



# **Historical and Landmarks Commission**

**Item # : 2**

**PLN25- 00049**

**642 Park Court**

**June 5, 2025**

**Alex Tellez, Assistant Planner**



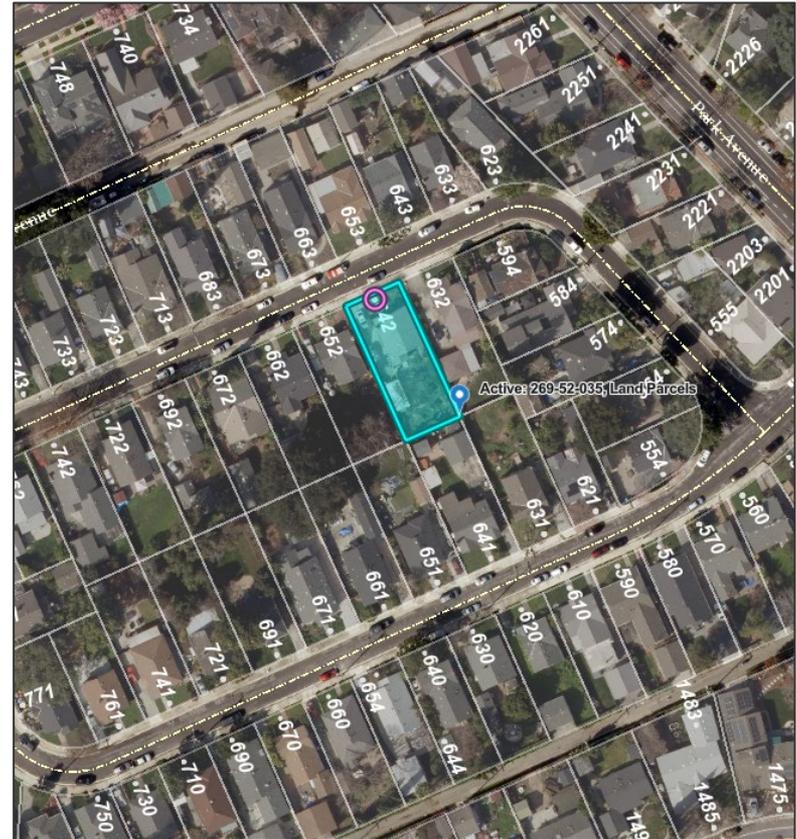
# Request

- Architectural Review for the construction of a 942 square-foot second story addition and a 987 square-foot first floor addition, resulting in a 3,377 square foot five bedroom / three and a half bathroom two story **potentially historic** residence within 200 feet of four properties on the City's Historic Resource Inventory (HRI).



