



# Historic Preservation Commission

## Staff Report

December 4, 2024

<b>FILE NO:</b>	MAJCOA-021623-2023
<b>APPLICATION REQUEST:</b>	A request for a Major Certificate of Appropriateness (File No. MAJCOA-021623-2023) to retroactively approve the replacement of three non-original metal windows with two new vinyl windows and one set of vinyl French doors with side lights, and the repair and replacement of damaged sections of wooden fence within the front yard of a contributing resource within the Lincoln Park National Register Historic District.
<b>DATE SUBMITTED:</b>	August 14, 2023
<b>DEEMED COMPLETE:</b>	May 22, 2024
<b>CONTINUED FROM:</b>	June 5, 2024; July 3, 2024; and August 7, 2024
<b>ADDRESS:</b>	<b>134 E. Columbia Avenue</b>
<b>APPLICANT:</b>	Suzanne Goya
<b>PROJECT PLANNER:</b>	Alan Fortune, Assistant Planner
<b>ENVIRONMENTAL REVIEW:</b>	This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historic resource Restoration/Rehabilitation) of the California CEQA Guidelines as the project consists of minor alterations to an existing structure and is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
<b>RECOMMENDATION:</b>	Approve Major Certificate of Appropriateness MAJCOA-021623-2023 and adopt Resolution No. 24-014 (Attachment 1).

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### PROJECT BACKGROUND AND UPDATE:

On June 5, 2024, the Historic Preservation Commission held a public hearing for the requested Major Certificate of Appropriateness (Attachment 2). Staff's recommendation was to approve of the unpermitted installation of the two vinyl windows and the vinyl French doors with side lights. The Commission had

concerns about the approval of the vinyl window material, particularly at the front facing window. At the hearing, the Commission recommended that the applicant apply for Mills Act participation and to include the requested modifications on the respective Rehabilitation Plan to which the applicant agreed. The Mills Act application has been approved and is in the process of being recorded. The Mills Act rehabilitation plan requires the replacement of the windows and French doors in year 10, allowing the property owner to save the money to replace the windows with historically appropriate wood windows and doors.

The applicant has modified the original request to be consistent with their associated and approved Mills Act contract; the request is now limited to the retroactive approval of the replacement of three non-original metal windows with two new vinyl windows and one set vinyl French doors with side lights. Project Plans and Window Assessment Forms have been attached for Commission consideration (Attachment 7).

Allowing the vinyl windows and doors to remain until they are required to be replaced by the Mills Act rehabilitation plan is a good compromise for this home. The old windows were not historic and the vinyl windows are closer in style than the old steel windows. Staff, therefore recommends approval of the project.

**ATTACHMENTS:**

1. Draft Historic Preservation Commission Resolution No. 24-014
2. HPC Staff Report from June 5, 2024
3. HPC Staff Report from July 3, 2024
4. HPC Staff Report from August 8, 2024
5. Lincoln Park Historic District Survey Forms
6. Site Photographs
7. Project Plans and Window Assessment Forms
8. Notice of Public Hearing