



Historical and Landmarks Commission

**Item # 2:
4120 Bassett Street**

August 7, 2025



Request

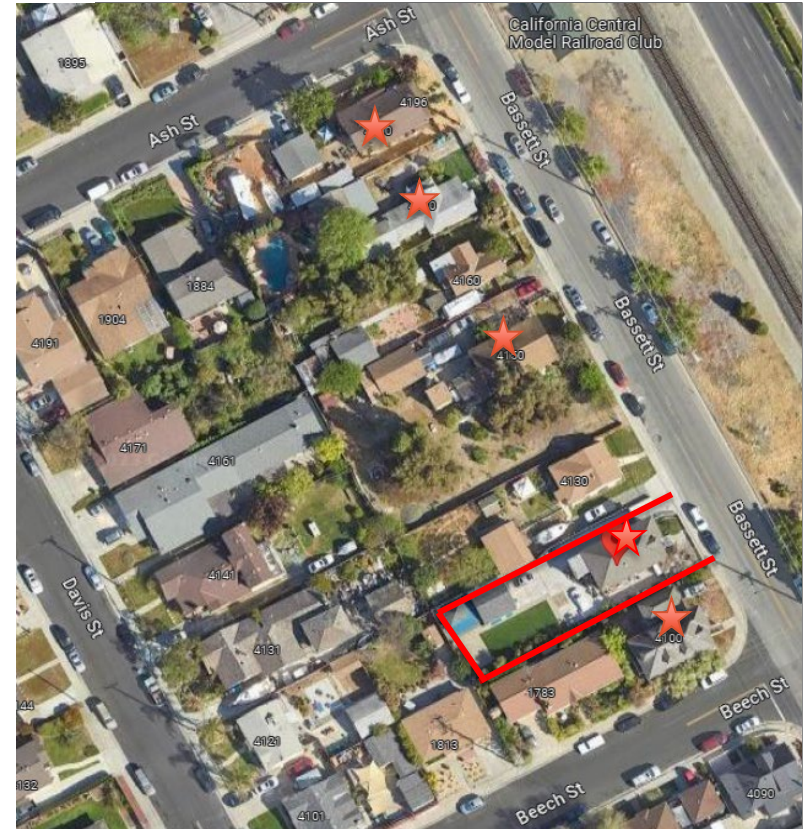
Major Significant Property Alteration (SPA) Permit for additions and renovations to a Historic Property involving the conversion and expansion of the existing basement to a one bedroom / one-bathroom accessory dwelling unit (ADU) and a 441 square foot main floor addition and attic conversion resulting in a three-bedroom and three-bathroom residence.

