

City of Santa Clara

City Council Meeting – May 29, 2018

1411 Lewis Street

Public Hearing Item #5



**City of
Santa Clara**
The Center of What's Possible

1411 Lewis Street

Request

Determination of Eligibility for Historical or Architectural Listing for property at 1411 Lewis Street and 1444 Madison Street

Background

Applicant requests determination of non-eligibility to facilitate future redevelopment of site





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Street View of the Single-Family House



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Street View of the Detached Garage





1411 Lewis Street

Street View of the Duplex



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Community Outreach Meeting – March 15, 2018

- 4 community members (three neighbors from immediate block)
- Support for proposed demolition to improve the property.

Historical and Landmarks Commission – April 5, 2018

- 7 speakers
- 5 opposed the requested demolition due to the age of the house
- 2 supported project as a way to remove blight

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1411 Lewis Street

Historical Survey Report Findings

- Both the duplex residence and the two-story single-family residence lack the architectural integrity and significant historical association that give them value as a historical resource.
- The structures lack association with heritage and cultural development of the Nation, State, and City.

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Historical and Landmarks Commission Recommendations

1. Not add the duplex residence at 1444 Madison Street to the HRI as it is not a contributing historical or architectural resource
2. Find the building of vernacular style at 1411 Lewis Street eligible for listing on the HRI based on City's Criteria for Architectural Significance, the age of the building and time period of construction
3. Not allow demolition of existing structures until such time as a development plan is approved
4. Find preservation and rehabilitation of the original portion of the single-family residence at 1411 Lewis Street would help to maintain the integrity of the Old Quad

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1411 Lewis Street

Considerations

- General Plan consistency – Vision, Goals & Policies
- Community engagement
- HLC Recommendation
- Historical resource criteria – historical survey



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Staff Recommendation

Find that the duplex residence at 1444 Madison Street and the single-family residence at 1411 Lewis Street are not eligible for listing on the Historical Resource Inventory as they are not contributing historical or architectural resources.

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Alternatives

- Not add the duplex residence at 1444 Madison Street to the HRI as it is not a contributing historical or architectural resource;
- Find that the building of vernacular style at 1411 Lewis Street is eligible for listing on the HRI based on City's Criteria for Architectural Significance, the age of the building and time period of construction;
- Not allow demolition of existing structures until such time as a development plan is approved; and
- Find preservation and rehabilitation of the original portion of the single-family residence at 1411 Lewis Street would help to maintain the integrity of the Old Quad.

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General Plan Consistency

- The proposed project provides a density of 9.9 dwelling units per acre which conforms to the Very Low Density Residential density range of 1-10 dwelling units per acre.



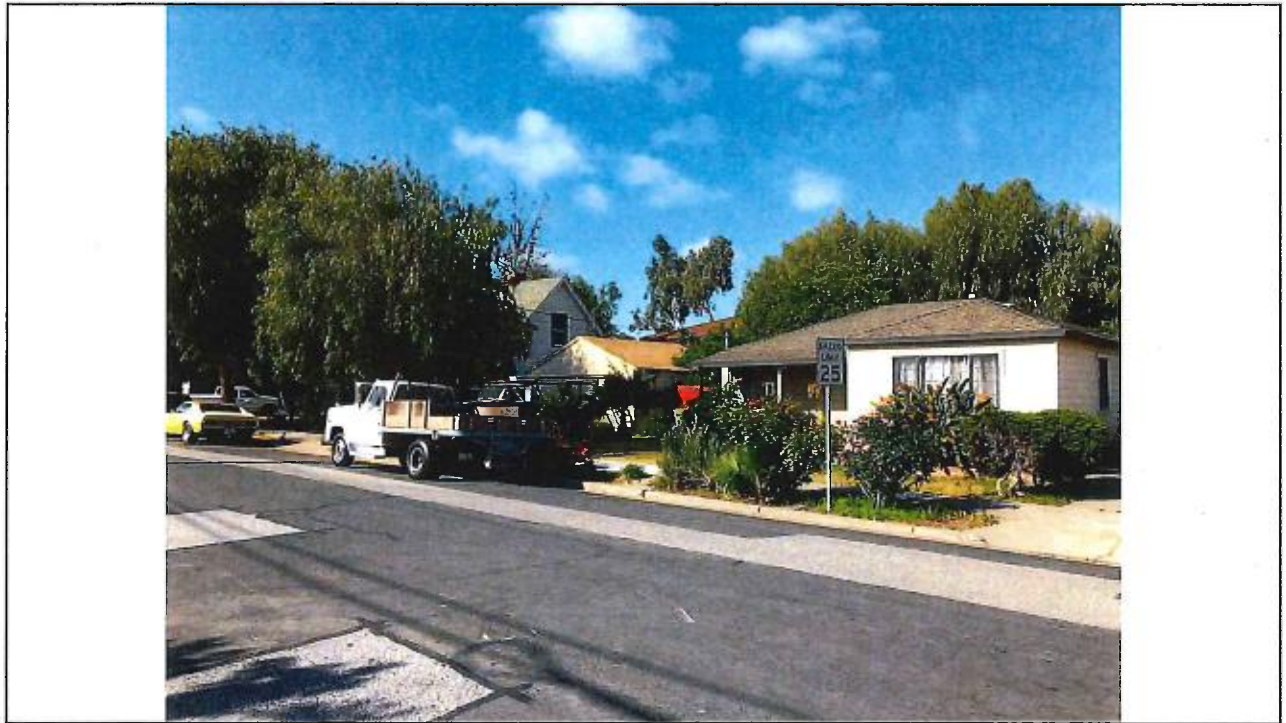
Project: 1411 Lewis Street and 1444 Madison Street | Santa Clara, CA

Existing Conditions and Proposal for New Development

Existing Site Conditions

- One SFR, One detached garage and one non conforming duplex
- Lot size 13,175 SF
- Transitional Corner from Multifamily Projects and El Camino Real





Historical Evaluation

- Prepared by Archaeological Resource Management
- Home does not qualify for California Register of Historical Resources or National Register of Historic Places
- Is not listed on City of Santa Clara Historical Preservation Inventory
- Home was not associated with significant historical event
- No person of historical significance lived in home
- Home is in extremely poor condition
- Lacks architectural integrity due to modifications. Including removal of original windows, exterior doors and interior finish

Home Condition

- House has no foundation (structural report in binder)
- \$411,000 of termite damage. (estimate in binder)
- Extensive mold (report in binder)
- Asbestos (report in binder)
- Home has been unoccupied for 16 years
- Due to condition, lack of structural integrity, no foundation and roof quality; home is uninsured and can not qualify for coverage
- Vacant homes can lead to public safety issues; Fire, squatters and vagrancy











- Replace One Uninhabitable Single Family Residence and non conforming duplex with a three unit PD
- New units for sale will have 2 covered and 2 uncovered parking spaces.
- New units will be approximately 2000 SF with detached garages
- Applicant looks forward to working with Planning Staff and HLC on design and final layout









Community Improvement

- For Sale Homes, providing much needed housing for families in Santa Clara
- General neighborhood clean up, many occupied motorhomes parked in front of unoccupied home.
- Additional off street parking (4 spots per unit)

Economic Impact

- Business Opportunity for local small construction businesses
- Additional Property Tax Basis
- City of Santa Clara fees, including Park Fees, City Business Licences

Conclusion

- We feel this project will add tremendous value to the neighborhood
- Project has received support from neighbors and attendees of community meeting
- We look forward to the opportunity to work with the Planning Staff and HLC on a great Old Quad Project