



City of Santa Clara

Meeting Agenda

Historical & Landmarks Commission

Thursday, February 3, 2022

6:00 PM

Virtual Meeting

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9042, the Historical and Landmarks Commission meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara continues to provide methods for the public to participate remotely:

- Via Zoom:

- o <https://santaclaraca.zoom.us/j/97233262035> or

- o Phone: 1 (669) 900-6833

Webinar ID: 972 3326 2035

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@santaclaraca.gov no later than noon on the day of the meeting. Clearly indicate the project address, meeting body, and meeting date in the email.

PUBLIC PARTICIPATION IN ZOOM WEBINAR:

Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, you may leave the meeting.

CALL TO ORDER AND ROLL CALL

CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Historical and Landmarks Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Historical and Landmarks Commission meeting when the Chair calls for these requests during the Consent Calendar review.

1. 22-146 [Historical and Landmarks Commission Minutes of January 6, 2022](#)

Recommendation: Approve the Historical and Landmarks Commission Minutes of January 6, 2022.

PUBLIC PRESENTATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

GENERAL BUSINESS

The following items from this Historical and Landmarks Commission agenda will be scheduled for further review following the conclusion of hearings and recommendations by the Historical and Landmarks Commission. Please contact the Planning Division office for information on the schedule of hearings for these items.

2. 22-1724 [Significant Property Alteration to allow minor interior alterations to an historic residence located at 1525 Franklin Street](#)

Recommendation: Recommend that the Historical and Landmarks Commission find that the proposed project located at 1525 Franklin Street does not destroy or have a significant adverse 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.

STAFF REPORT

1. Berryessa Adobe Maintenance

COMMISSIONERS REPORT

1. Subcommittee Reporting - 20 minutes
2. Board and Committee Assignments - 15 minutes

Board/Committee

Santa Clara Arts and Historic Consortium
Historic Preservation Society of Santa Clara
Old Quad Residents Association
Development Review Hearing
BART/ High Speed Rail/ VTA BRT Committee
Zoning Ordinance Update
El Camino Real Specific Plan Community Advisory Committee
Downtown Revitalization

Lead/Alternate

Leung / Romano
Vargas-Smith / Leung
Leung / Romano
Romano / Vargas-Smith
Vargas-Smith / Swartzwelder
Romano / Swartzwelder
Leung
Vargas-Smith / Romano

3. Announcements and Other Items - 10 minutes
4. Commissioner Travel and Training Requests - 10 minutes

ADJOURNMENT

The next regular scheduled meeting is on Thursday, March 3, 2022 at 6 p.m.

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

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City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
[@SantaClaraCity](https://twitter.com/SantaClaraCity)

Agenda Report

22-146

Agenda Date: 2/3/2022

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Historical and Landmarks Commission Minutes of January 6, 2022

RECOMMENDATION

Approve the Historical and Landmarks Commission Minutes of January 6, 2022.

Reviewed by: Jeff Schwilk, Associate Planner

Approved by: Lesley Xavier, Acting Development Review Officer

ATTACHMENTS

1. Historical and Landmarks Commission Minutes of January 6, 2022



City of Santa Clara

Meeting Minutes

Historical & Landmarks Commission

01/06/2022

6:00 PM

Virtual Meeting

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CALL TO ORDER AND ROLL CALL

Chair Leung called the meeting to order at 6:05 p.m.

Present 6 - Commissioner Amy Kirby, Chair Patricia Leung, Vice Chair Ana Vargas-Smith, Commissioner Megan Swartzwelder, Commissioner Kathleen Romano, and Commissioner Ed Stocks

Absent 1 - Commissioner Michael Celso

A motion was made by Commissioner Kirby, seconded by Commissioner Romano to excuse Commissioner Celso's absence.

Aye: 6 - Commissioner Kirby, Chair Leung, Vice Chair Vargas-Smith, Commissioner Swartzwelder, Commissioner Romano, and Commissioner Stocks

Excused: 1 - Commissioner Celso

CONSENT CALENDAR

A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Stocks to approve Item 1 with a minor modification.

