



Agenda Report

21-1301

Agenda Date: 10/7/2021

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of a Historical Preservation Agreement (Mills Act Contract) for 1390 Madison Street

BACKGROUND

Property owner Giacomo Russo is requesting a Historical Preservation Agreement (Mills Act Contract) for the property located at 1390 Madison 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 property is currently listed on the City's Historic Resource Inventory (HRI).

The approximately 9,500 square foot property is located on the southwest corner of Madison Street and Lewis Street. The existing two-story residence is of Queen Anne style architectural style constructed circa 1890. The property was initially designated as a Historically Significant Property and placed on the City's list of Architecturally or Historically Significant Properties in 1981. The property is zoned R1-6L-HT (Historic Combining), which allows for both the current residential use and which has also permits commercial use of the house and property as a bed and breakfast inn, which operated from the mid-1980's until it closed in 2020.

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

DISCUSSION

A State Department of Parks and Recreation (DPR) 523 Form was prepared by William Kostura in January, 2021, assessing the historical significance of the property, and is attached to this report. According to the evaluation, the distinguishing architectural features of the building include the front and side gables with their decorative bargeboards, shingles, and the trim around the attic vents; brackets with spindles at the top of the front bay window; the covered front porch and turned porch posts with brackets; the staircase's newel posts; window trim; flash glass in the upper sash of the front bay window; and the ornamental front door. The L-shape form of the house is also an effective distinguishing architectural feature with a covered porch that fills the angle of the ell, and the hipped roof. Major alterations to this property include a rear addition to the home in 1972 (this is the western-most 15 feet), addition of a detached two-story accessory unit and garage structure in 1988, and a swimming pool and other backyard features (1980). The evaluator finds this house to be an excellent, and early, example of a Queen Anne working-class cottage, and appears to retain sufficient integrity to continue to be eligible for listing on both the California Register and the City's Historic Resource Inventory.

The property owner has submitted a statement of justification and 10-Year Plan for restoration and maintenance of the property. The Plan includes gutter repair and minor regrading around house perimeter for improved rainwater drainage away from house foundation, repair of dry rot at existing roof rafters, soffits and fascia, repair and restoration of existing historic wood windows, roof replacement and repainting of the house.

Staff finds that the work proposed in the 10-Year Restoration and Maintenance Plan adheres to the Secretary of the Interior's Standards for Rehabilitation. The proposed improvements support the preservation, protection and maintenance of a locally designated significant structure.

ENVIRONMENTAL REVIEW

The Mills Act program is exempt from the California Environmental Quality Act (CEQA) environmental review requirements per CEQA Section 15331, which exempts project 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.

PUBLIC CONTACT

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 Plan for restoration and maintenance accomplish the intent of preserving and maintaining the historical significance of the property; and therefore, recommend Council approval of a Historical Property Preservation Agreement (Mills Act Contract), and the adoption of a 10-Year Restoration and Maintenance Plan included with the Agreement.

Prepared by: Jeff Schwilk, Associate Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Legal Property Description
2. Historic Survey (DPR 523 Forms A and B)
3. Secretary of the Interior's Standards for Rehabilitation
4. 10-Year Restoration and Maintenance Plan
5. Draft Historic Preservation Agreement