



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

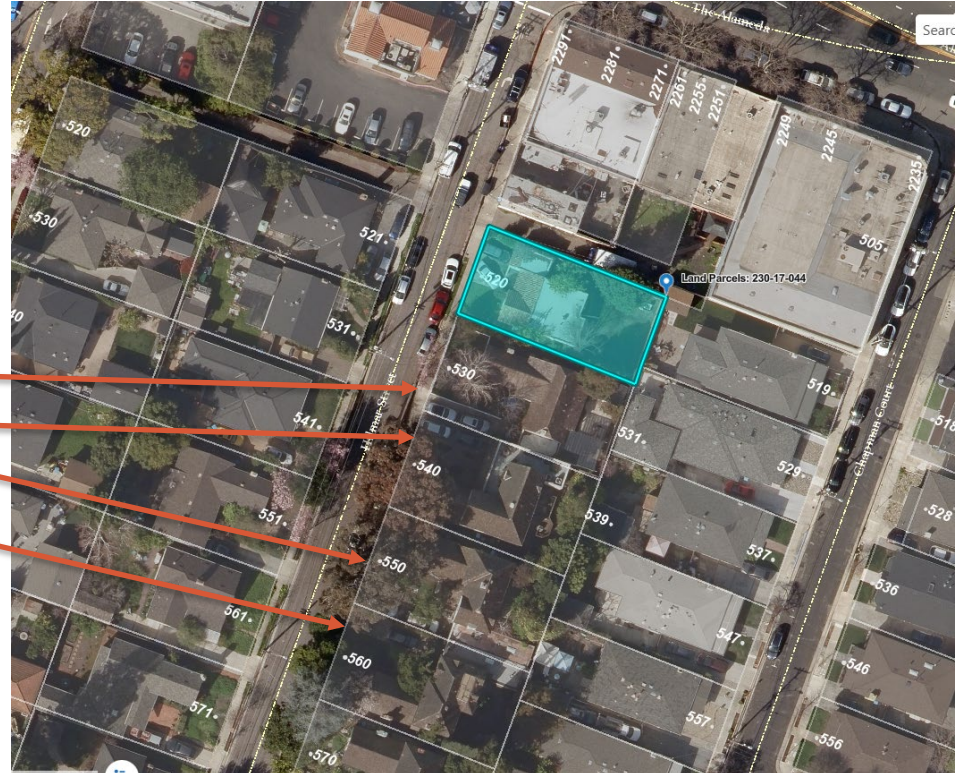
Recommendation on the Architectural Review of (PLN24-00460) for a Demolition of the Existing Single-Family Residence and Construction of a 2,259 Square-Foot Four-Bedroom, Three-and-half Bathroom Two-Story Residence with an Attached Two-Car Garage located at 520 Hilmar Street within 200 Feet of Historic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



HRI Properties Within 200 feet

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

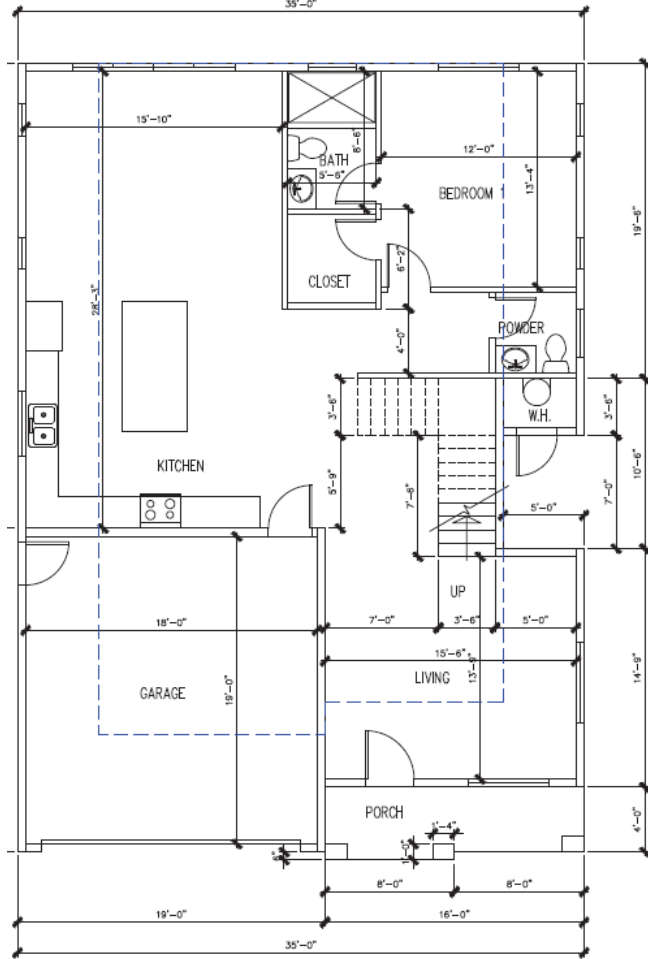
530 Hilmar St.
540 Hilmar St.
550 Hilmar St.
560 Hilmar St.



