



Legislation Details (With Text)

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Title: Public Hearing: Consideration of Historic Resource Inventory Property Designation and Historical Preservation Agreement (Mills Act Contract) for 1226 Jackson Street

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Attachments: 1. Project Data Sheet, 2. Legal Description, 3. Historic Survey (DPR), 4. Secretary of Interior Standards for Treatment of Historic Properties, 5. Statement of Justification, 6. 10 Year Rehabilitation Plan, 7. Home Inspection Report April 2018, 8. Draft Historic Property Preservation Agreement

Date	Ver.	Action By	Action	Result
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REPORT TO [HISTORICAL AND LANDMARKS COMMISSION]

SUBJECT

Public Hearing: Consideration of Historic Resource Inventory Property Designation and Historical Preservation Agreement (Mills Act Contract) for 1226 Jackson Street

BACKGROUND

[Property owner Shun Ye is requesting a Historical Preservation Agreement (Mills Act Contract) for property located at 1226 Jackson 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. The subject site is not currently listed on any of the aforementioned inventories. The applicant is seeking local listing on the City's Historic Resource Inventory (HRI) through a SPA permit. The property must be added to the HRI prior to approving a Mills Act contract.

The proposed project includes listing of the property on the City's HRI, 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 single-story Vernacular Transitional Style house with craftsman detailing, built between September 1900 and late 1904. A one car garage constructed in the mid-1950s is located near the south corner of the property.]

DISCUSSION

[A DPR 523A form was prepared by Craig Mineweaser of Mineweaser & Associates, on July 6, 2018 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

vernacular dwelling exhibiting both the transition between Victorian and Craftsman architecture and the influence of the Pacific Manufacturing Company on the architecture of Santa Clara.

The residence has been well maintained and the architectural integrity of the structure has not been diminished. While the rear of the home has been somewhat altered, the home retains its original configuration and location. The visual and character-defining features of the historic building have been preserved and retained. The subject property retains enough of its historic character and appearance to be recognizable as a historic property.

The property owners have submitted a statement of justification and 10-year rehabilitation and preservation plan. The plan is based on a Home Inspection Report completed in April 2018 when the house was sold. Both are attached to this report.

Some of the notable work to be done per the applicant's proposed 10 Year Rehabilitation and Maintenance Plan in years one and two includes repair of water damaged wood work, foundation repair, and updated wiring in the attic. Years three through six include rehabilitation of the existing windows for energy efficiency (no window replacement), termite inspection, and refinishing the original hardwood floors. Years seven through ten includes repainting the interior and exterior of the residence and rehabilitating front porch and rear deck.

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 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 adding the property to the HRI, the approval of a Mills Act Contract and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement.

Prepared by: Rebecca Bustos, Associate Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Project Data Sheet
2. Legal Description
3. Historic Survey (DPR Form)
4. Secretary of the Interior's Standards for Treatment of Historic Properties
5. Statement of Justification
6. 10-Year Rehabilitation Plan
7. Home Inspection Report April 2018
8. Draft Historic Property Preservation Agreement