

8.B. File No.(s):	PLN2018-13160
Location:	1493 El Camino Real, a 0.29 acre parcel on the north side of El Camino Real between Monroe Street and Lincoln Street; APN: 224-48-006.
Zoning:	General Office (OG)
Applicant / Owner:	1483 E.C.R. Property LLC
Request:	Significant Properties Alteration (SPA) Permit Review and Determination for Eligibility for listing of 1493 El Camino Real on the City of Santa Clara Historic Resource Inventory (HRI) in order to facilitate the demolition of the existing residence, detached garage, and ancillary structures. No replacement project is proposed at this time.
CEQA Determination:	Determination for eligibility is not a project under CEQA.
Project Planner:	Rebecca Bustos, Associate Planner
Staff Recommendation:	Determine eligibility and refer to City Council

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet.

Discussion: Ms. Bustos provided an overview of the project to the Commission. Prior to the meeting, Mr. Craig Mineweaser, Volunteer Architectural Advisor, provided written comments on the proposed project. Mr. Franklin Maggie of Archives & Architecture was available to answer questions on the historic resources survey. The applicant, Tom Quaglia, was present for the discussion and answered questions.

The Commission discussed opportunities for photo documentation and ability to archive those documents with the City. The Commission noted that a building's vernacular in design is not a disqualifier for eligibility under the Criterion for Architectural Significance. The Commission did concur that the structure in this instance with the craftsmen influence with the Colonial Revival style is not architecturally significant. Mr. Chen discussed the loss of historical context and noted that the property has been moved multiple times and is no longer associated with the larger open parcel. The Commission commented the dilapidated condition and lack of architectural detailing on the inside of the structure. No comments were received from the public during public comment period.

Motion/Action: Motion was made by Commissioner Estes, seconded by Commissioner Biagini that the Historical and Landmarks Commission finds that the property at 1493 El Camino Real does not qualify as a historically or architecturally significant resource based on the historical survey, and therefore recommend that the property is not eligible for listing on the City's Historical Preservation and Resource Inventory, and that demolition of the structure be allowed (5-0-0-2, Cherukuru and Mahan absent), subject to the following conditions:

- 1) Photo documentation and Resource Survey be archive in the public domain and placed in the custody of the City.
- 2) Make the property available to the salvage companies to recover building material, such as the windows, siding, porch and other construction materials.
- 3) Buildings vernacular in design is not a disqualifier for eligibility under the Local Criterion for Architectural Significance.

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