



# **Historical and Landmarks Commission**

**Item 2 : 520 Hilmar Street**

**April 3, 2025**

**Steve Le, Senior Planner**



# Continuance

- Historical and Landmarks Commission March 6, 2025
  - Continued to allow time for the applicant to work with the neighbor at 530 Hilmar Street on increasing the second-floor front setback.



# Request

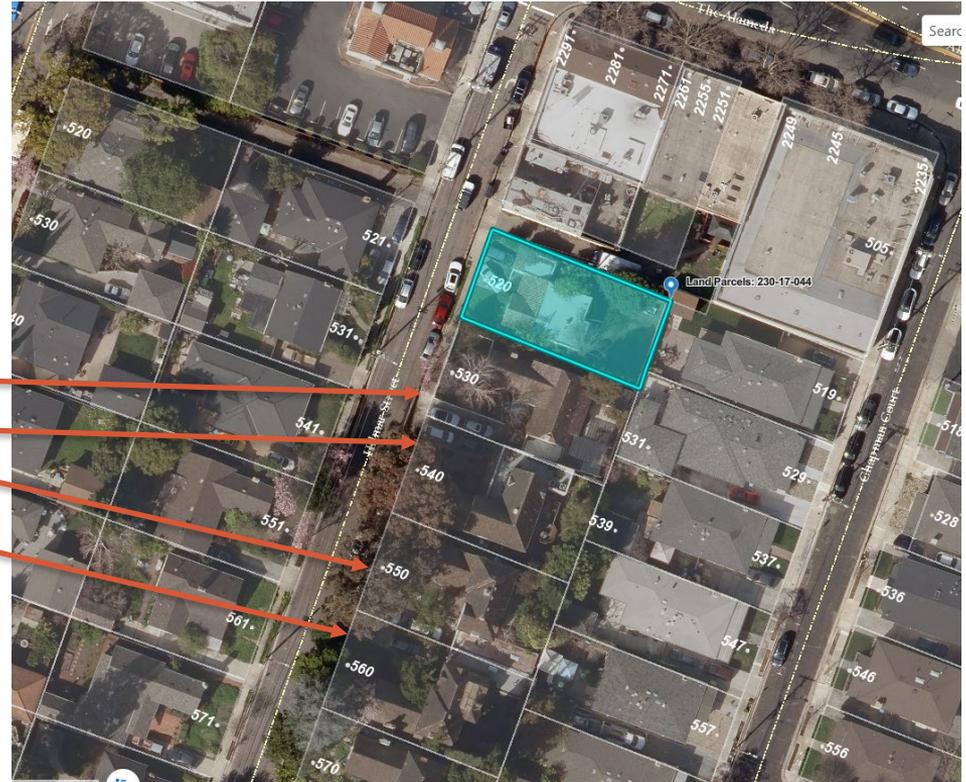
Recommendation on the Architectural Review of (PLN24-00460) for a Demolition of the Existing Single-Family Residence and Construction of a 2,259 Square-Foot Four-Bedroom, Three-and-half Bathroom Two-Story Residence with an Attached Two-Car Garage located at 520 Hilmar Street within 200 Feet of Historic Properties.



