



Agenda Report

20-881

Agenda Date: 10/1/2020

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of Historical Preservation Agreement (Mills Act Contract) for the property 590 Monroe Street

BACKGROUND

[Property owners Julia and Joseph Breuer are requesting a Historical Preservation Agreement (Mills Act Contract) for the property located at 590 Monroe Street. A requirement of the Mills Act is that the building must be a qualified structure, listed on either a local, State or National register. Currently, the subject property is listed on the City's Historic Resources Inventory (HRI).

The proposed project includes the approval of a Mills Act Contract, and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement.

The subject residence is a two and one-half story Colonial Revival architectural style house, with an Eastern Shingle Cottage influence, best described as Period Revival, and was built in 1905. A wood framed, gable-roofed garage, which faces north onto Market Street, is set adjacent to the west property line.]

DISCUSSION

[A DPR 523A form was prepared by Lorie Garcia of Beyond Buildings, on August 2, 2020 assessing the historical significance of the property and is attached to this report. The evaluator finds the subject house to be a contributing structure to Santa Clara's Old Quad in that the residence is a unique local interpretation of the Colonial Revival architectural style. The historic name of this property is the Fassett House, as the property is associated with Ceylon and Mary Fassett who were well-known and active members of the local Methodist Episcopal church.

The subject property is currently listed as a historic resource on the HRI, in Appendix 8.9 of the City's General Plan. The residence has been well maintained and the architectural integrity of the structure has not been diminished. The visual and character-defining features of the historic building have been preserved and retained. Per the DPR form, the property is in extremely good condition and appears to have had minimal change since its construction. A new detached accessory dwelling unit, built in an architectural style complementing the main residence, was approved in 2018 (PLN2018-13659). A letter from a neighbor in opposition of the Historical Preservation Agreement (Mills Act Contract) was received and is attached to this report.

The property owners have submitted a statement of justification and 10-year rehabilitation and preservation plan. As the subject property was recently rehabilitated in 2013 with most of the large structural work including foundation repairs and roof replacement completed, the items listed in the

10 Year Plan focuses on the maintenance and preservation of the residence. Some of the notable work to be done per the applicant's proposed 10 Year Rehabilitation and Maintenance Plan includes repairing the front porch, cleaning the gutters and downspouts, and replacing the glazing on the windows.

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. The proposed changes support the preservation, protection, and maintenance of a structure that is qualified to be a locally significant resource.]

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

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 Contract and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement.

Prepared by: Tiffany Vien, Assistant Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Legal Description
2. Historic Survey (DPR Form)
3. Secretary of the Interior's Standards for Treatment of Historic Properties
4. Statement of Justification
5. 10-Year Rehabilitation Plan
6. Draft Historic Property Preservation Agreement
7. Letter Correspondence