 2, 2025

Summer Foss, Assistant Planner



Request

Consideration of a Historical Preservation Agreement (Mills Act Contract) (File No. PLN25-00350) for 1458 Lexington Street



Site

- **Lot Size:** 7,500 Square Feet
- **Surrounding Uses:** Single Family
- **Zoning:** R1-6L Single Family Residential
- **General Plan Designation:** Very Low Density Residential
- **Architectural Style:** Pioneer style
 - L-shaped
 - gabled roofs
 - v-groove siding
 - little to no ornamentation





HRI Properties Within 200 feet

-  - Mills Act Properties
-  - Historical Resources







Ten Year Plan

- **Year 1: Plumbing**
 - Downstairs bathroom will be reconfigured to add a sink. The upstairs bathroom will be reworked to eliminate the step up into the separate vanity/shower room and a toilet will be added.
- **Year 2: Drainage**
 - Areas adjacent to the home's foundation will be regraded to allow for appropriate drainage.
- **Year 3: Seismic Anchoring**
 - Seismic reinforcement will be installed per guidance from a structural engineer.
- **Years 4-6: Painting**
 - Repaint entire exterior of residence. Replace/repair any damaged areas of exterior.



Ten Year Plan

- **Year 7: Electrical Improvements**
 - Upgrade electrical.
- **Years 8-9: Window Replacement and Restoration**
 - The upper floor exterior window on the front of the house that is currently aluminum-framed will be replaced with appropriate historic wood windows. Restore/repair existing historic wood window sashes.
- **Years 10: Replace Front Door, Repair Interior Doors and Interior Trim**
 - The front door will be replaced with a door more befitting the age of the home.
 - Historic trim throughout the home will be repaired and refinished. In cases where repair of existing trim is not possible, salvaged or custom-milled trim will be applied.
 - Historic interior doors, as determined by construction and hardware, will be repaired.



CEQA Evaluation

A Mills Act Contract is **exempt** from the California Environmental Quality Act (CEQA) pursuant to **Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation)**. This exemption consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior Standards. Entering into the contract will result in the restoration and rehabilitation of the 1892 structure consistent with the Secretary of the Interior Standards.



Public Comment

- Staff received public comment from HLC Advisor and City Historian Lorie Garcia, noting that the term “Pioneer style” used in the DPR is considered outdated, and that the home’s design is more accurately described as reflecting the National architectural style.



Recommendation

- Staff recommends that the Historical and Landmarks Commission determine the project to be **exempt from CEQA pursuant to CEQA Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation)** 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 1458 Lexington Street.



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