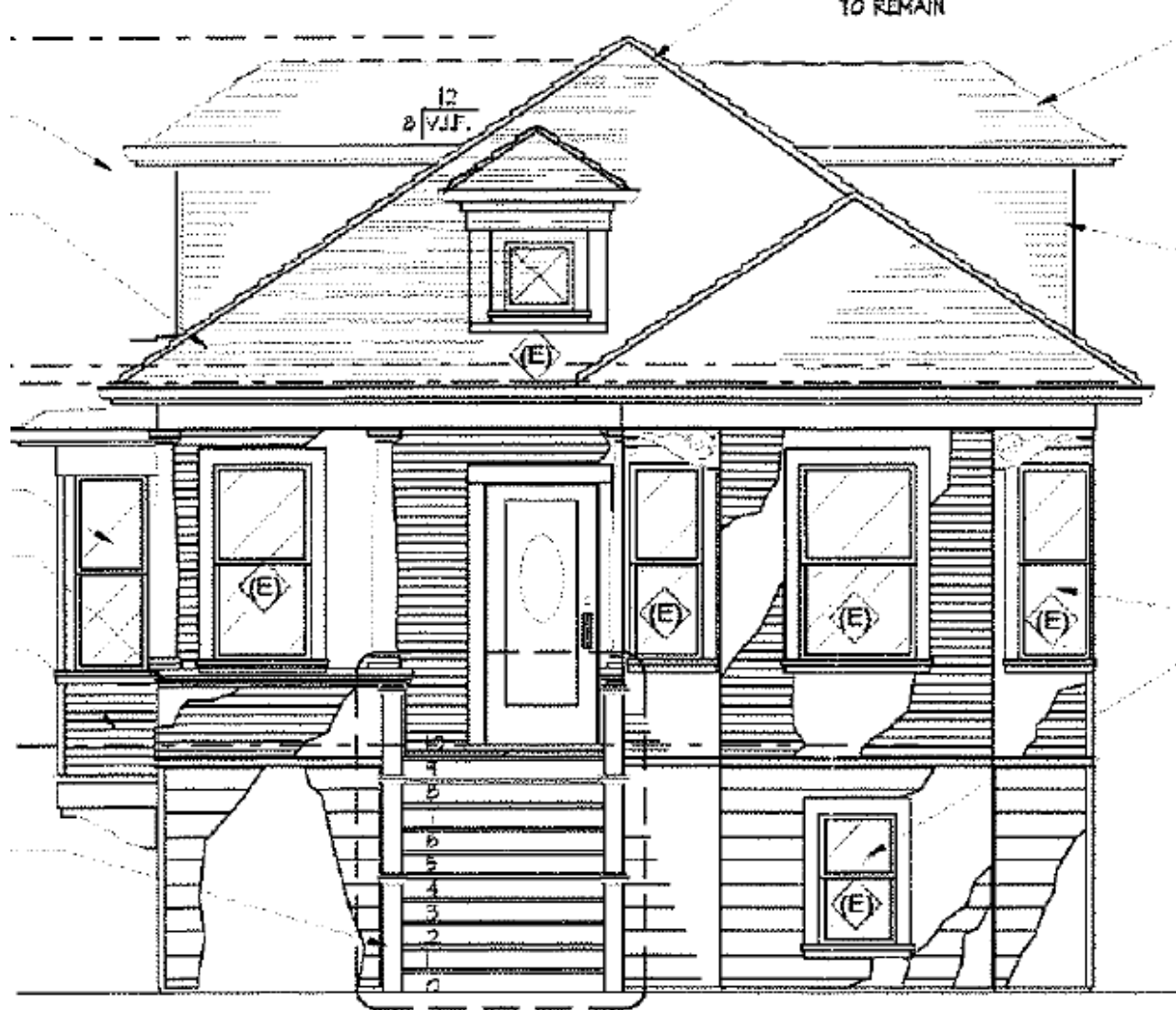


Existing Site

- **Size:** 7,504 sqft
- **Surrounding Uses:**
 - N: Single Family
 - S: Single Family
 - E: Single Family
 - W: Single Family
- **Zoning:** R1-6L
- **General Plan Designation:** Very Low Density Residential