# HRI Properties Within 200 feet

- 530 Hilmar Street
- 540 Hilmar Street
- 550 Hilmar Street
- 560 Hilmar Street

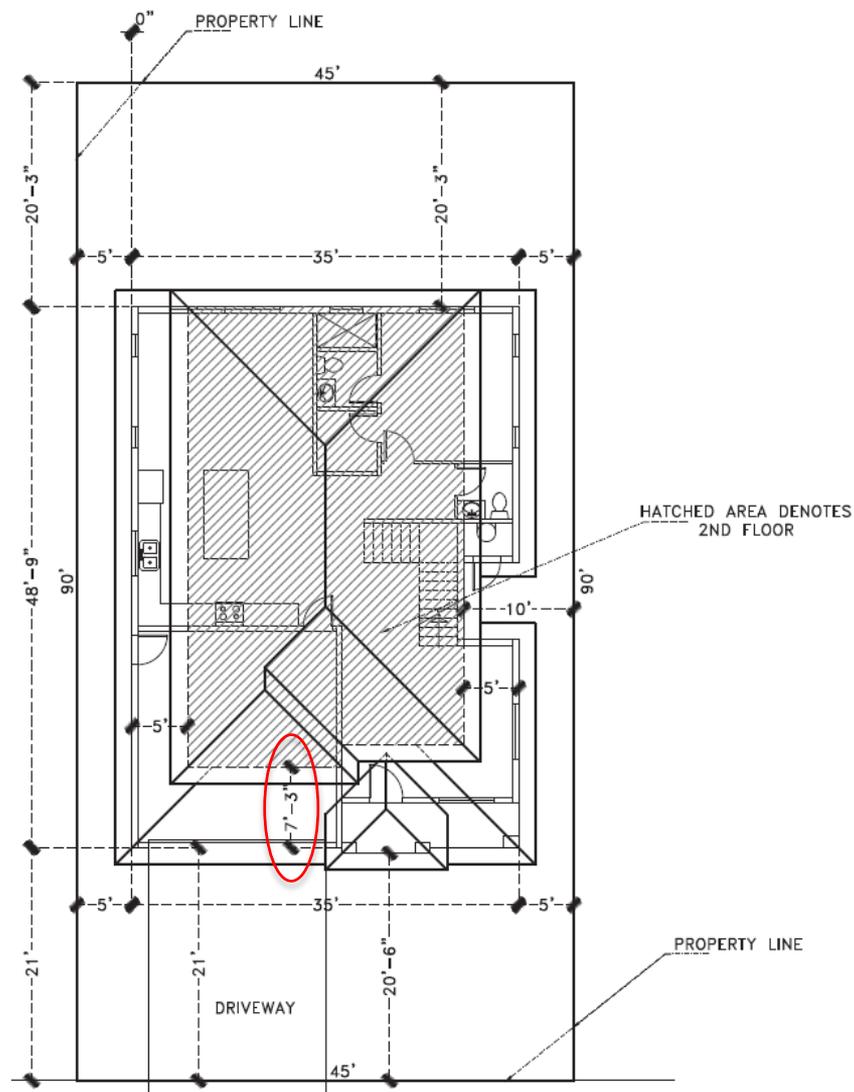
- 530 Hilmar St.
- 540 Hilmar St.
- 550 Hilmar St.
- 560 Hilmar St.



