



Agenda Report

18-993

Agenda Date: 9/6/2018

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of Historical Preservation Agreement (Mills Act Contract) for 1311 Lewis Street

BACKGROUND

The subject property is a one-story Queen Anne Cottage architectural style residence built in circa 1886-1889. Property owner Shun Ye and Yilin Yu are requesting a Mills Act contract for the property. The property owners have submitted a 10-year plan for the preservation and restoration efforts, along with the statement of justification for the Mills Act. 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 Inventory of Architecturally or Historically Significant Properties. An updated DPR 523A form was prepared by Bonnie Montgomery, consulting historian and, is attached to this report.

DISCUSSION

The DPR evaluation concluded that the subject property meets the criteria of significance and has sufficient integrity to be qualified as a historic resource. The work to be done per the 10 Year Restoration and Maintenance Plan includes but is not limited to: Repair or replacing gutters and downspouts, restoring and rehabilitation of the all porches including the staircase and handrails, rehabilitate and restore existing historic wood windows, doors and screens to be energy efficient, restore existing wood siding, repaint entire exterior of the house, and landscape improvements.

Staff finds that the work proposed under the 10-Year Restoration and Maintenance Plan will support the preservation, protection, and maintenance of an identified, locally historically significant resource. The proposed work plan per the Mills Act contract will need to adhere to the Secretary of the Interior's Standards for Rehabilitation.

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

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 Historical Preservation Agreement (Mills Act contract).

Prepared by: Nimisha Agrawal, Assistant Planner I

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Project Data Sheet
2. Letter of Justification
3. Historic Survey(DPR Form)
4. Legal Description- Exhibit A
5. 10-Year Restoration and Maintenance Plan
6. Secretary of the Interior's Standards for the Treatment of Historic Properties
7. Mills Act Contract - 1311 Lewis Street