



Meeting Date: September 1, 2016

File: PLN2016-12028

Location: 1591 Homestead Road, an approximately 9,342 square-foot parcel located at the south west corner of Lincoln Street and Homestead Road, APN: 269-20-093; property is zoned Historic Combining (HT).

Applicant/Owner: Peter Hilton / Daria and William Hilton

Request: **Historic Preservation Agreement (Mills Act Contract)** for the two-storied single family residence

CEQA Determination: Mills Act program is exempt from the CEQA environmental review requirements per CEQA Section 15061(b)(3)

Project Planner: Fahteen Khan, Assistant Planner

Recommendation: **Recommend Approval**, subject to conditions

PROJECT DESCRIPTION

The subject property is a local historically designated property in the City of Santa Clara; built in circa 1875 as a National style residence, and remodeled in 1892 as a Stripped Queen Anne. In 1981 it was rezoned from R3-25D (Moderate-Density Multiple-Dwelling Zoning Districts) to R3-25D HT (Moderate-Density Multiple-Dwelling Historic Combining Zoning Districts) to accommodate the then owner's law office inside the residence.

The proposed project involves the approval of a Historic Preservation Agreement (Mills Act Contract) and the adoption of a 10 Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement.

ANALYSIS

The applicant is requesting a Mills Act Contract. The applicant has provided a Historical Evaluation, which was recorded on June 27, 2016 and prepared by Lorie Garcia, Architectural Historian with Beyond Buildings. As noted in the Evaluation and as is noted in the General Plan Appendix 8.9, the home is currently recognized by the City of Santa Clara on the list of Architecturally or Historically Significant Properties.

The work to be done per the 10 Year Restoration and Maintenance Plan includes but is not limited to: replacing rear exterior stairway, replacing knob and tube wiring, replacing roof, insulating basement, repairing fish scale shingles in the front gable, restoring attic wood windows, replacing second story exterior molding, and replace crown molding where missing.

Staff finds that the work proposed under the 10-Year Restoration 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. The 10 year Restoration and Maintenance Plan proposes to preserve and maintain the characteristics of historical significance, primarily pertaining to the distinctive Stripped Queen Anne Architecture, as identified in the Historical Evaluation.

ENVIRONMENTAL DETERMINATION

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 NOTICES AND COMMENTS

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.

Historic Preservation Agreement

Staff recommends that the Historical and Landmarks Commission find that the Mills Act Application and associated 10 Year Restoration and Maintenance Plan accomplish the intent of preserving and maintaining the historical significance of the Historic Property and, therefore, recommend Council approval of the Mills Act Application, and authorize a small bronze plaque (Circa 1892), subject to the following condition:

- 1) All future work will receive the proper approvals and permits prior to commencing.

STAFF FINDINGS AND RECOMMENDATIONS

Based upon the analysis and findings of the historical evaluation staff recommends that the Commission forward a recommendation of approval to the City Council for approval of the Mills Act application.

Documents Related to this Report:

- 1) *Letter of Justification*
- 2) *Historic Survey(DPR Form)*
- 3) *Legal Description- Exhibit A*
- 4) *10-Year Restoration and Maintenance Plan*
- 5) *Secretary of the Interior's Standards for the Treatment of Historic Properties*

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