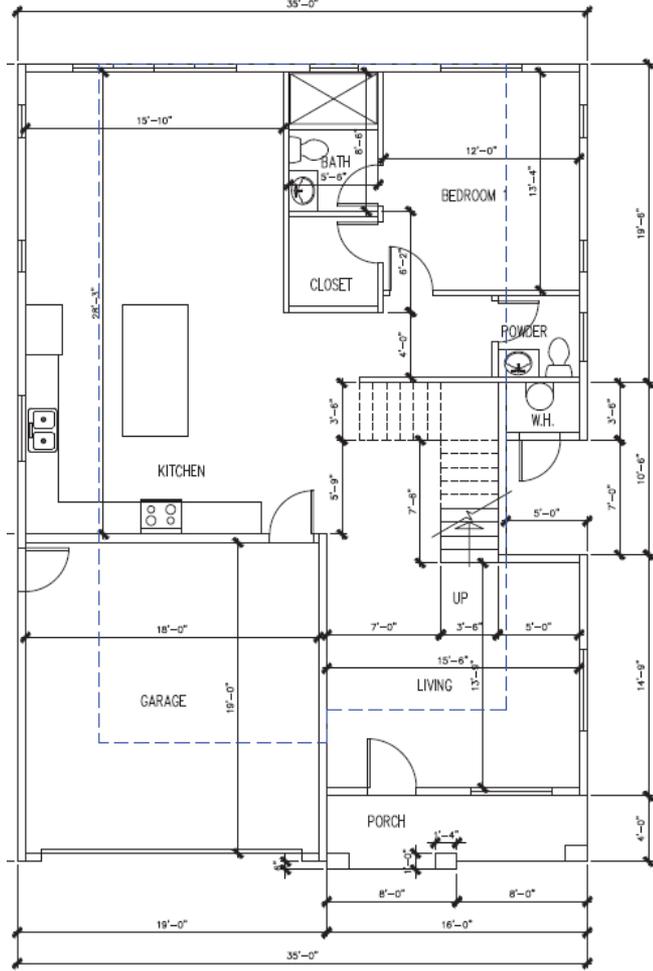
# Site Plan

## Project Detail

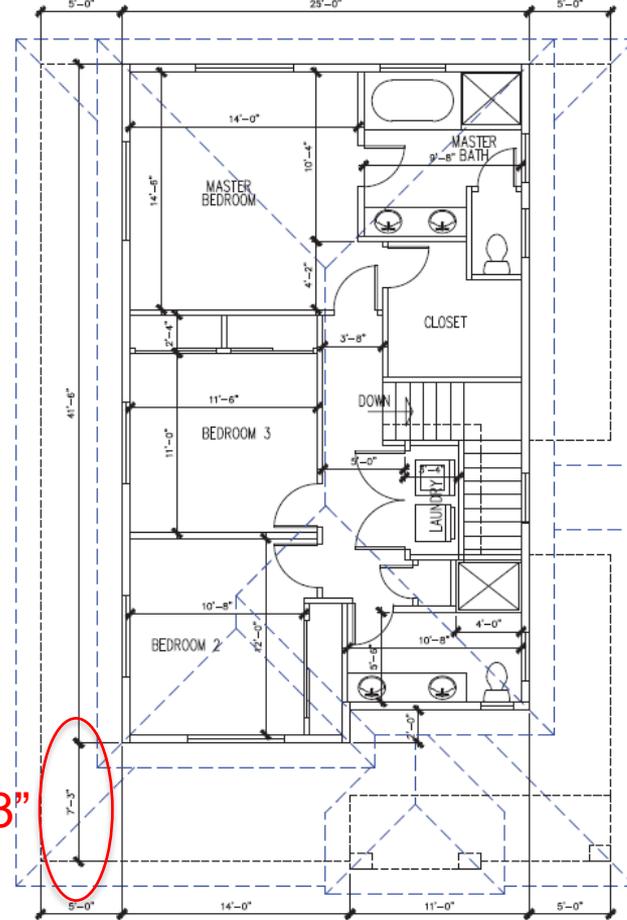
- Increase front setback of second floor by two feet and three inches.
- Meet second-story side setback of 10ft
- 39.7% lot coverage
- First floor: 1,244.5sf
- Second floor: ~~1,028sf~~ 1015sf
- Garage: 362.75sf
- Second floor to first ratio: ~~64%~~ 63%



