



# City of Santa Clara

**Historical and Landmarks  
Commission  
September 5, 2024**

1110 Pierce Street

Public Hearing Item #3  
PLN21-15406



# 1110 Pierce Street

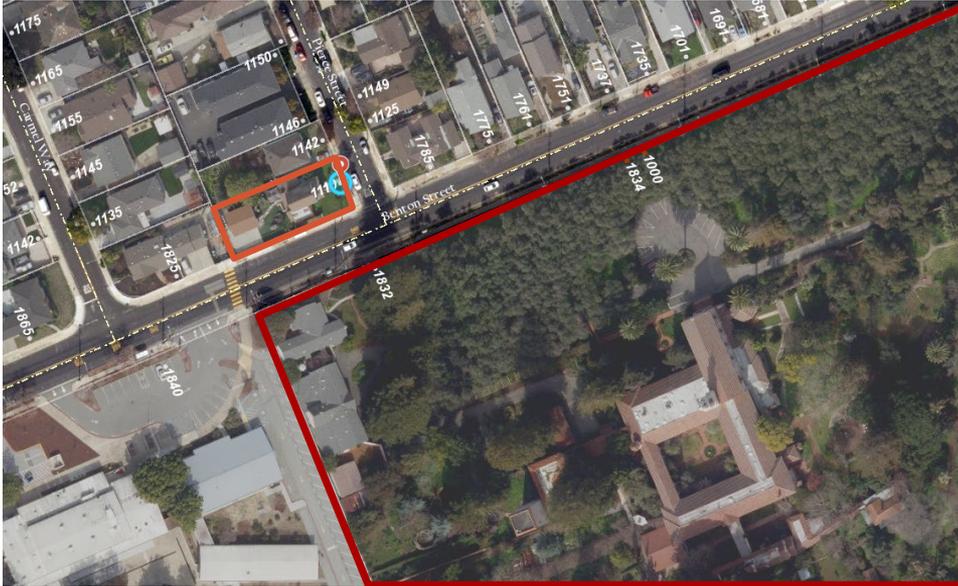
## Project Request

- **Consideration** of a Proposed 146 Square-Foot Second Floor Addition and a 52 Square-Foot Second Floor Deck Addition at 1110 Pierce Street (PLN21-15406) That is Located Within 200 Feet of a Historic Resource.