# Existing Site

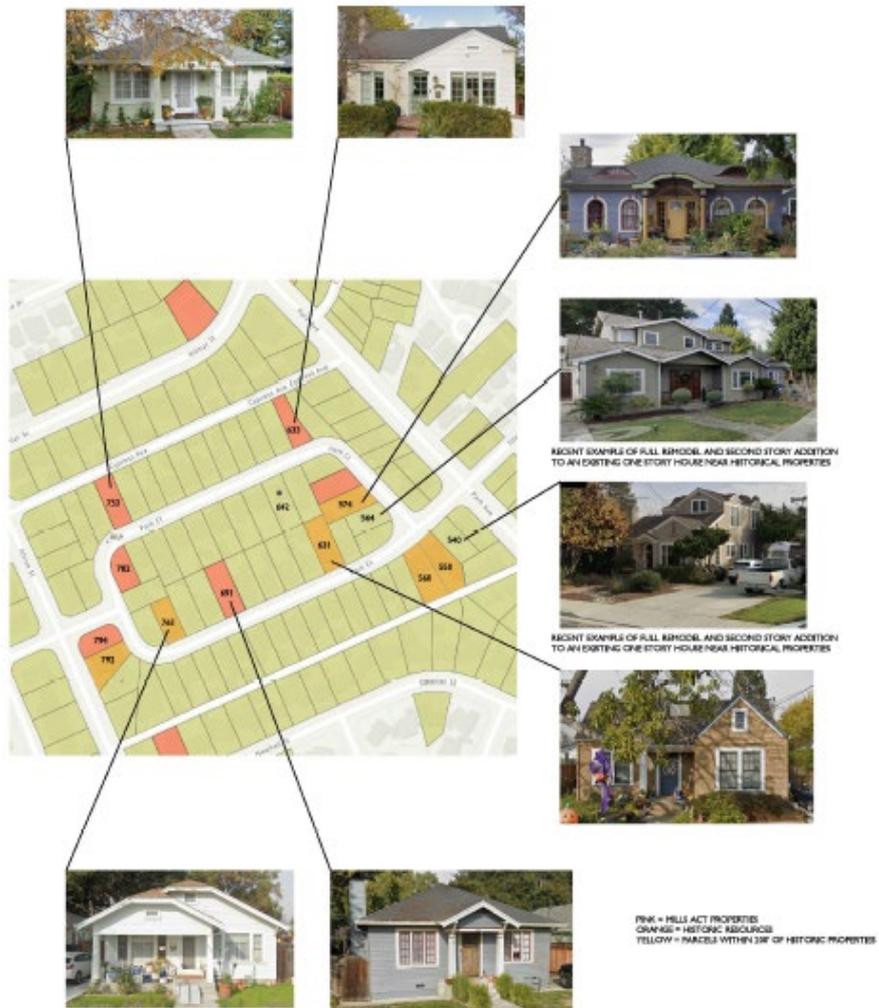
- **Lot Size:** 6,250 sf
- **Surrounding Uses:**
  - **N:** R1-6L (Single – Family Residential)
  - **S:** R1-6L (Single – Family Residential)
  - **E:** R1-6L (Single – Family Residential)
  - **W:** R1-6L (Single – Family Residential)
- **Zoning:** R1-6L (Single – Family Residential)
- **General Plan Designation:** Very Low Density Residential





# Historical & Landmarks Commission Referral

- This architectural review application is referred to the HLC as the project site is within 200 feet of four properties on the HRI.
- HLC shall review the project for neighborhood compatibility and consistency with the City's Single Family & Duplex Design Guidelines as required under Santa Clara City Code 18.130.070.