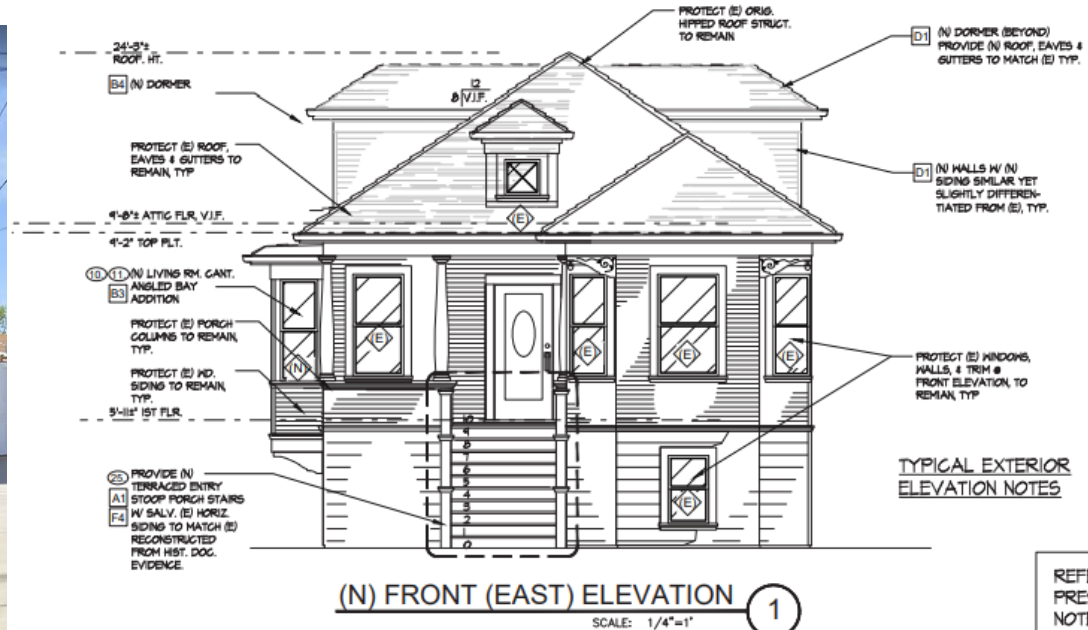
★ HRI Listed Properties





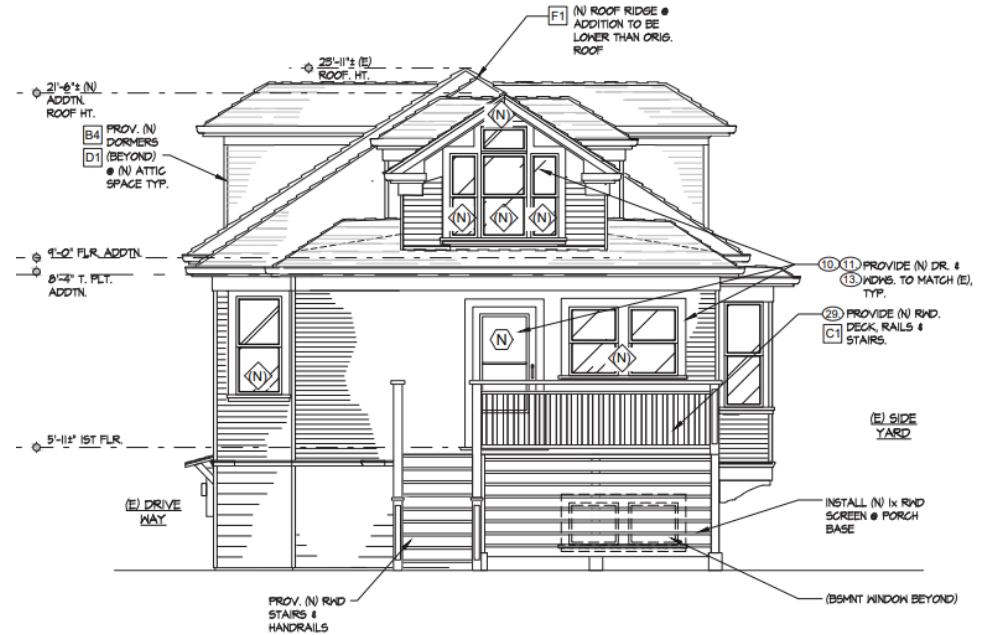
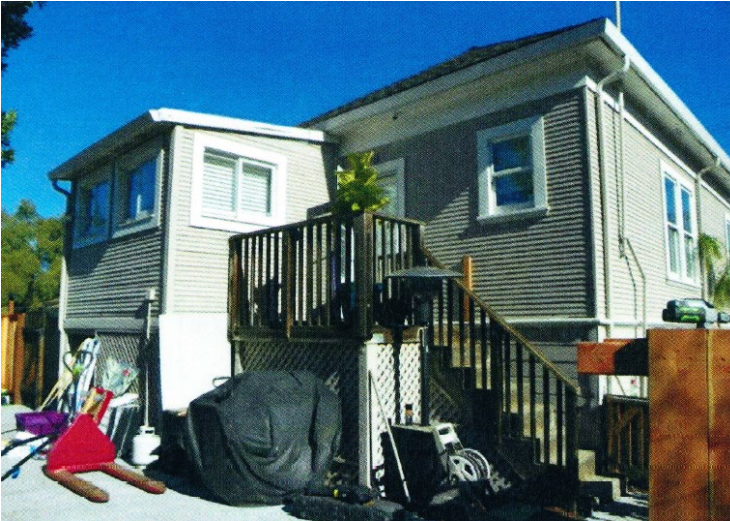