# Floor Plan

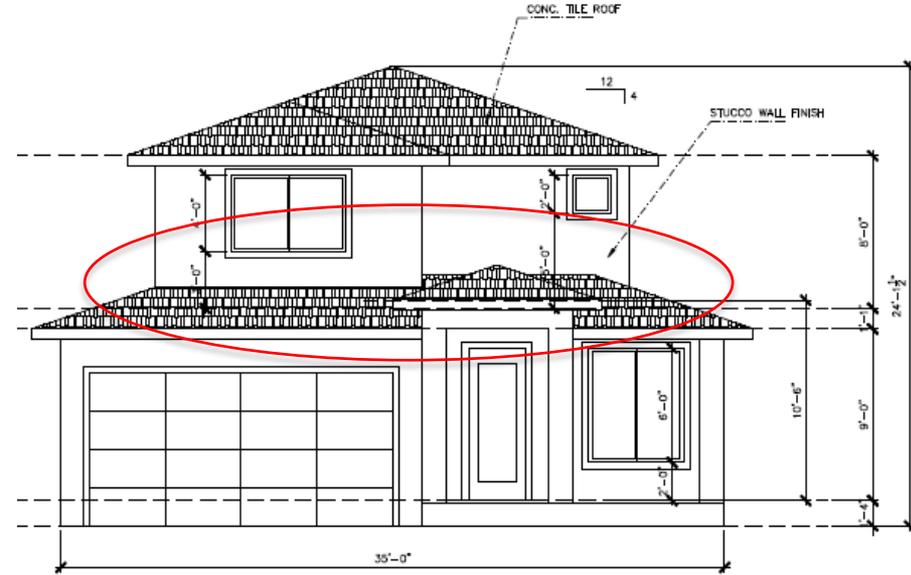


**1ST FLOOR PLAN**

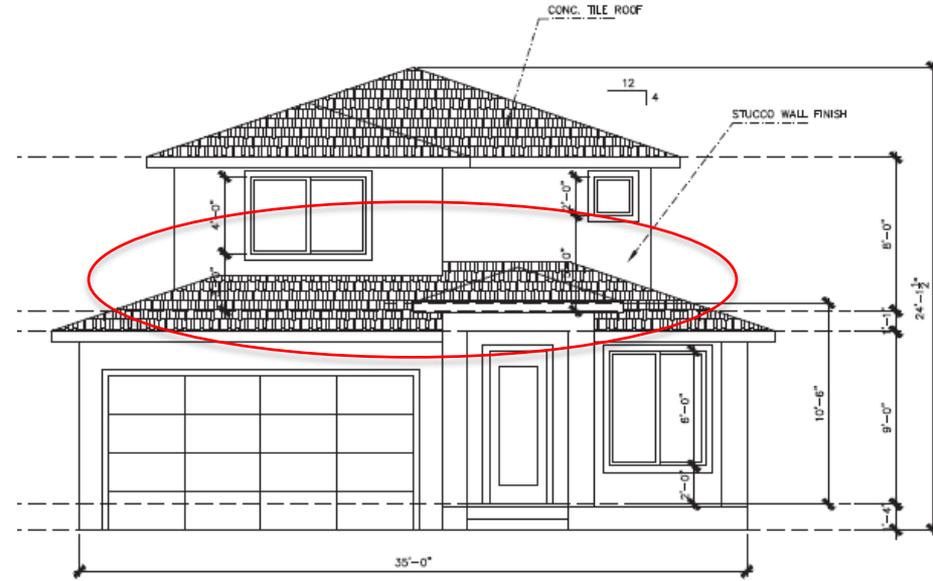


**2ND FLOOR PLAN**

# Front Elevation



FRONT ELEVATION



FRONT ELEVATION



# Neighborhood and Design Compatibility

The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014), in that:

- The house's frontage and entrance is oriented toward the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.
- Second-story side windows are either obscured or have a five-foot windowsill height.
- The architectural features such as stucco siding, small front porch, and hip-style roof are common to the material and form along Hilmar Street.
- The second floor is proposed to be at 63% of the first floor, which is consistent with the guideline that second floor areas should not exceed 66% of the first-floor area.
- **Applicant increased second-story front setback beyond the five feet setback to reduce second story mass from street view.**



# Public Comment

Adjacent neighbor at 530 Hilmar provided the following comments on the proposed project:

- Height and scale
- Second-story front setback
- Lot coverage
- Demolition of smaller structure to construct a larger one
- Preserving size, scale, and setbacks on Hilmar Street
- Consistency with setback, roofline, and proportion on Hilmar Street
- Traffic flow and parking availability



# Historical Evaluation

- Evaluation of the existing structure prepared by Brunzell Historical studied the historical significance of the existing property.
- The evaluation found that the subject property does not meet any criteria of historic significance on the federal, state or local levels.
- A DPR Form was prepared in 1981 for the HRI properties located 530-560 Hilmar Street. These four one- and two-story house are examples of 1930s Tudor revival.



