



City of Santa Clara

Historic Landmark Commission

February 3, 2022

1525 Franklin Street

Public Hearing Item # 2
PLN21-15384



1525 Franklin Street

Request

Significant Property Alteration (SPA) Permit to allow minor interior alteration of the family room to create a fifth bedroom and hallway at the rear of the historic residence

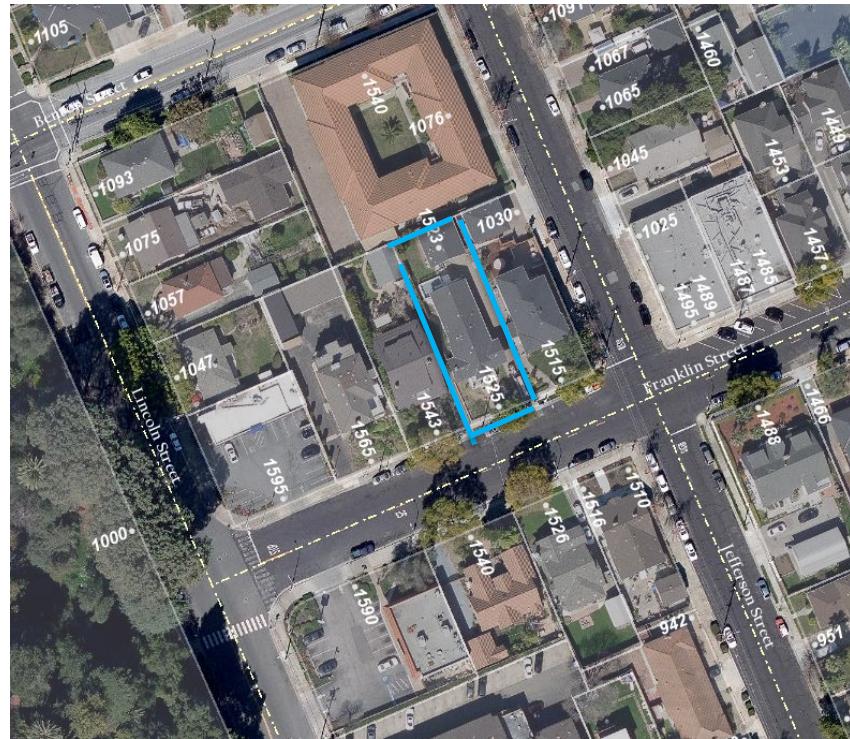




1525 Franklin Street

Existing Site

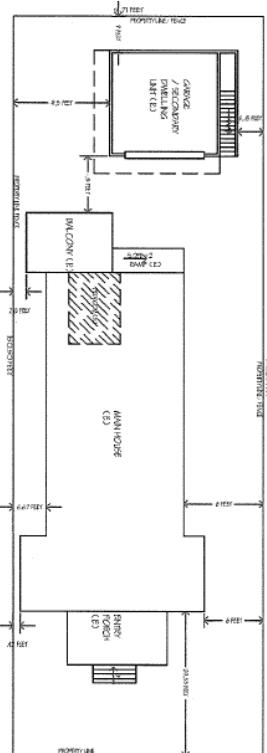
- Community Mixed Use General Plan designation
 - Single Family Residential (R1-6L) zoning designation
 - 7,784 sf lot
 - HRI property
 - Assisted living – elderly care residence





1525 Franklin Street

Existing Site Plan



- Craftsman Bungalow c.1915
- Existing 1-story home with 4 bedrooms / 2 bathrooms
- Interior and exterior alterations in 2007
- Detached 2-car garage with 1 bedroom / 1 bathroom ADU above in 2007
- Mills Act approved in 2007