Elevations



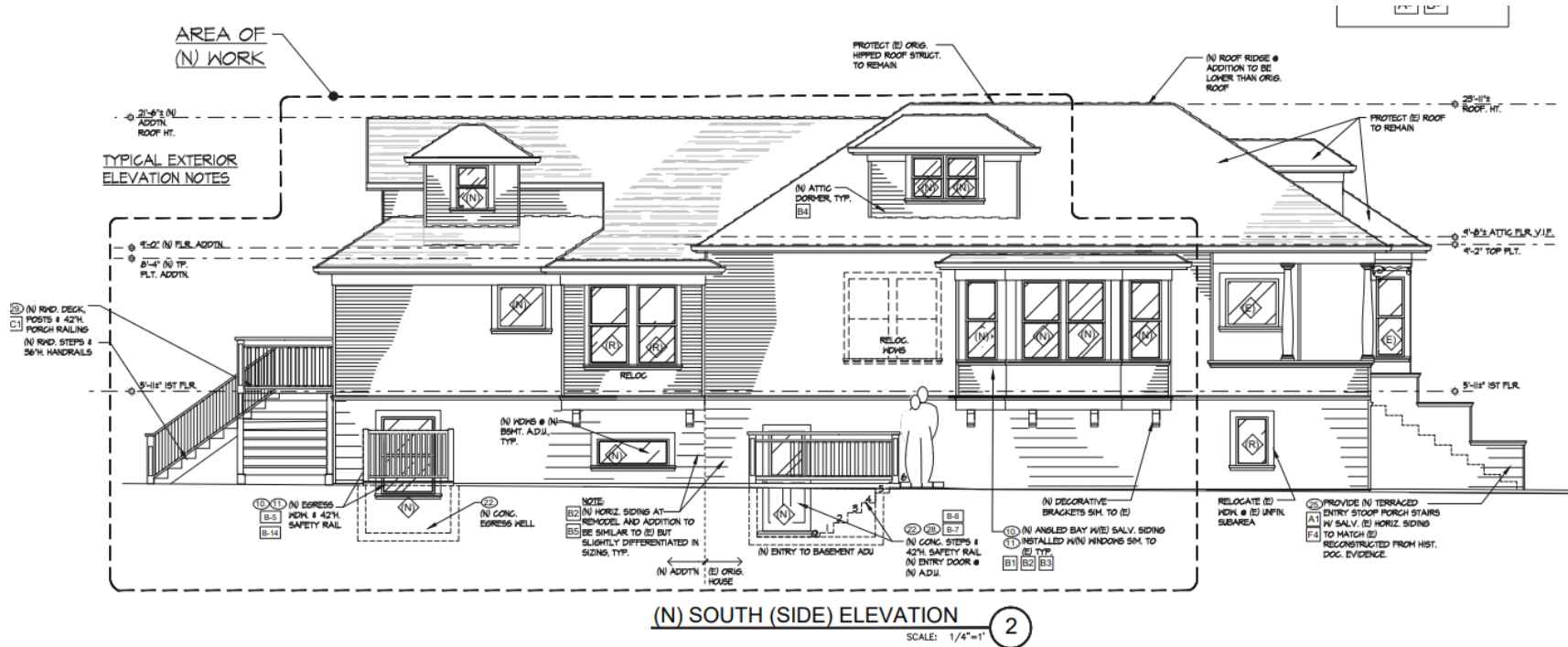


Elevations



(N) REAR (WEST) ELEVATION

SCALE: 1/4"=1'





Analysis

- SIS Review conducted by Lorie Garcia in July 2022 concluded that:
 - the project is in line with the Secretary of the Interior Standards for Rehabilitation, as it does appear to "make possible an efficient contemporary use while preserving those character-defining features of this historic Neoclassic Rowhouse property which relate to its period of significance, 1905-1953."
- The project plans include a detailed historic preservation treatment plan on Sheet HP1.0 of the Development Plan to guide the property owner and contractor in the proper techniques for construction of the addition and alterations according to the Secretary of Interior Standards for Rehabilitation.