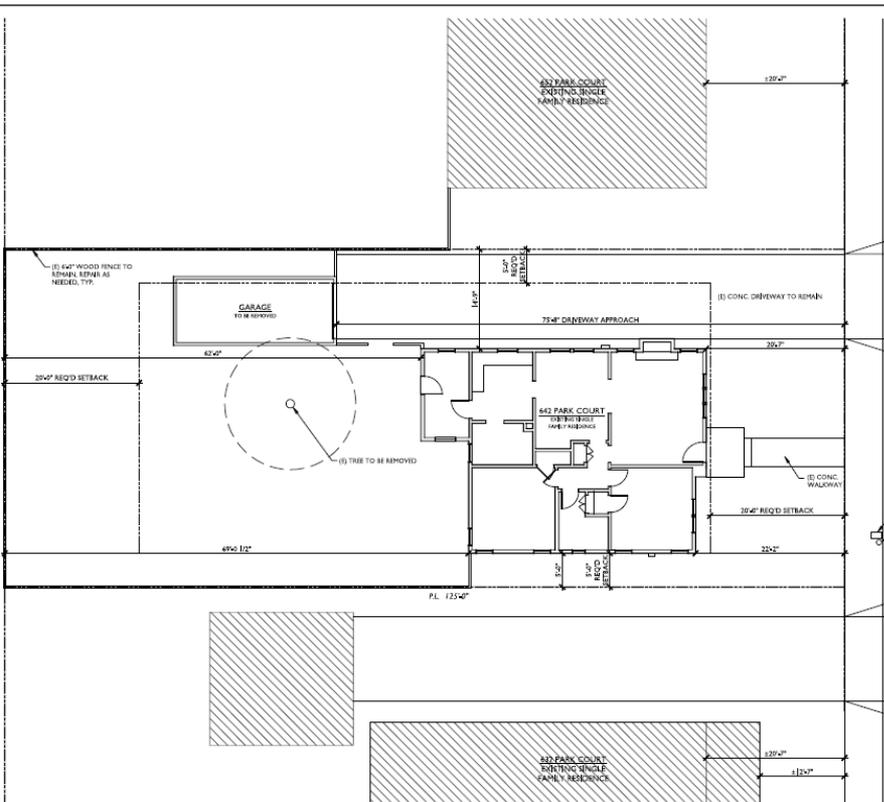




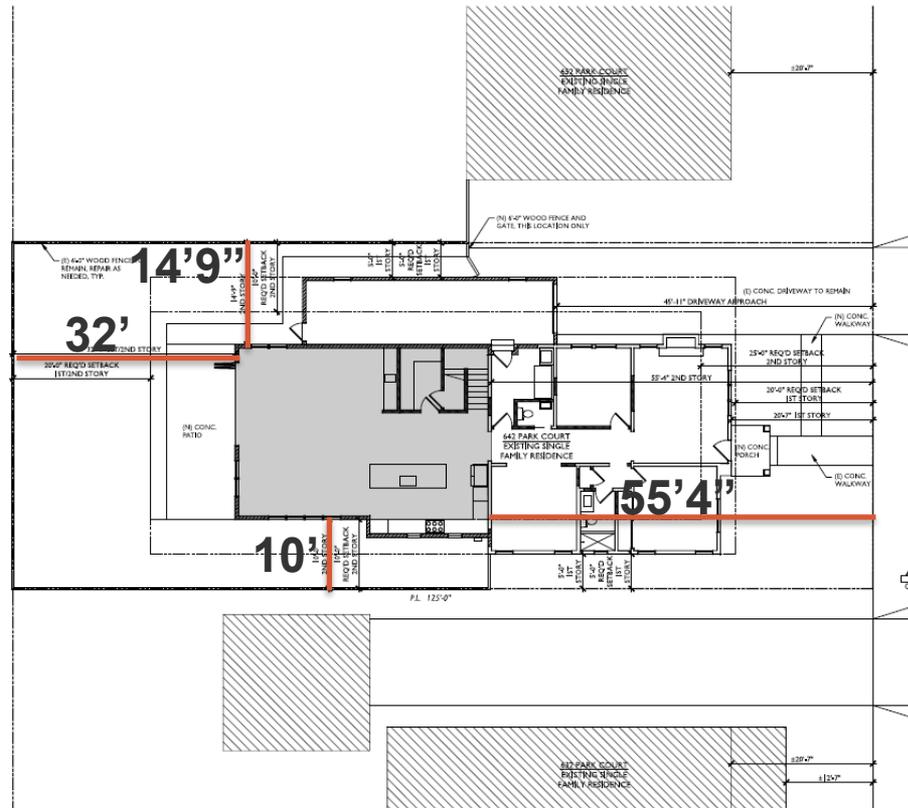
# Site Background

- The project site is not on the HRI or
- Staff requested a DPR 523 Form due to the site's location (not required)
- The DPR 523 Form concludes that the property is eligible for local listing on the HRI
- Based on this conclusion, Staff asked the homeowner to redesign the proposal to meet the Secretary of Interior's Standards for Rehabilitation
  - “New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the-old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