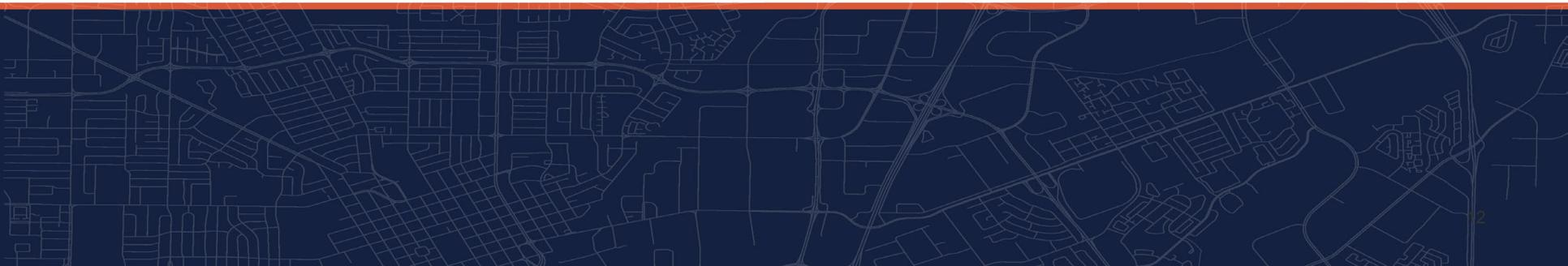
## Recommendation

That the Historical and Landmarks Commission find that the proposed project located at 520 Hilmar Street will not destroy or have a significant adverse effect on the integrity of the HRI listed properties within 200 feet at 530-560 Hilmar Street; that the construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.