Aye: 6 - Commissioner Kirby, Chair Leung, Vice Chair Vargas-Smith, Commissioner Swartzwelder, Commissioner Romano, and Commissioner Stocks

Excused: 1 - Commissioner Celso

1. [22-1771](#) Historical and Landmarks Commission Minutes of November 4, 2021

Recommendation: Approve the Historical and Landmarks Commission Minutes of November 4, 2021.

PUBLIC PRESENTATIONS

Resident Katie Miller addressed the Commission regarding the increase in the City's Mills Act Contract application fees.

GENERAL BUSINESS

2. [22-966](#) STUDY SESSION: Zoning Code Update

Principal Planner John Davidson provided a presentation and timeline on the Zoning Code Update and answered questions from the Commission.

STAFF REPORT

1. Berryessa Adobe Maintenance

Staff Liaison Jeff Schwilk noted that the City has entered into a new agreement with Mineweaser & Associates for 3 years for both the Berryessa Adobe and the Harris Lass House Historic Preserve, and explained a first order of business will involve the submittal of a proposal for the preparation of a property condition assessment report for review by the Public Works Department, which is anticipated to occur in this first quarter of 2022.

COMMISSIONERS REPORT

1. Subcommittee Reporting - 20 minutes

There were no subcommittee reports.

2. Board and Committee Assignments - 15 minutes

Commissioners present reported on assignments.

Board/Committee**Lead/Alternate**

Santa Clara Arts and Historic Consortium	Leung / Romano
Historic Preservation Society of Santa Clara	Vargas-Smith / Leung
Old Quad Residents Association	Leung / Romano
Development Review Hearing	Romano / Vargas-Smith
BART/ High Speed Rail/ VTA BRT Committee	Vargas-Smith / Swartzwelder
Zoning Ordinance Update	Romano / Swartzwelder
El Camino Real Specific Plan Community Advisory Committee	Leung
Downtown Revitalization	Vargas-Smith / Romano

3. Announcements and Other Items - 10 minutes

None.

4. Commissioner Travel and Training Requests - 10 minutes

None.

ADJOURNMENT

A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Romano to adjourn the meeting.

The meeting adjourned at 8 p.m.

The next regularly scheduled meeting is on Thursday, February 3, 2022.

Aye: 6 - Commissioner Kirby, Chair Leung, Vice Chair Vargas-Smith, Commissioner Swartzwelder, Commissioner Romano, and Commissioner Stocks

Excused: 1 - Commissioner Celso

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Agenda Report

22-1724

Agenda Date: 2/3/2022

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Significant Property Alteration to allow minor interior alterations to an historic residence located at 1525 Franklin Street

BACKGROUND

The subject property is listed as a historic resource on the City's Historical Resources Inventory. The project is before the Historical and Landmarks Commission (HLC) for a recommendation to the Director of Community Development in accordance with the Historic Preservation Ordinance for recommendation of approval of the Significant Property Alteration Permit (SPA). As the project scope includes interior alteration of the family room at the rear of the home to create a fifth bedroom and rear hallway in an existing 2,069 square foot four-bedroom and two-bathroom home, the project will be reviewed at a Development Review Hearing on February 23, 2022 for architectural review in accordance with 18.76.020(c)(1)(A) of the City Code.

DISCUSSION

The subject property is a 7,784 square foot (sf) lot with a one-story Craftsman-style home constructed in 1925. The residence has undergone changes since its construction consisting of significant interior and exterior alterations and the construction of a detached garage with accessory dwelling unit above as part of a rezoning and tentative map application that was reviewed by the Historical and Landmarks Commission and approved by the City Council in 2006. The residence has been historically occupied by a home for boys and then by the Crippled Children's Society for housing and services.

The residence is currently a 2,069 sf four-bedroom and two-bathroom assisted living elderly care home. It has a 131 sf front porch and 848 sf unfinished basement. The existing basement is used for storage (i.e. furnace) and is accessed from the exterior of the home. The proposal is to convert 123 sf of the family room to a fifth bedroom with the construction of two interior walls at the rear of the home which would also create a hallway for the rear door entry. The proposed project does not include additions to the home nor alterations to the existing windows, doors or exterior building materials. The existing 486 sf detached garage with attached 644 sf accessory dwelling unit above at the rear of the property are also to remain unaltered.