# 1110 Pierce Street

## Existing Site and Conditions





# 1110 Pierce Street

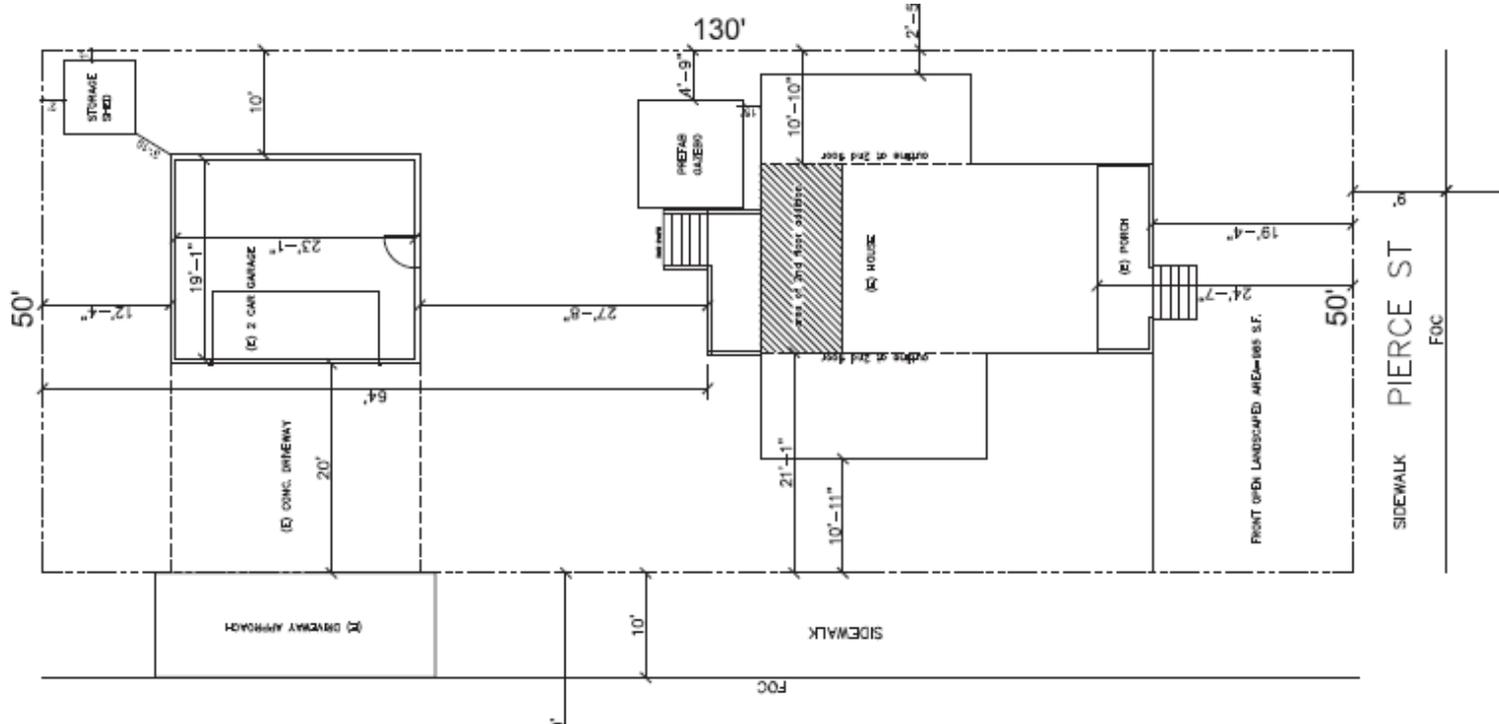
## Existing Conditions

- 200 feet of a Historic Resource Located at 1000 Lincoln
- Pioneer and Craftsman Architectural Style
- R1-6L Zoning District
- Very Low Density Residential General Plan Land Use Designation
- Two-story 1,410 square foot residence with a 96 square-foot front porch and 57 square-foot rear porch
  - Existing 504 square-foot detached garage
  - Existing 49 square-foot storage shed
  - Existing 104 square-foot gazebo



# 1110 Pierce Street

## Proposed Site Plan





# 1110 Pierce Street

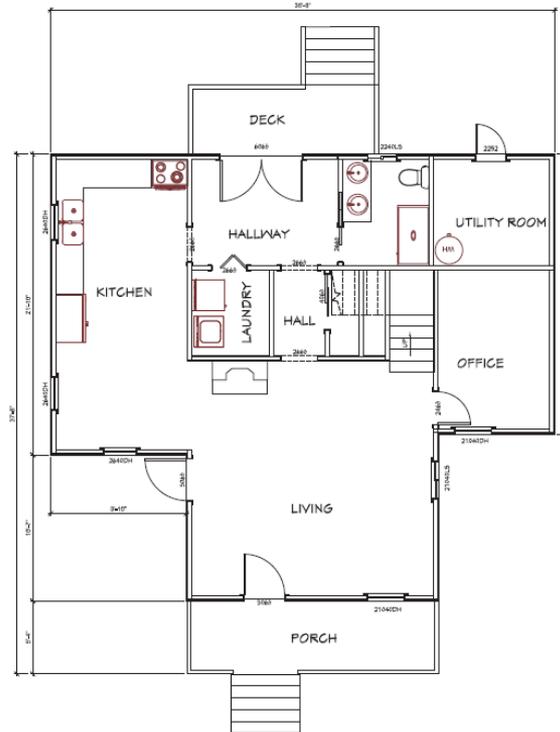
## Architectural Review

- Existing Residence Living Space: 1,410 Square Foot
  - First Floor: 962 Square Foot
  - Second Floor: 448 Square Foot
- Proposed Residence Living Space: 1,556 Square Foot
  - First Floor: 962 Square Foot
  - Second Floor: 594 Square Foot

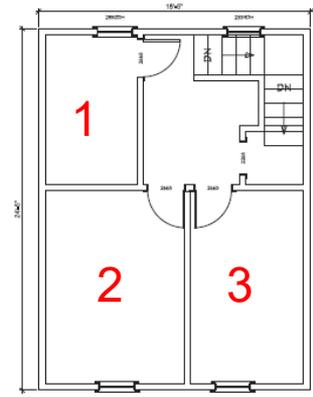


# 1110 Pierce Street

## Existing Floor Plans



EXISTING 1st. FLOOR PLAN  
1/4" = 1'-0"