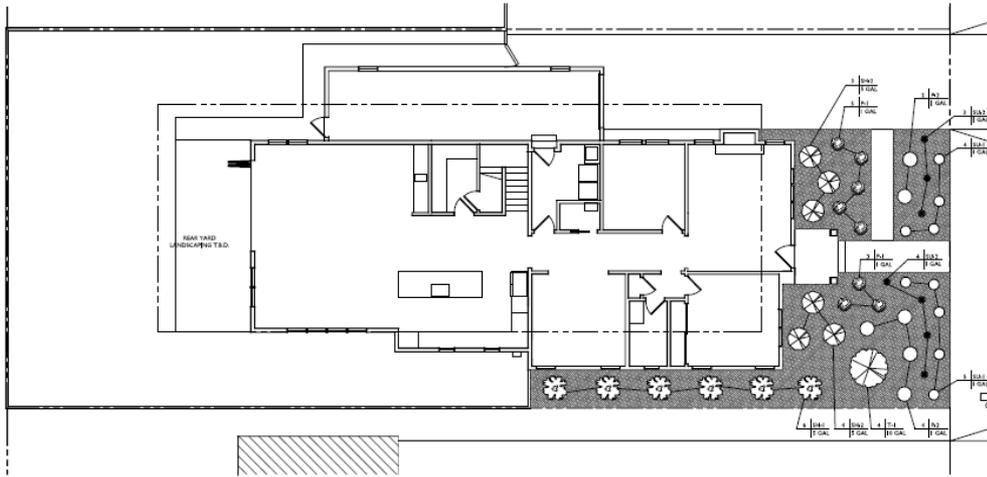




Existing



Proposed



**NOTATION**

PROTECT EXISTING TREES IF APPLICABLE FROM CONSTRUCTION ACTIVITIES. PROTECT TREE ROOTS FROM COMPACTON. DO NOT STORE MATERIALS UNDER TREES.

**GENERAL**

1. PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THE TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED PERSON.
2. PLANTS STORED ON SITE SHALL BE WATERED DAILY.
3. PLANT AND WATER POTS SHALL BE KEPT CLEAN AND REMOVED FROM FLATS OR CONTAINERS.
4. PLANT TREES AND SHRUBS DEEP THEN AROUND COVER PLANTS.
5. WATER PLANTS FREQUENTLY, PLANTS DEEPLY AND THOROUGHLY IMMEDIATELY AFTER PLANTING.

**MULCH**

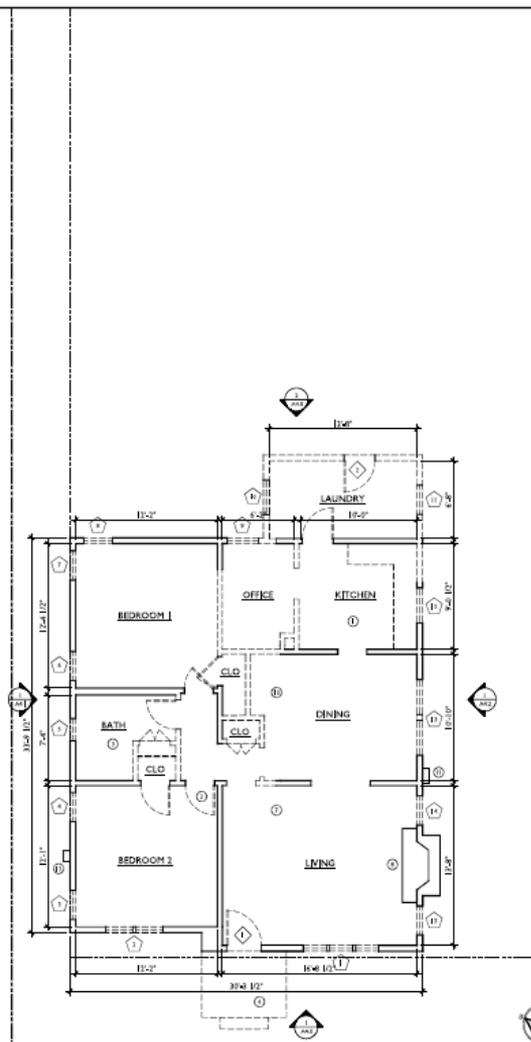
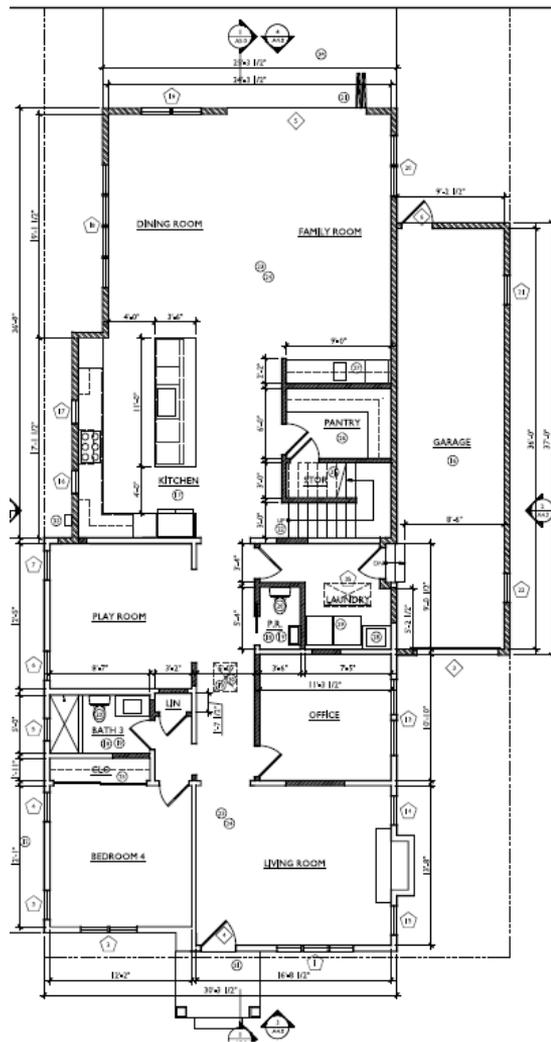
1. TREES, PLANTS AND SHRUBS COMPLETE, MULCH ALL PLANTED AREAS IN A 4" LAYER OF ECO MULCH.