Analysis

Staff finds that the proposed project does not change the historic use, footprint or architectural integrity of the resource. The project involves minor changes to the interior of the home by creating a fifth bedroom and a hallway with the construction of two interior walls for the conversion of family room space to bedroom space. The proposal would provide an additional bedroom for assisted living service needs without altering the exterior of the home and property.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 - Existing Facilities, in that the project involves the minor interior alterations to a historic residence.

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT

On January 20, 2022, a notice of public hearing of this item was posted within 300 feet of the project site and mailed to property owners within 300 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission find that the proposed project located at 1525 Franklin Street does not destroy or have a significant adverse 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.

Prepared by: Debby Fernandez, Associate Planner, Community Development Department

Approved by: Lesley Xavier, Acting Development Review Officer, Community Development Department

ATTACHMENTS

1. Project Data Sheet
2. DPR Form
3. Development Plans

Project Data Table**1525 Franklin Street, Santa Clara**

Lot Area 7,784 sq. ft.				
	Existing Floor Area (sq. ft.)	Conversion (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	2,069	123	-	2,069
Unfinished Basement	848	-	-	848
Porch	131	-	-	131
Detached Garage & Attached ADU	486 + 644	-	-	486 + 644
Gross Floor Area*	4,178	-	-	4,178
Lot Coverage	2,686 / 7,784=20%	-	-	2,686 / 7,784=35%
Bedrooms/Baths	4 / 2	-	-	5 / 2
Flood Zone	X	-	-	X

- **Sum of all structures on-site**

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAEH _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____
10/592990/4133-160

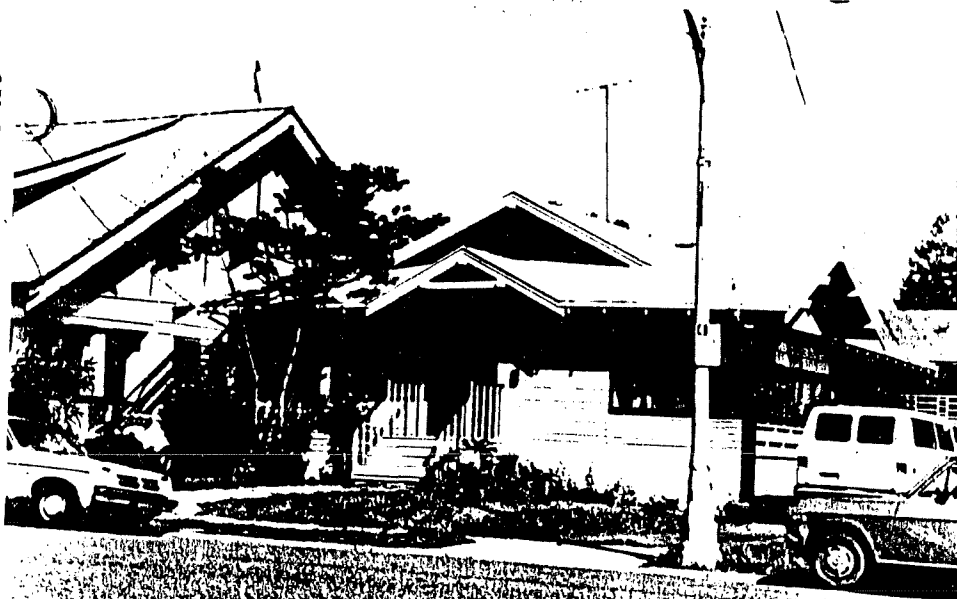
IDENTIFICATION

1. Common name: _____
2. Historic name: Rock Is.
3. Street or rural address: 1525 Franklin Street
City Santa Clara Zip 95050 County Santa Clara
4. Parcel number: _____
5. Present Owner: _____ Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

- 7a. Architectural style: Craftsman/Bungalow
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

1525 Franklin is a deceptively large, rambling 1 story craftsman bungalow built of wood in a cruciform plan. The structure exhibits low profile cross gables with the facade gable eclipsed by the perpendicular gable. The entry is marked, however, by a small projecting gablet. Composition shingles sheath the various roof planes. Oversized rafters and purloins ornament the deep eaves. Gable end boards and a support beam distinguish the gablet. The structure is sheathed in narrow clapboard. Fenestration is provided by multipaned bands of casement windows. The entry door is raised by a 4 step stoop and is designed in a multipane style. Craftsman detailing is emphasized by the over-sized square end boards and massive window frames. A side enclosed porch reinforces the typical craftsman bungalow interest in such "health rooms". A chimney constructed of rock is another craftsman design feature. The lot is minimally landscaped.