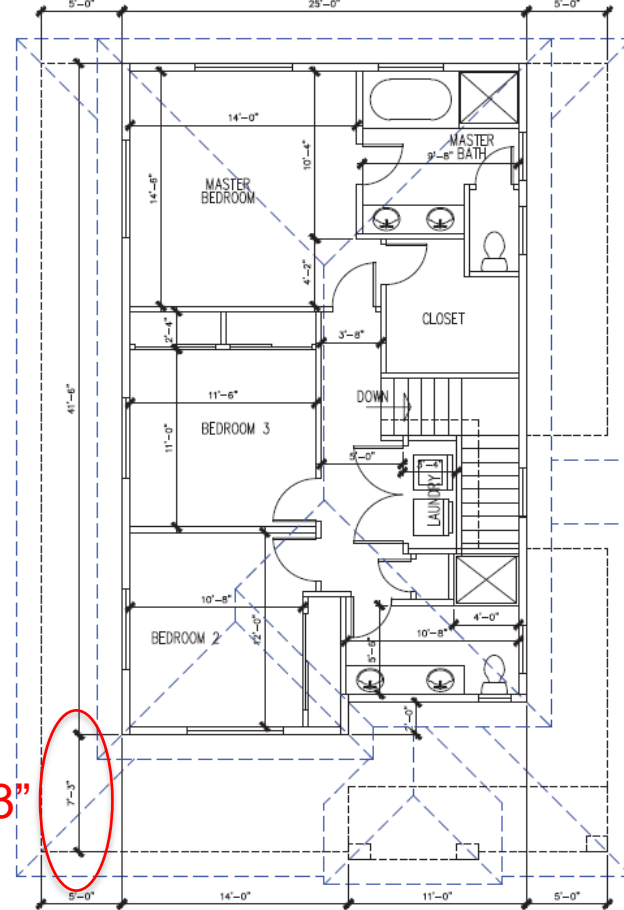
Project Detail

-
- 0" PROPERTY LINE
- 45'
- 20'-3"
- 5'
- 35'
- 5'
- 20'-3"
- 90'
- 48'-9"
- 5'
- 10'
- 5'
- 5'
- 35'
- 5'
- 21'
- 21'
- 20'-6"
- 45'
- DRIVEWAY
- 7'-3"
- HATCHED AREA DENOTES 2ND FLOOR
- PROPERTY LINE