EXISTING 2nd. FLOOR PLAN  
1/4" = 1'-0"



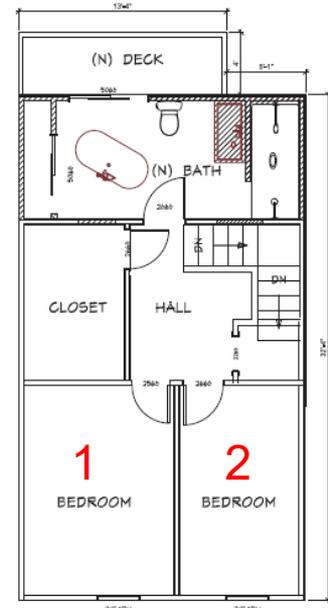
# 1110 Pierce Street

## Proposed Floor Plans

*No Change*



**EXISTING 1st. FLOOR PLAN**  
1/4" = 1'-0"



**PROPOSED 2nd. FLOOR PLAN**  
1/4" = 1'-0"





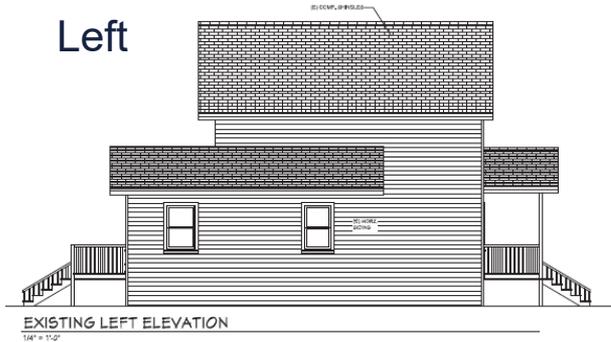
# 1110 Pierce Street

## Existing Elevations

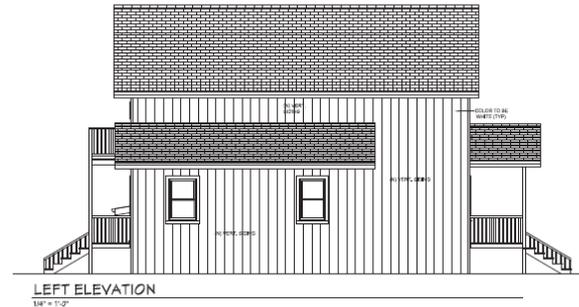
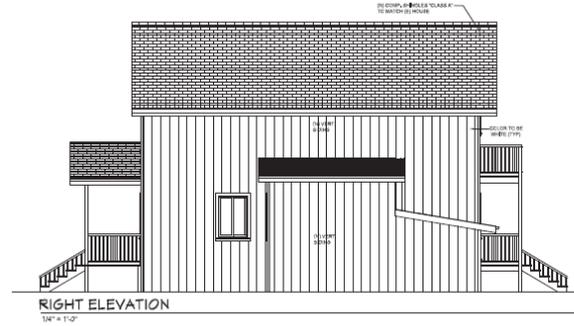
Right



Left



## Proposed Elevations





# 1110 Pierce Street

## Analysis

- The residence is not listed on the HRI
- The proposed addition minimizes visual impacts to the adjacent HRI property.
- The historic resource is not visible from Benton Street.
- The extensive vegetation along Benton reduces the potential impact on the Carmelite Monastery at 1000 Lincoln Street
- Consistent with R1-6L Zoning District development standards
- Addition is consistent with the Single-Family Design Guidelines
- Alterations and addition are consistent with the main residence:
  - The roof style and material of the addition matches the existing gable roof and material.
  - The addition will be compatible with the character of the main residence.
  - The project proposes to change the siding from the existing horizontal siding to vertical siding that will be painted white.



# 1110 Pierce Street

## Recommendation

- 1) Staff recommends that the Historical and Landmarks Commission find that the proposed project located at 1110 Pierce Street will not destroy or have a significant adverse effect on the integrity of the HRI listed properties within 200 feet at 1000 Lincoln Street;
- 2) That the alterations and addition are compatible with the existing structure and surrounding neighborhood and recommend approval to the Development Review Hearing Officer.



# City of Santa Clara

**Historical and Landmarks  
Commission  
September 5, 2024**

1110 Pierce Street

Public Hearing Item #3  
PLN21-15406