# City of Santa Clara

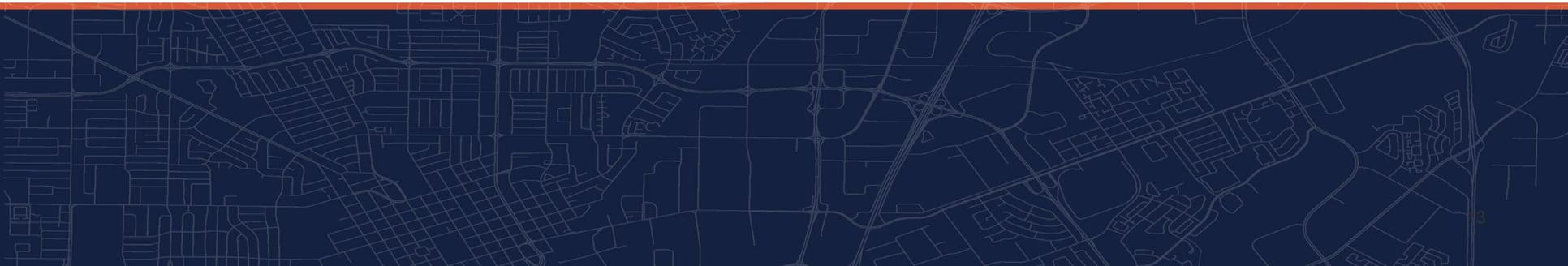
The Center of What's Possible





# City of Santa Clara

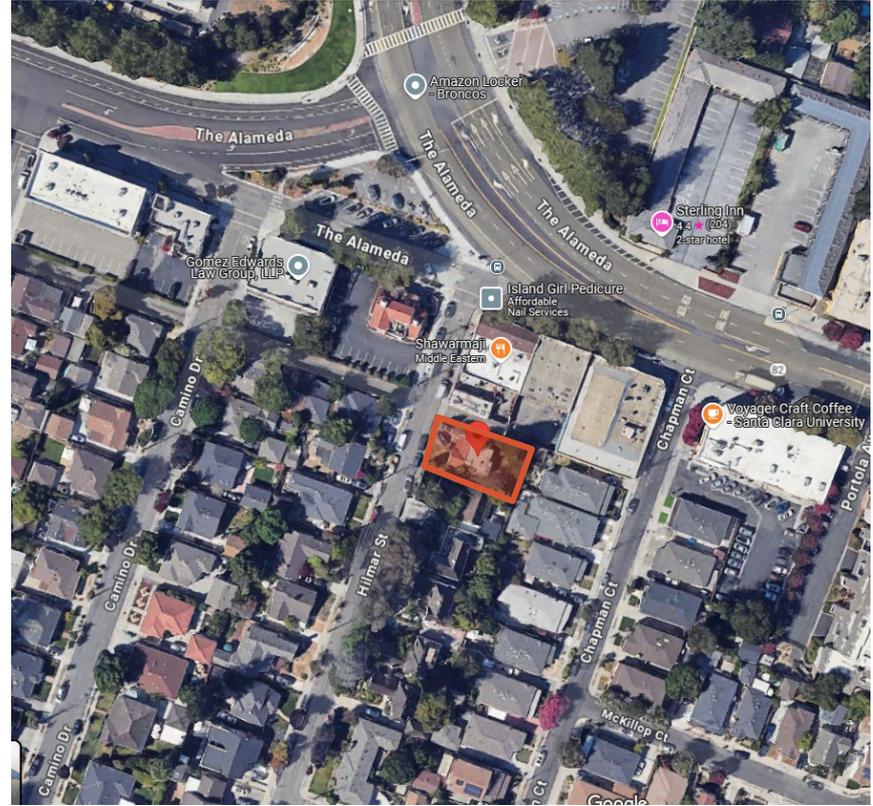
The Center of What's Possible



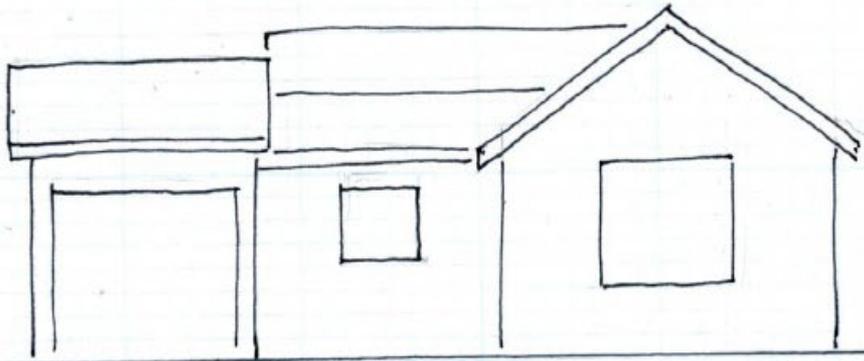


# Existing Site

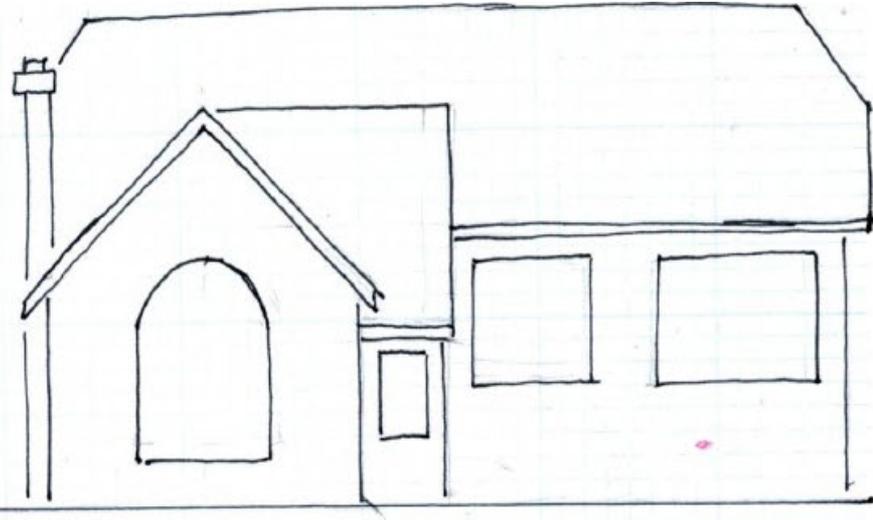
- **Acreage: 0.09 acre or 4,050sf**
- **Surrounding Uses: Commercial to the north and single-family residential to the south along Hilmar Street.**
- **Zoning: R1-6L - Single-family**
- **General Plan Designation: Very Low Density Residential**