Floor Plan



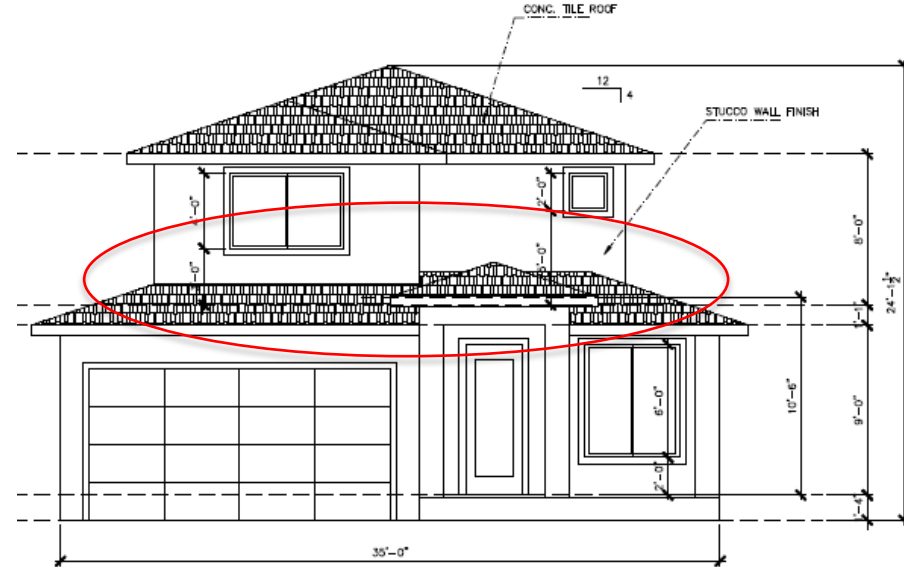
1ST FLOOR PLAN



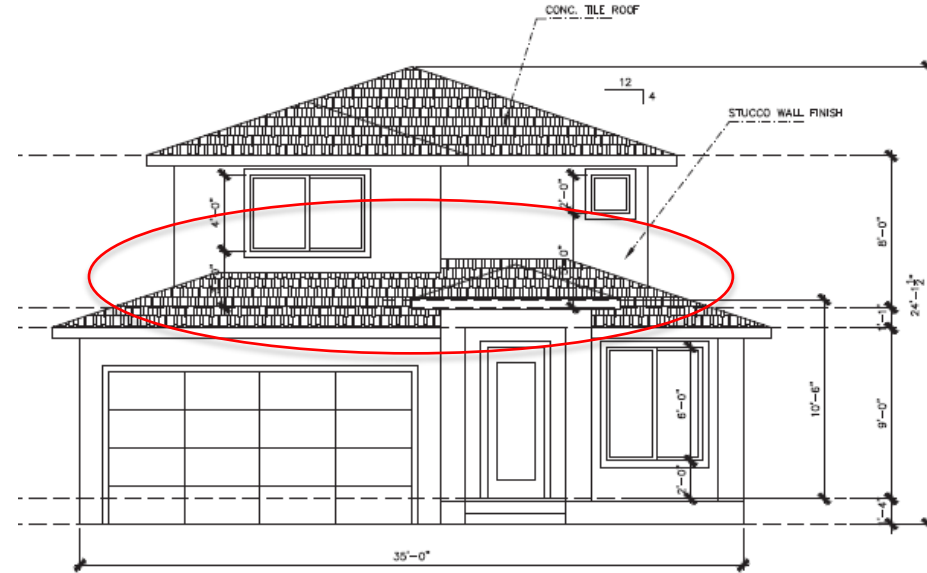
2ND FLOOR PLAN

5'7'3"

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.



