

**Excerpt Historical and Landmarks Commission  
1411 Lewis Street (PLN2018-13102)  
Meeting Minutes of April 5, 2018**

<b>8.A.</b>	<b>File No.(s):</b>	<b>PLN2018-13102</b>
	<b>Location:</b>	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 Medium Density Multiple Dwelling (R3-36D)
	<b>Applicant / Owner:</b>	Greg Mussallem
	<b>Request:</b>	<b>Determination of eligibility</b> 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 removal of the existing two-story residence, single-story duplex, and a detached two car garage. <i>(No formal application has been received on the development proposal)</i>
	<b>CEQA Determination:</b>	Categorically Exempt per CEQA Sections 15061(b)(3)
	<b>Project Planner:</b>	Steve Le, Assistant Planner I
	<b>Staff Recommendation:</b>	<b>Determine eligibility and refer to City Council</b>

**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:** Mr. Le provided an overview of the project to the Commission. The applicant Greg Mussallem was present for the discussion and answered questions.

Seven members of the public addressed the Commission to express support and concerns on the proposed request. Five community members were against the demo due to the age of the house, one neighbor noted the need to remove the blight and move a project forward, and one neighbor was in support of the demo due to neglect.

The Commission discussed the eligibility of the two residences with consideration of the applicant's intent to demolish the structures on the site. The Commission supports the demolition of the duplex residence at 1444 Madison Street and focused the discussion on the 1880 residence at 1411 Lewis Street. The Commission discussed the eligibility of the 1880 residence and concluded that vernacular style architecture due to the age and period of construction can be eligible for listing based on City's Criterion for Architectural Significance. The Commission discussed rehabilitation and preservation of the vernacular style building, demolition without replacement plan, and options to relocate the structure.

**Motion/Action:** Motion was made by Commissioner Cherukuru, seconded by Commissioner Estes to recommend Council not to add the duplex residence at 1444 Madison Street to the HRI as it is not a contributing historical or architectural resource (7-0-0-0).

**Motion/Action:** Motion was made by Commissioner Estes, seconded by Commissioner Biagini to recommend Council find based on City's Criterion for Architectural Significance, due to the age and time period of construction for 1411 Lewis Street, that a building of vernacular style is eligible for listing on the HRI (7-0-0-0).

**Motion/Action:** Motion was made by Commissioner Estes, seconded by Commissioner Biagini to recommend Council not allow demolition of existing structures until such time development plan is approved (7-0-0-0).

**Motion/Action:** Motion was made by Commissioner Estes, seconded by Commissioner Cherukuru to recommend Council that the preservation and rehabilitation of the original portion of the building at 1411 Lewis Street would help to maintain the integrity of the Old Quad (6-1-0-0, Johns opposed).