# Existing Streetscape

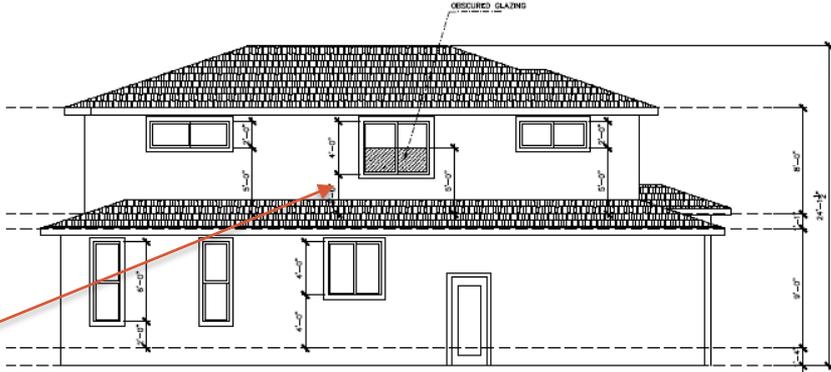


520 HILMAR ST.



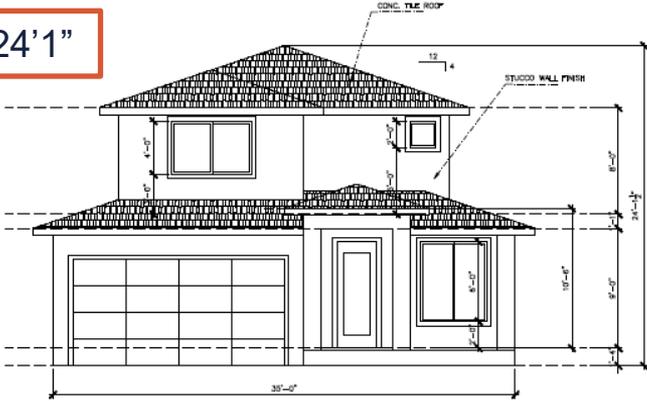
530 HILMAR ST.

# Prior Elevations



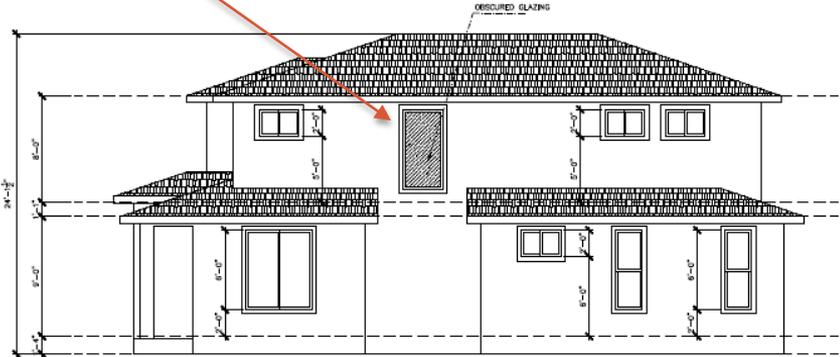
**LEFT SIDE ELEVATION**  
1/4" = 1'-0"

24'1"