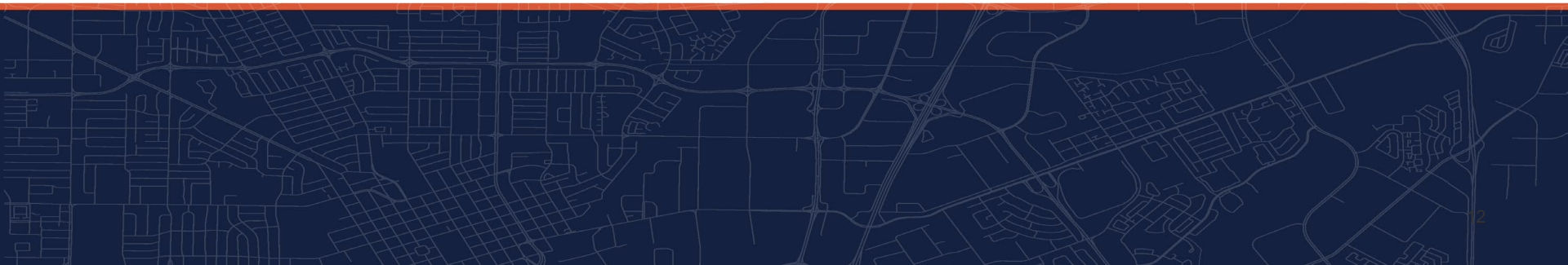
Recommendation

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

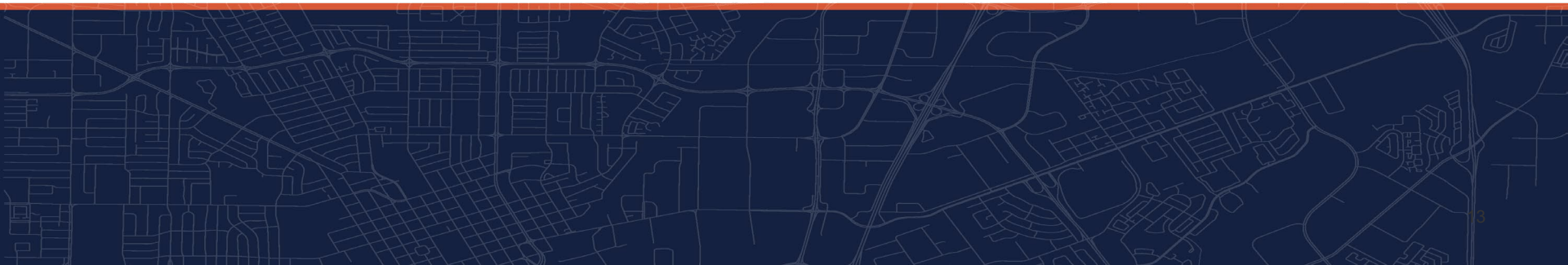
The Center of What's Possible





City of Santa Clara

The Center of What's Possible



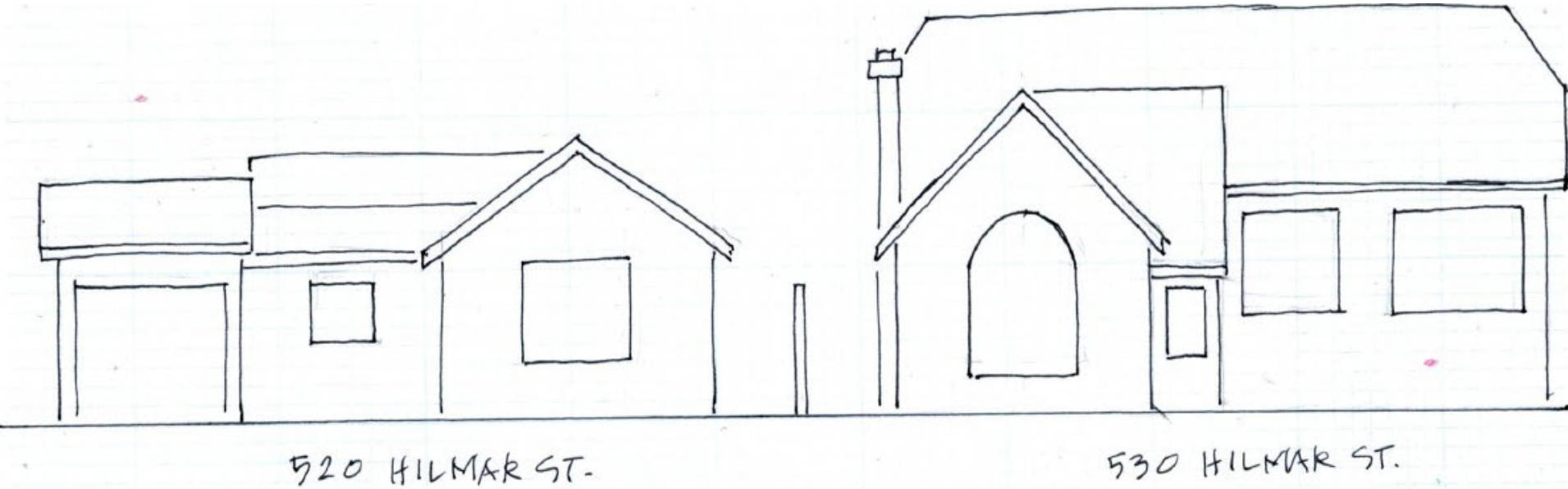


Existing Site

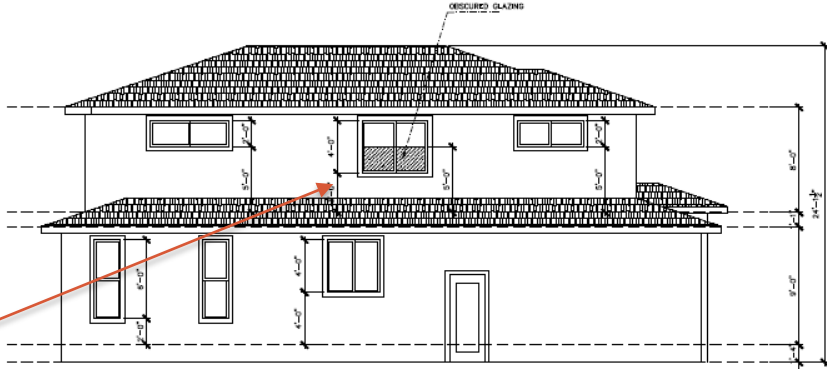
- **Acreage:** 0.09 acre or 4,050sf
