

For Reference Only

Date: October 26, 2016  
To: City of Santa Clara  
Planning Department

RE: City of Santa Clara Historical and Landmarks review of Existing Residence at 820 Civic Center Drive

**PURPOSE OF PROPOSED MODIFICATIONS:**

This submittal proposes minor remodel modifications to the existing house to include:

- 1) **Remove outside basement access**, and maintain the existing inside basement access (basement is not habitable, and no windows exist), due to this access encroaching on a proposed property line for the split.
- 2) **Rehabilitate existing home**, per condition of approval P-14, to a condition appropriate for a potential resale of the home.
- 3) **Remodel home** for the purpose of providing better organization to the living spaces, and improved egress to the outside.

To preserve the historic status, the rehabilitation will be consistent with the Secretary of the Interior's Standards for Rehabilitation.

In the near future are interested in registering the home as a historical resource with the intent of entering into a Mills Act agreement with the City, at which time we would make a list of ongoing maintenance items to fix.

**SUMMARY OF APPROVED PROJECT:**

On August 23<sup>rd</sup> 2016, the Santa Clara City Council approved the proposed development of 820 Civic Center Drive as 4 separate lots total; with 1 existing home, 3 new homes, and as described below:

- Protecting an existing Spanish Colonial Revival style home built in 1935,
- Construction of 3 new homes,
- Construction of a new garage for the existing home.

**DESCRIPTION OF CHANGES TO THE EXISTING HOME:**

- 1) **Remove outside basement access:** The addition of a property line separating the existing home from the next unit to the south would require the removal of the existing storm hatch.
- 2) **Rehabilitate existing home:** Currently the house is in fairly good condition, so we do not anticipate many improvements needed to meet condition of approval P-14.

Rehabilitation is to include:

- General maintenance, wiring, and plumbing improvements as needed
  - fix minor stucco path areas and paint in local areas to match existing as needed
  - Inspect general drainage around house, to insure water drains away from house
  - Upgrade landscaping per development plans
- 3) **Remodel home:** The proposed changes are shown on the included architectural drawings prepared by architect Tom Conerly, dated September 30, 2016. The proposed changes include adding two sets of French doors, one to the rear, and one to the east side facade and reconfiguring some interior spaces to the back of the house.

Sincerely,



Michael and Cheryl Fisher