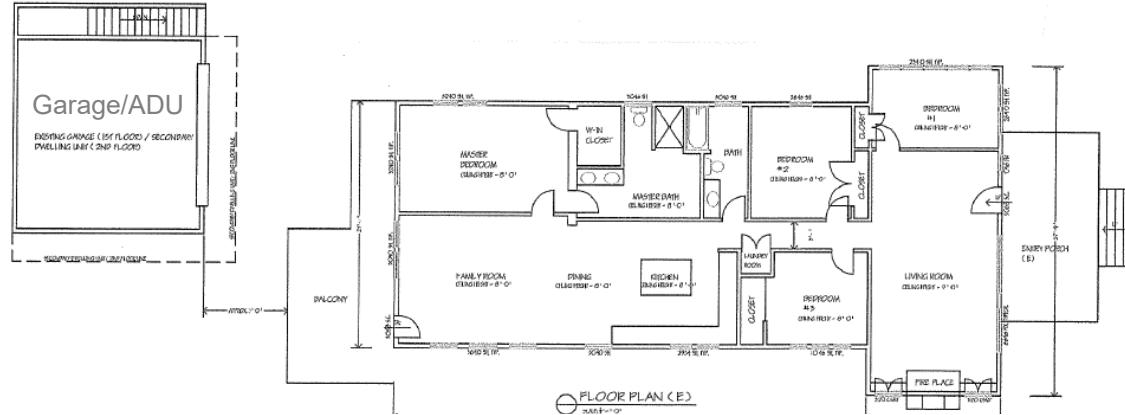


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Floor Plans

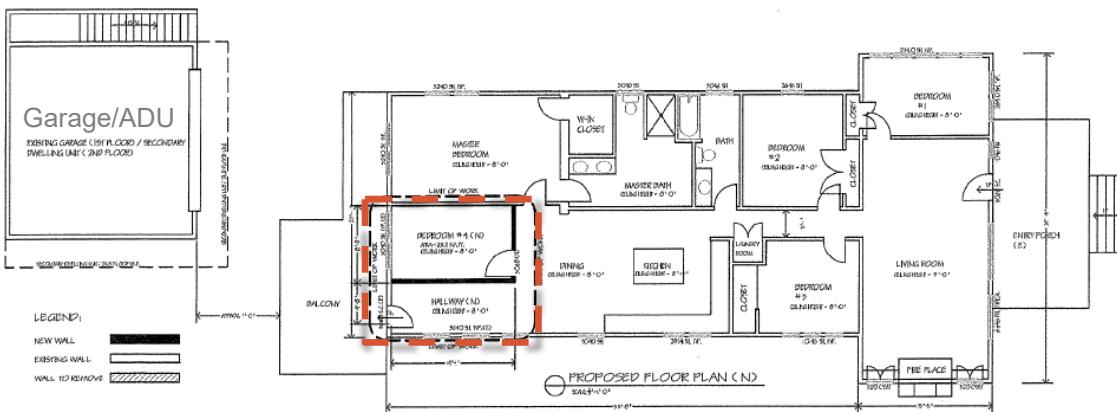
Existing:

2,069 sf living area
131 sf front porch
4 bedrooms



Proposed:

Convert 123 sf of living area to a 5th bedroom and hallway





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

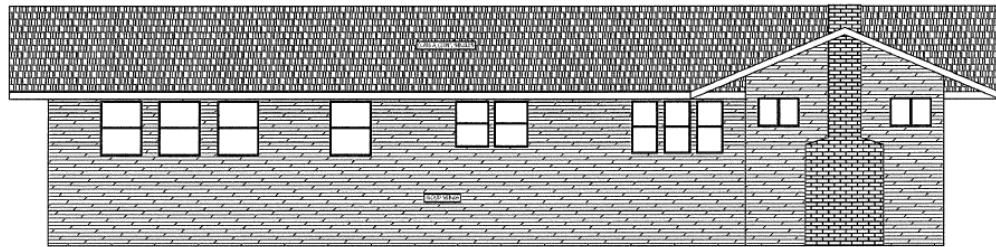
1525 Franklin Street

Elevations



South

FRONT ELEVATION (E)
KAB 5-10



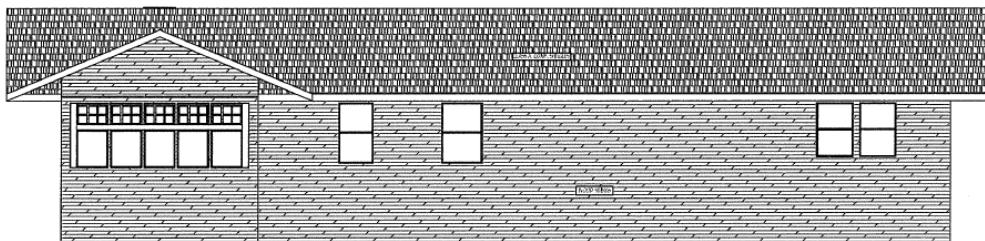
West

LEFT SIDE ELEVATION (E)



North

REAR ELEVATION (E)
KAB 5-10



East

RIGHT SIDE ELEVATION (E)
KAB 5-10



1525 Franklin Street

Recommendation

- Recommend that the Historical and Landmarks Commission finds that the proposed project located at 1525 Franklin Street does not destroy or have a significant effect on the integrity of the historically designated property; that the alterations are compatible with the existing structure and meets the Secretary of Interior Standards; and recommend approval of the SPA permit to the Director of Community Development.



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