- **Surrounding Uses:** Commercial to the north and single-family residential to the south along Hilmar Street.
- **Zoning:** R1-6L - Single-family
- **General Plan Designation:** Very Low Density Residential



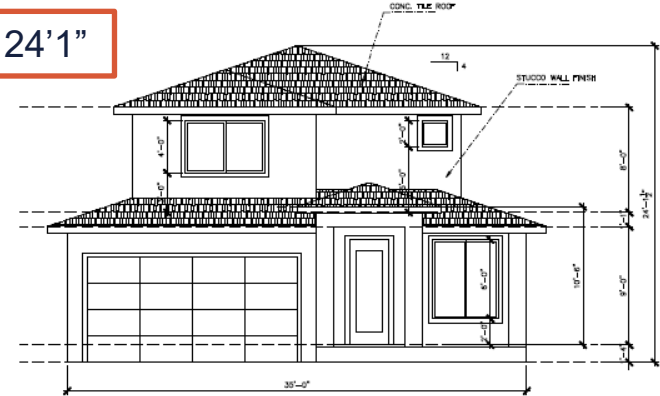
Existing Streetscape



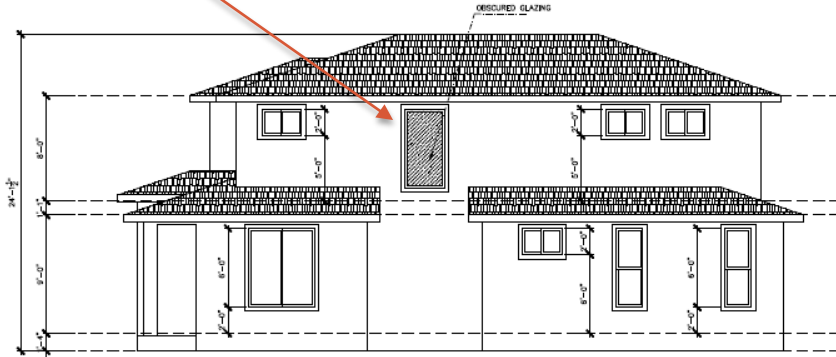
Prior Elevations



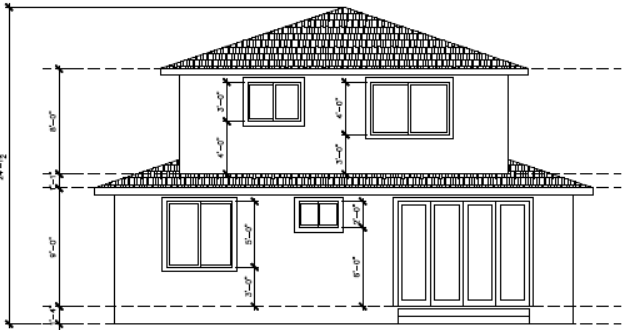
LEFT SIDE ELEVATION
1/4" = 1'-0"