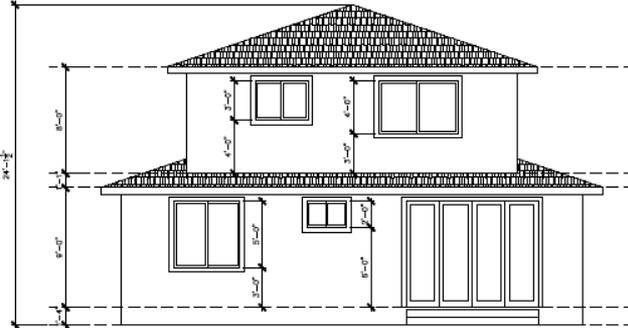


**FRONT ELEVATION**  
1/4" = 1'-0"

Obscured  
Glazing

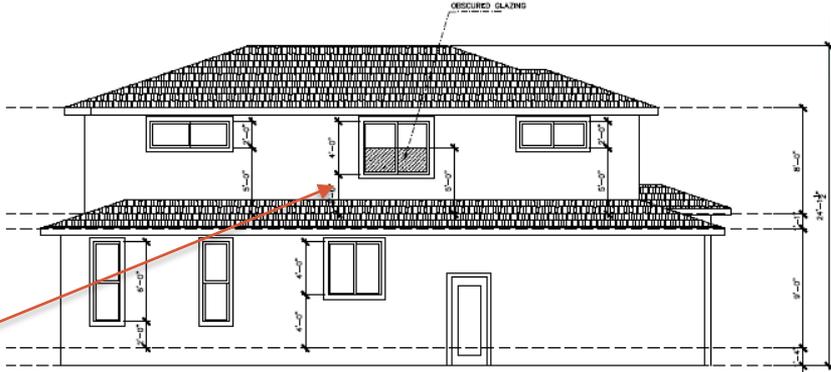


**RIGHT SIDE ELEVATION**



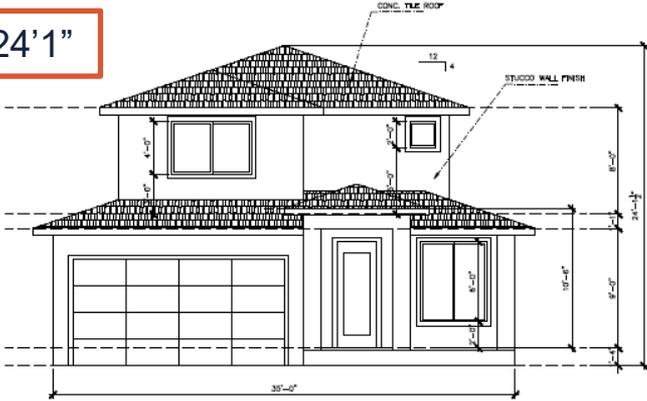
**REAR ELEVATION**

# New Elevations



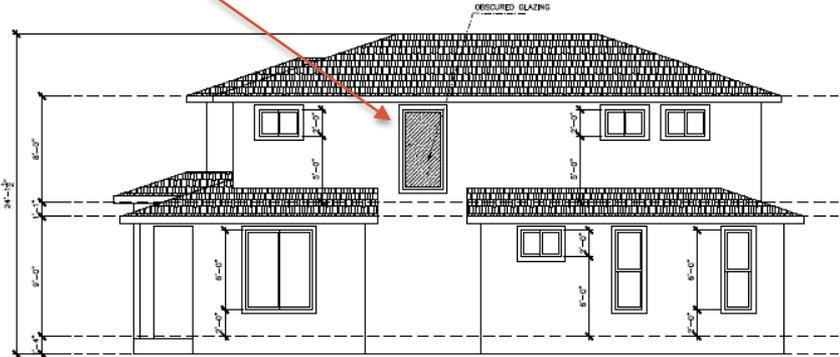
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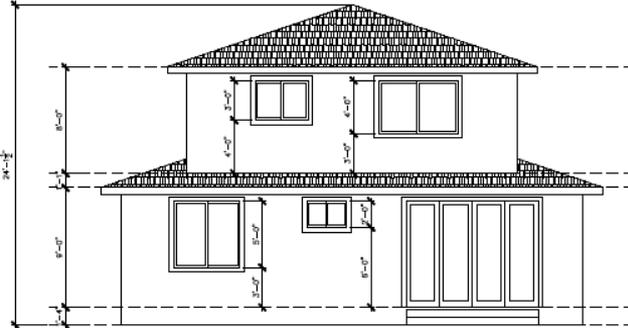


**FRONT ELEVATION**  
1/4" = 1'-0"

Obscured  
Glazing



**RIGHT SIDE ELEVATION**



**REAR ELEVATION**