**DEBRIS**

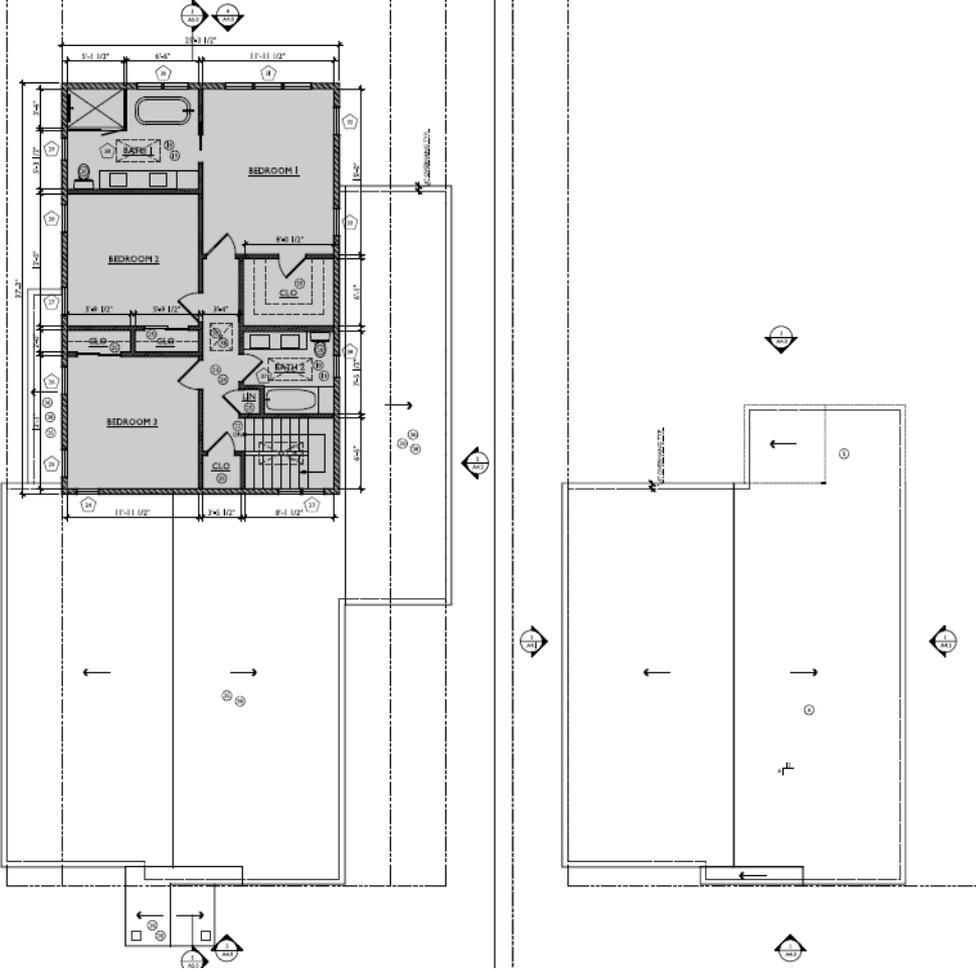
1. REMOVE ALL SURPLUS MATERIALS AND DEBRIS FROM THE SITE UPON COMPLETION OF THE WORK.