Consistency with Design Guidelines / Objective Standards

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

- The proposed rear living area additions, attic roof plane extension, and dormers are distinct from the original structure and are compatible with the size, scale, and massing of the historic architecture.
- The project includes some removal and relocation of existing windows, material salvaging, a new angled bay window on the southside, a new stairwell entry to the ADU, and new attic dormers.
- The attic addition is proposed at a height lower than the ridge of existing roofline and includes a rear facing dormer with gable roof end and double hung windows, and composition shingle roof to match existing.
- The additions, such as the angled bay window on the southside elevation, are compatible with Neoclassical Rowhouse architecture



CEQA Evaluation

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Exemption Sections 15301(e)(2)-Existing Facilities and 15331-Historical Resource Restoration / Rehabilitation, in that the project involves an addition and renovations of a historic single-family residence.



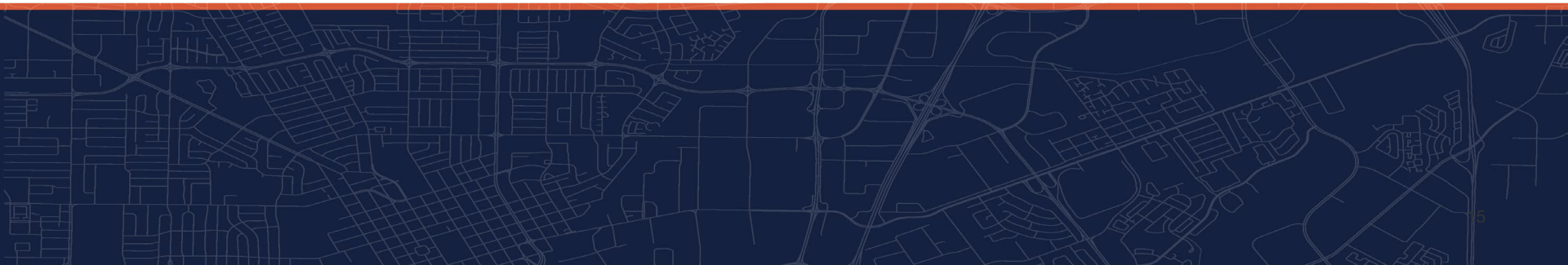
Recommendation

Recommend that the Historical and Landmarks Commission find that the proposed project located at 4120 Bassett will not destroy or have a significant adverse effect on the integrity of the Historic Resource Inventory property and that the proposed construction is compatible with the resource and recommend approval of the Significant Property Alteration.



City of Santa Clara

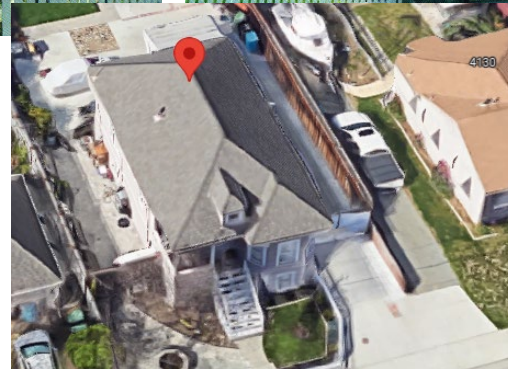
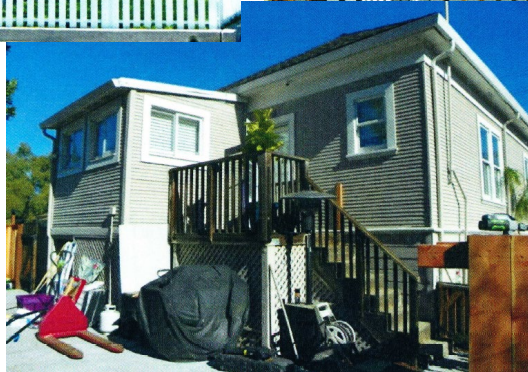
The Center of What's Possible





