



Historical and Landmarks Commission

**Item #2:
834 Main Street**

September 4, 2025

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Request

- **Major Significant Property Alteration (SPA)** and Architectural Review for a 465 square-foot addition resulting in 1,559 square-foot residence on the City's Historic Resource Inventory (HRI).
- In accordance with Historic Preservation Ordinance (Santa Clara City Code 18.130.050), which requires any project determined to be considered a major alteration to an HRI property shall first receive a recommendation from the HLC.

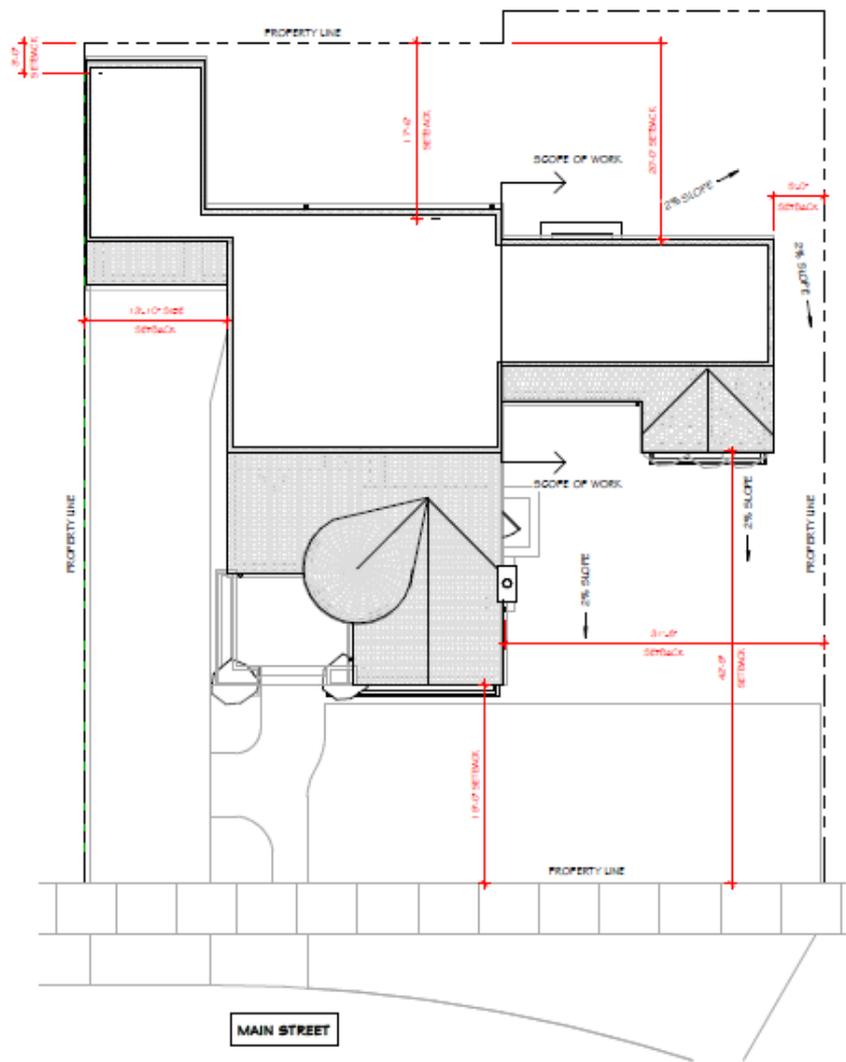


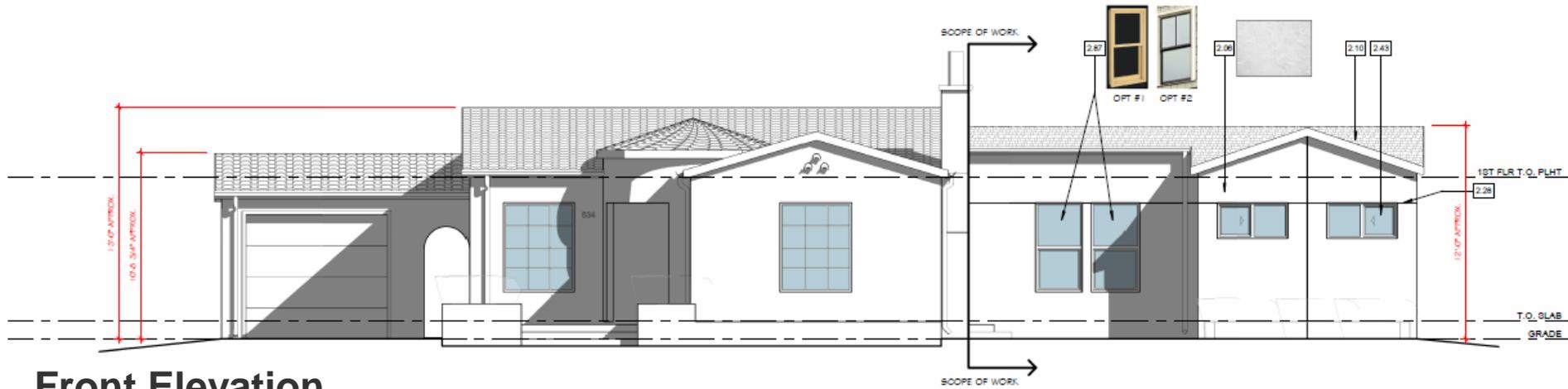
Existing Site

- **Size:** 5,694 sqft
- **Surrounding Uses:**
 - N: Medium Density Residential
 - S: Single Family
 - E: Parks and Open Space
 - W: Single Family
- **Zoning:** R1-6L
- **General Plan Designation:** Very Low Density Residential

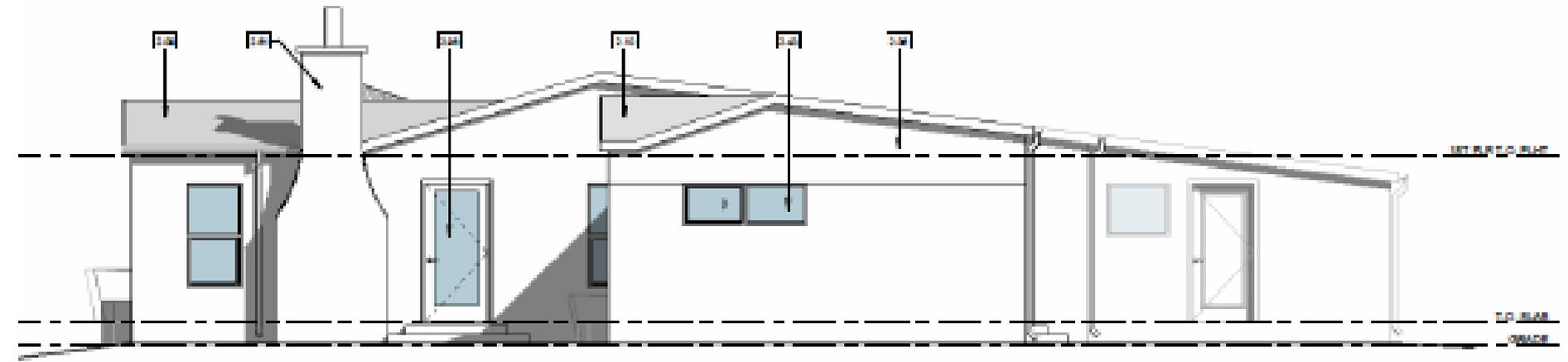








Front Elevation



Right Side Elevation



Consistency with Design Guidelines / Objective Standards

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

- The addition is to the rear right side of the property. The addition is designed to minimize its impact on the neighborhood and uses exterior finish materials to differentiate between the existing residence.
- The new roof tiles will naturally differ from the existing roof tiles at the front due the wear.
- The proposed stucco will feature a subtle color wash variation to distinguish it from the original structure.



CEQA Evaluation

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Exemption Sections 15332 – Infill and 15331 – Historical Resource Restoration/Rehabilitation, in that the project involves an addition and renovations of historic single-family residence.



Recommendation

Recommend that the Historical and Landmarks Commission find that the proposed project located at 834 Main Street 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

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