



Meeting Date: April 5, 2018

File: PLN2018-13102

Location: 1411 Lewis Street and 1444 Madison Street, a 13,175 square foot parcel at the northwest corner intersection of Lewis Street and Madison Street; APN: 269-03-034; property is zoned R3-36D – Medium Density Multiple Dwelling.

Applicant/Owner: Greg Mussallem

Request: **Determination for eligibility** for listing of 1411 Lewis Street and 1444 Madison Street on the City of Santa Clara Historical Resources Inventory (HRI), in consideration of a future development of the property with three single-family detached homes; the proposal would include the removal of the existing two-story residence, single-story duplex, and a detached two car garage. (No formal application has been received on the development proposal)

CEQA Determination: Determination for eligibility is not a project under CEQA.

Project Planner: Steve Le, Assistant Planner I

Recommendation: **Determine eligibility and refer to City Council**

PROJECT DESCRIPTION

The applicant is requesting determination of eligibility for the existing buildings at 1411 Lewis Street (project site) for listing on the City of Santa Clara Historical Resource Inventory (HRI). This is in advance of the proposal to demolish the structures at 1411 Lewis Street and 1444 Madison Street, and subdivide the single parcel into three parcels to construct three new single-family dwellings. The applicant provided the attached justification packet, which includes the project description, authorization letter from current owners, historical survey and Evaluation Report (DPR523 Form), termite report, structural evaluation, asbestos report, evaluation of relocating the single-family house, pictures of existing condition, and architectural rendering of the proposed homes. The applicant is seeking recommendation from the Historical and Landmarks and Commission to City Council on the eligibility of the project as historical resource.

Background

The structures at 1411 Lewis Street are not currently listed on the HRI, but they are within 200 feet from four listed historical resources, including 1385 Lewis Street, 1390 & 1360 Madison Street, and 1455 Jefferson Street. The two-story single-family vernacular style house on the project site was constructed in circa 1880. An addition was added onto the western side of the single-family house at a later date. The single-story duplex on site has an address of 1444 Madison Street and it was constructed in 1948, in the post-war minimal traditional style. A detached garage and a number of smaller sheds are also situated on the property.

A DPR was prepared by Robert Cartier of Archaeological Resource Management. The report finds that the structure lacks association with heritage and cultural development of the Nation, State, and City. The evaluator found that based on the National, State, and the City's local criteria for historical or architectural significance, the property at 1411 Lewis Street does not meet the qualification of a historic resource for National, State, or local listing.

As noted in the historical survey, the house at 1411 Lewis Street was determined to be uninsurable due to the structural deficiencies of its foundation. The tenants were moved to the residence at 1444 Madison Street, and the home at 1411 Lewis Street has been vacant since that 1980's.

ANALYSIS

The DPR and additional justification packet provided focused on the residence at 1411 Lewis Street. The historical survey noted that the minimal traditional residence at 1444 Madison Street lacks architectural

detailing and has undergone several additions, including separation into two units. There was no further evaluation on the duplex.

To consider the demolition of all existing buildings at project site, the Commission must first determine whether the existing buildings are eligible for listing in the HRI. The proposal packet provided evidence on the poor condition of the two-story residence. The applicant also hosted a community meeting at the Senior Center on Fremont Street on March 15, 2018. Four community members were present and all four were in support of the proposed demolition.

The Commissioner's recommendation on the historical and architectural eligibility or ineligibility of the site would move forward to City Council for final determination. The applicant is seeking this determination prior to submitting a formal application. However, the property would not be listed as a historical or architectural resource because the applicant is not requesting for listing at this time.

Although the residence at 1411 Lewis Street is in a deteriorating condition from lack of maintenance over time, it is unclear whether substantial repair would qualify the residence as a significant resource if a significant amount of the remaining exterior building materials would need to be removed or replaced as part of the repair and rehabilitation of the structure. The evaluation of moving and repairing the structure is noted as costly in the justification packet. Staff recommends that the Commission review the historical survey and photos for historical association and the remaining of the architectural integrity of all buildings at the subject site. The evaluator of the DPR concluded that the alterations to the vernacular style residence and its current condition constitute some loss of historic and architectural integrity.

ENVIRONMENTAL DETERMINATION

The determination of eligibility is exempt from the CEQA environmental review requirements per CEQA Section 15061(b)(3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Currently, no project is proposed. Early consideration of the eligibility is being considered by the Historical and Landmarks Commission.

PUBLIC NOTICES AND COMMENTS

The notice of public meeting for this item was posted at three conspicuous locations within 500 feet of the project site and was mailed to property owners within 500 feet of the project site. No public comments have been received at the time of preparation of this report.

STAFF RECOMMENDATIONS

That the Historical and Landmarks Commission find that the property at 1411 Lewis Street and 1444 Madison do not qualify as historically or architecturally significant resource based on historical survey and the applicant's justification packet, therefore recommend to the City Council that the property is not eligible for listing on the City's Historic Preservation and Resource Inventory.

Documents Related to this Report:

- 1) *Justification Packet (including Historic Survey(DPR523 Form)*
- 2) *Development Plan*

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