4120 Bassett Street

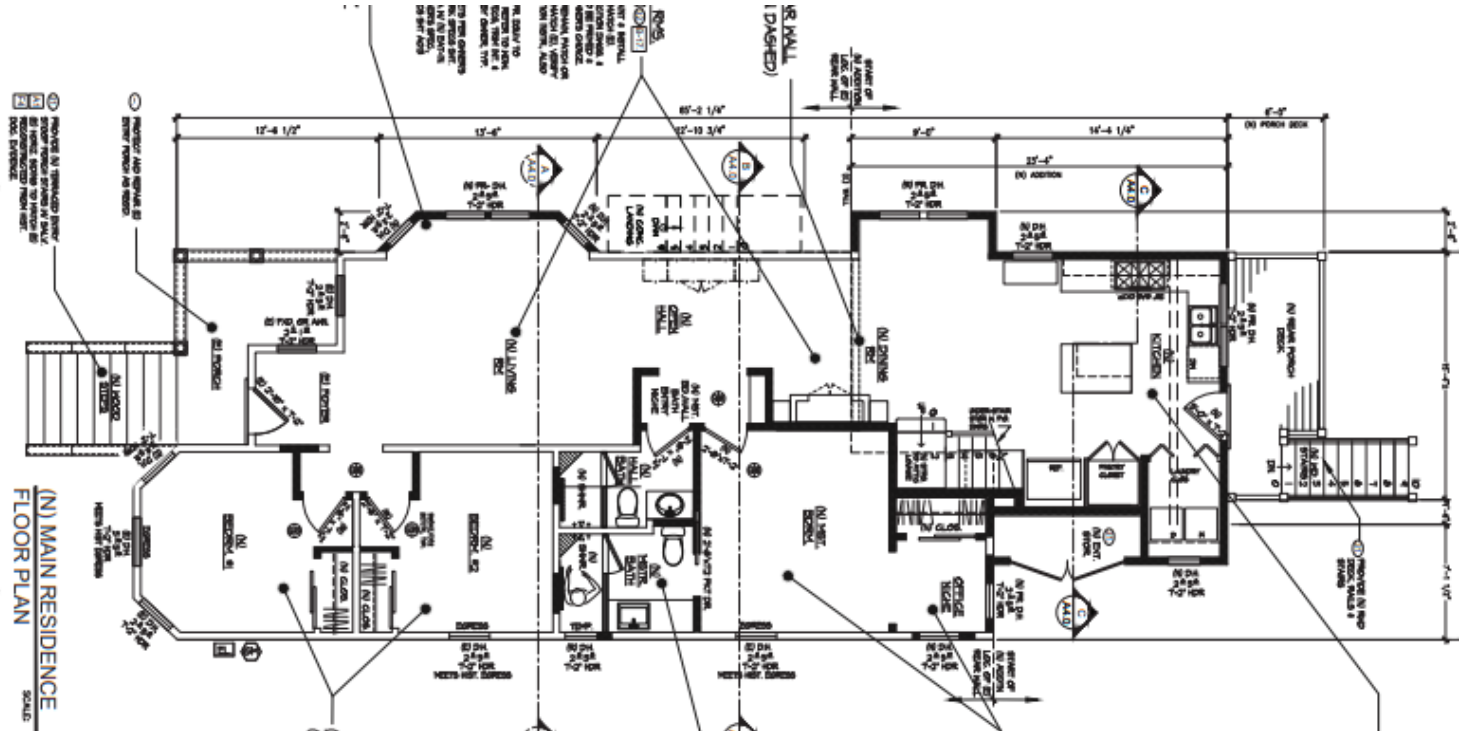
Existing Residence



Proposed Site Plan

- 3 bedrooms and 3 bathrooms
- 1,030 sq.ft. basement
- 1,048 sq.ft. main floor living area
- 678 sq.ft. attic

First-floor



Second-Floor



Basement

