



Agenda Report

18-1100

Agenda Date: 9/6/2018

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of Historical Preservation Agreement (Mills Act Contract) for the property at 1393 Santa Clara Street

BACKGROUND

The subject property is a two-story Shingle architectural style residence built in circa 1904. Property owners Lauren Wendland and Seif Mazareeb are requesting a Mills Act Contract for the property, and the adoption of a 10-Year Rehabilitation and Maintenance Plan associated with this historical preservation agreement. 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.

As an update to the November 17, 1980 Historic Resources Inventory evaluation, a DPR 523A form was prepared by Lorie Garcia of Beyond Buildings, assessing the historical significance of the property. This updated DPR form was prepared on June 25, 2018 and is attached to this report. The evaluator finds the subject house to be a distinguished example of the Shingle architectural style and, as it has undergone only minimal alterations since the time of its construction, it retains sufficient integrity to qualify as a historic resource, and appears to continue to be eligible for listing on the City's Architecturally or Historically Significant Properties List.

The property owners have submitted a statement of justification and 10-year rehabilitation and preservation plan attached to this report.

DISCUSSION

The subject house is currently listed as a historic resource on the City's List of Architecturally or Historically Significant Properties, in Appendix 8.9 of the City's General Plan.

Some of the notable work to be done per the applicant's proposed 10 Year Rehabilitation and Maintenance Plan includes roof replacement, replacement of the house foundation and partial basement restoration, replacement of house plumbing and electrical wiring, restoration of windows and house repainting.

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 an identified, locally historically significant resource. A copy of the draft contract is also attached to this report.

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 to the City Council for approval of the Mills Act Contract application, including the adoption of a 10-Year Rehabilitation and Maintenance Plan associated with this historical preservation agreement.

Reviewed by: Jeff Schwilk, AICP, Associate Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Project Data Sheet
2. Draft Mills Act Contract
3. Legal Description
4. Historic Survey(DPR Form)
5. Secretary of the Interior's Standards for Treatment of Historic Properties
6. Statement of Justification and 10-Year Rehabilitation Plan