SYMBOL	CODE	TYPE	SCIENTIFIC NAME	COMMON NAME
	T-1	TREE	HETEROPHELL ARBUTIFOLIA	TOYON
	S-1	SHRUB	CEANOBIUM	CALIFORNIA BLUE
	S-2	SHRUB	CESTRA SUNNIF	ROCK ROSE
	P-1	PERENNIAL	DELBOLLEUM CANUM	CALIFORNIA FUSCA
	P-2	PERENNIAL	SALVA SPATHACEA	HUMPHREYS SAGE
	S-3	SUCCULENT	SENECIO PANDEMICUM	BLUE CHALK STICKS
	S-4	SUCCULENT	ECHINOMYRTHUS	ECHINOMYRTH
		MULCH		

# Proposed Landscape Plan



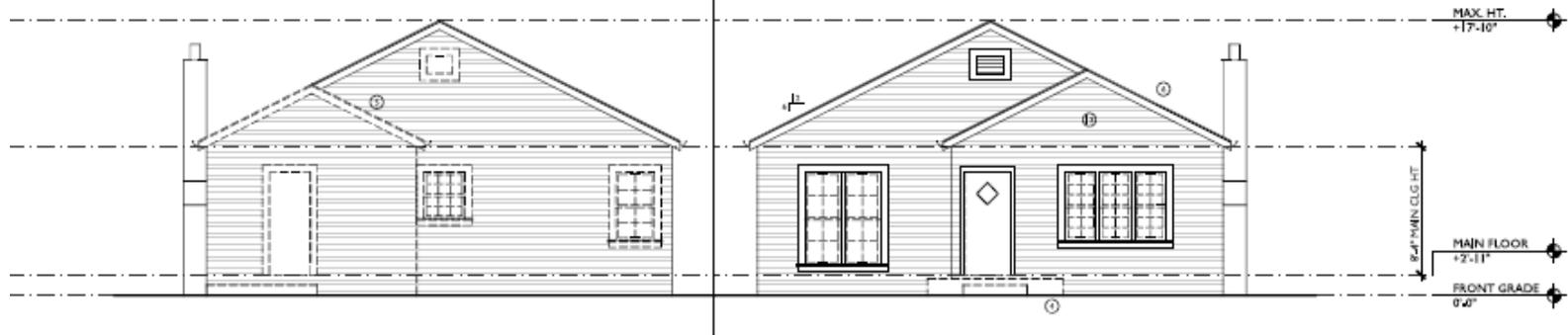
# Roof Plan





PROPOSED BACK (SE-FACING) ELEV | 4

PROPOSED FRONT (NW-FACING) ELEV | 3





PROPOSED SIDE (NE-FACING) ELEVATION 3

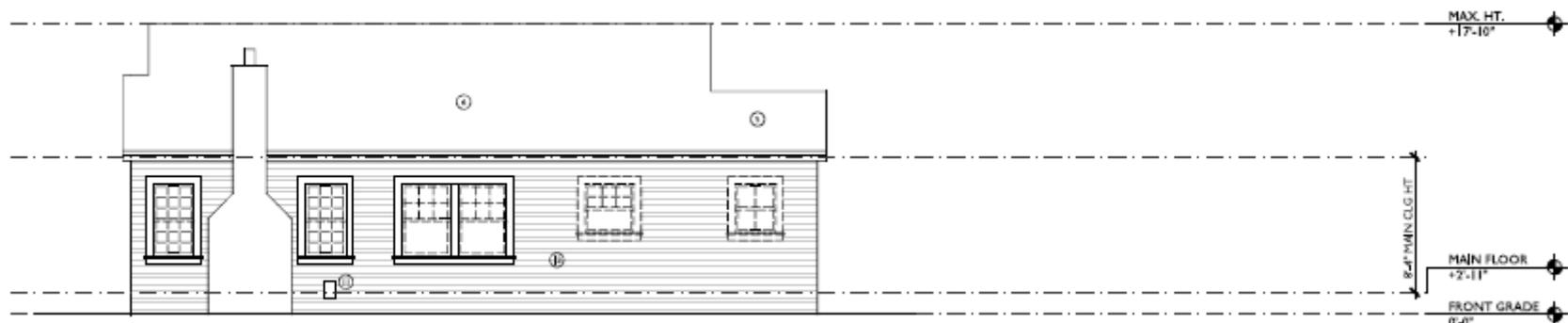


EXISTING SIDE (NE-FACING) ELEVATION 3





PROPOSED SIDE (SW-FACING) ELEVATION 1

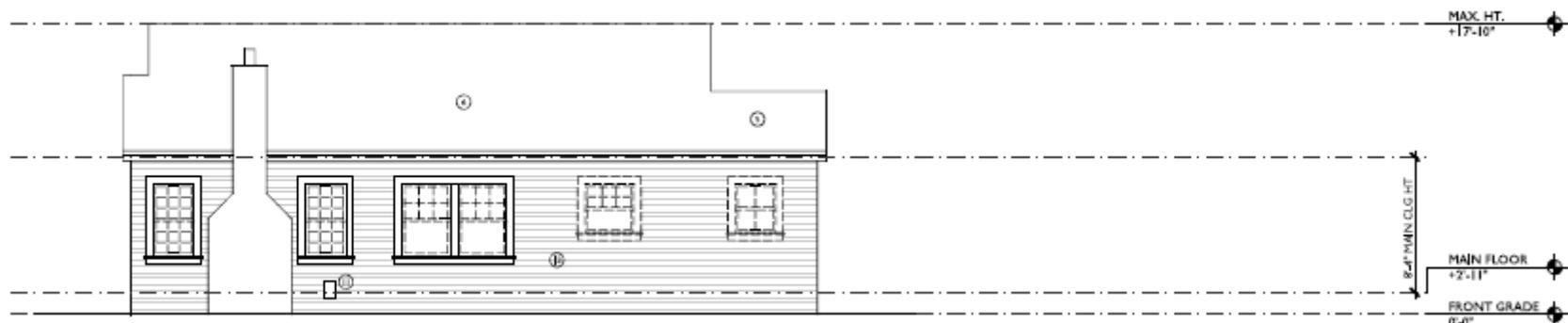


EXISTING SIDE (SW-FACING) ELEVATION 4





PROPOSED SIDE (SW-FACING) ELEVATION 1



EXISTING SIDE (SW-FACING) ELEVATION 4





652 PARK COURT



632 PARK COURT

1/8" = 1'-0"

NEIGHBORING WINDOW DIAGRAMS | 3



# Consistency with Zoning Code

- Proposal meets SCCC 18.92.040 - Allowed Improvements and Expansions of Nonconforming Structures as the “residential expansion conforms with the current applicable Zoning Code development standards”
  - Provides a two-car tandem garage
  - Meets all setbacks and lot coverage requirements
  - Meets height standards



# Consistency with Design Guidelines

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

- The existing front of the house is to remain and is oriented toward the primary street frontage. A roof will be added over the front door creating a small front porch or entry element facing the street enhancing the architectural design.
- The architectural features of the proposed design including the wood siding at the front of the structure, the siding on the rear of the structure, and the front porch are true to the architectural form and appropriate for the neighborhood.
- The proposed second story is stepped back 10 feet from the side property lines.
- The roof form proposed on the second story element derives from those found in the existing Park Court neighborhood which increase the compatibility with the neighborhood.



# Recommendation

Recommend that the Historical and Landmarks Commission find that the proposed project located at 642 Park Court will not destroy or have significant adverse effect on the integrity of the HRI listed properties within 200 feet of the subject property; that the proposed construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.



# City of Santa Clara

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