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

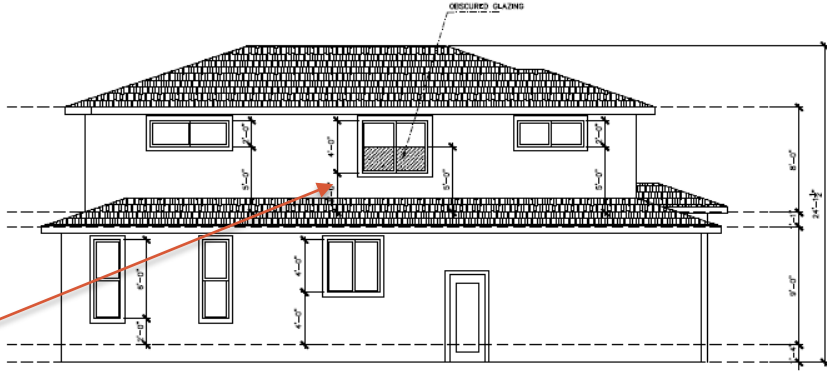


RIGHT SIDE ELEVATION

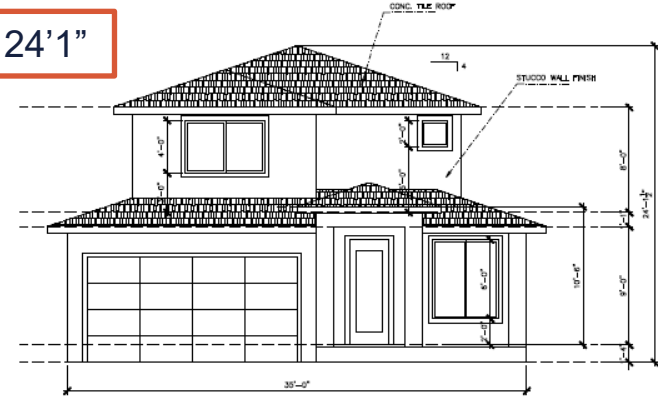


REAR ELEVATION

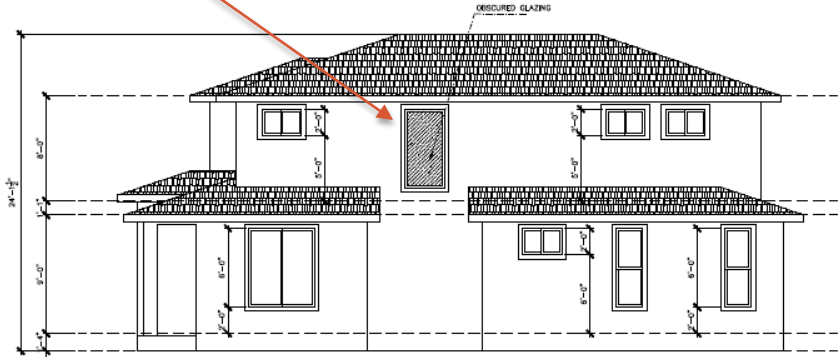
New Elevations



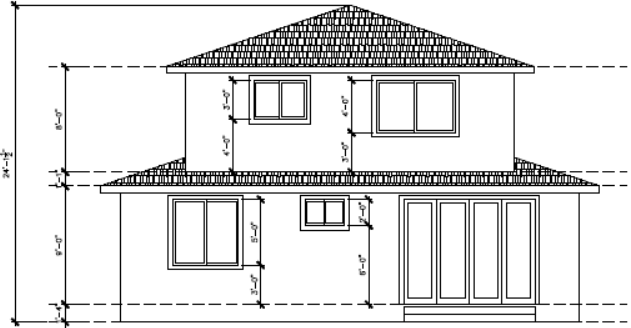
LEFT SIDE ELEVATION
1/4" = 1'-0"



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



RIGHT SIDE ELEVATION



REAR ELEVATION