Construction date:
Estimated 1915 Factual _____

Architect _____

Builder _____

Approx. property size (in feet)
Frontage 40 Depth 10
or approx. acreage _____

Date(s) of enclosed photograph(s)
April 23, 1979

Condition: Excellent _____ Good _____ Fair _____ Deteriorated _____ No longer existence _____

14. Alterations: Minor rear and side enclosures of porch space
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? _____ Moved? _____ Unknown? ☒
18. Related features: _____

SIGNIFICANCE

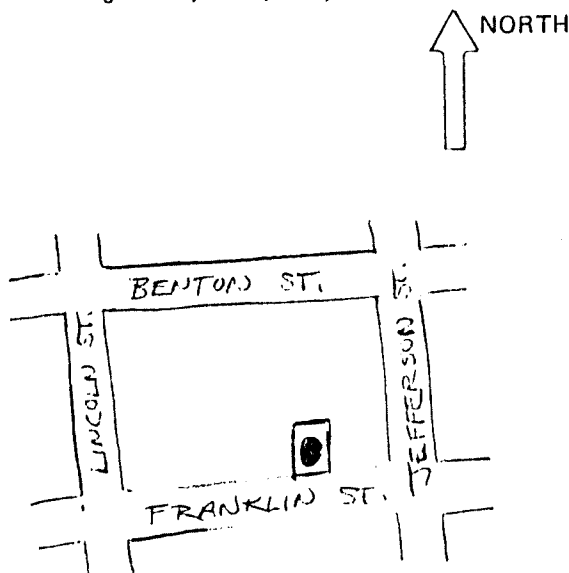
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The site is significant primarily due to its architecture which well reflects the craftsman/bungalow style. The residence is especially noteworthy within its neighborhood of craftsman/bungalow designs. Each house is very different in form but similar in materials and woodsy feeling. The earliest sanborn shows the house on this site in the 1915 map. The 1939 Sanborn illustrates the house with some minor alterations in plan. The city directories show the existing residence occupied by Henry Roth, the editor and publisher of the Santa Clara News and a town trustee. The house changes ownership in 1923 when it is bought by C.D. South, city postmaster. In 1926 the residence is bought by H.A. Menzel, president of Menzel Hardware Company and Menzel's Garage. Menzel owned the property through 1950. Thus the site has been owned by three prominent men in the city's history.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).
Sanborn Insurance Map 1891, 1901, 1915 and 1939.
Polks City directories 1889, 1912, 1919, 1923, 1926, 1950.

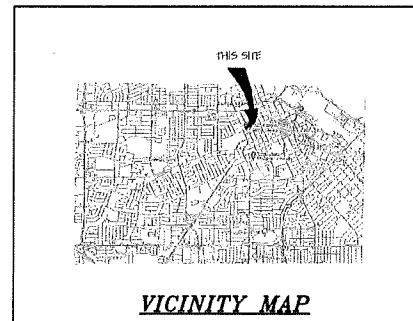
22. Date form prepared Oct. 28, 1980
By (name) Dubach/Zablaris URC
Organization For the city of Santa Clara
Address: 1500 Warburton
City Santa Clara Zip 95050
Phone: (408) 984-3111

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

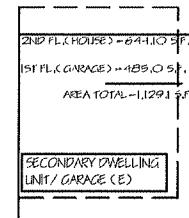


**ADDRESS: 1525 FRANKLIN STREET
SANTA CLARA, CA 95050
APN: 269-20-108**

LIVING AREA:
MAIN HOUSE= 2,068.82 SQ. FT.
SECONDARY DWELLING=644.10 SQ. FT.
STAIRWELL= 79.75 SQ. FT.
GARAGE AREA=485.0 SQ. FT.
PORCH AREA=130.69 SQ. FT.
GROSS FLOOR AREA=3,420.66 SQ. FT.



VICINITY MAP



Ø 10.35 5P.

MAIN HOSE

1.498.17 5P.

Ø 10.35 5P.

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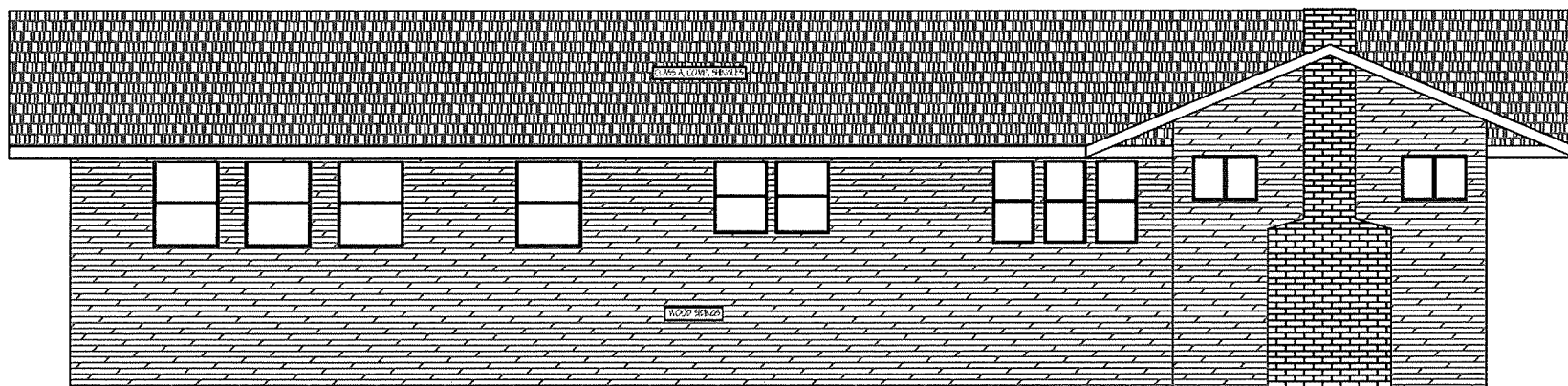


FRONT ELEVATION (E)

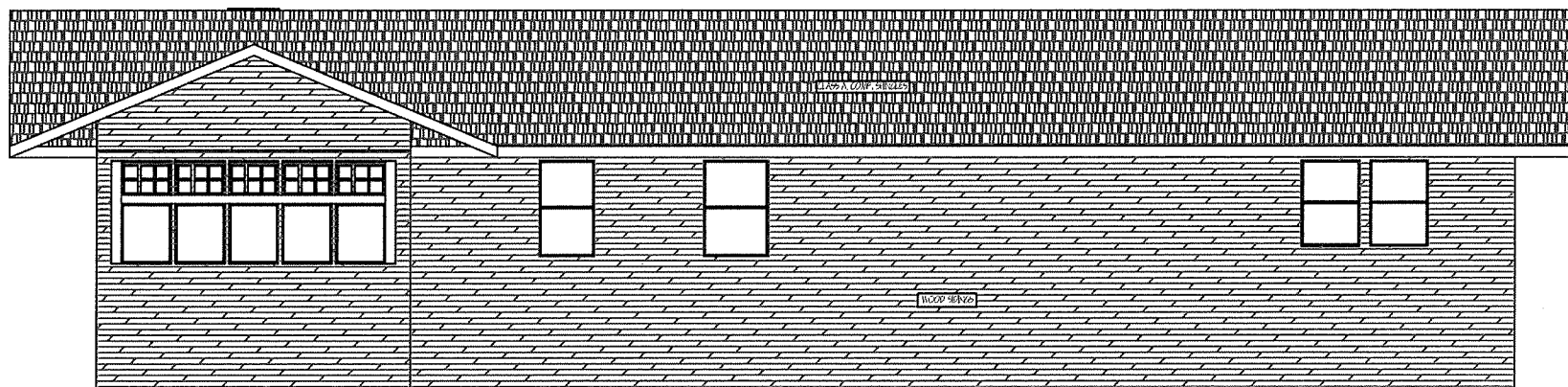


REAR ELEVATION (E)

[illegible]



LEFT SIDE ELEVATION (E)



RIGHT SIDE ELEVATION (E)

[illegible]