



City of Santa Clara

Historic Landmark Commission

April 1, 2021

1772 Main Street

Public Hearing Item # 2
PLN2020-14724



1772 Main Street

Request

Consideration of an Architectural Review of a proposed addition at a property located at 1772 Main Street that is within 200 feet of a Historic Resource (1795 Main Street)





1772 Main Street

Existing Site

- A 6,969 square feet lot
- 1,290 square-foot one-story residence
- 511 square-foot basement
- Built circa 1900
- Across the street from HRI property at 1795 Main Street *(highlighted in yellow)*





1772 Main Street



Street View



1772 Main Street



Street View of the HRI Property- 1795 Main Street



1772 Main Street

March 4th HLC Meeting

- Project as proposed:
 - adversely impacts the potential historic structure
 - inconsistent with the overall rhythm and development pattern along Main Street.
- Detach the garage and relocate to the rear.
- Proposed addition to be set back from existing façade and differentiated from the existing house.
- Work with the Historical Advisors.



1772 Main Street

Revised Proposal

- A detached garage proposed to the rear
- Proposed addition set back 10 feet from existing façade
- Matching window proportions
- Proposed addition differentiated from the existing house
 - 4" siding (6" siding on main house)
 - Lower roof height of 12'-4" (15' roof height for main house)
 - Simplified trims
- All materials noted on elevations
- Additional condition of approval to verify building materials at the time of building permit



1772 Main Street

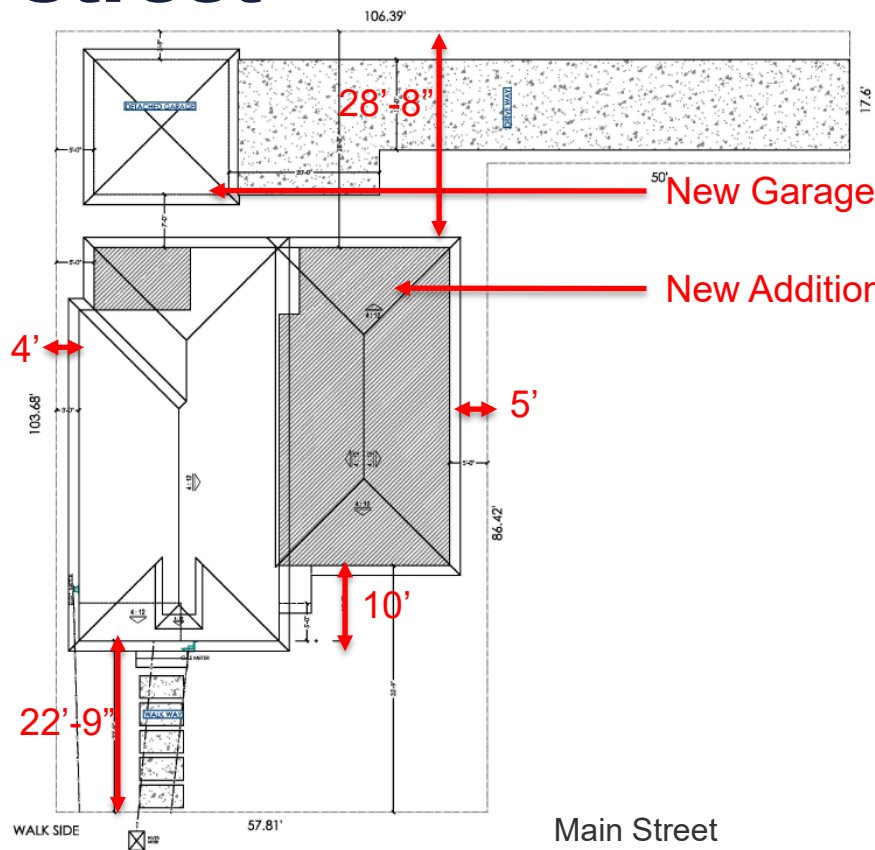
Project Data

Lot Size: 6,969 sq. ft.				
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Revised Proposed Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,290	939	989	2,279
Basement (habitable)	511	-		511
Front Porch Cover	69	-		69
Garage	-	485	322	322
Gross Floor Area	1,870	1,424	1,311	3,181
Lot Coverage	1,870/6,969= 27%			2,670/6,969= 38.3%
Bedrooms/Baths	5/1.5	0/2.5	0/2.5	5/4
Flood Zone	X			



1772 Main Street

Site Plan



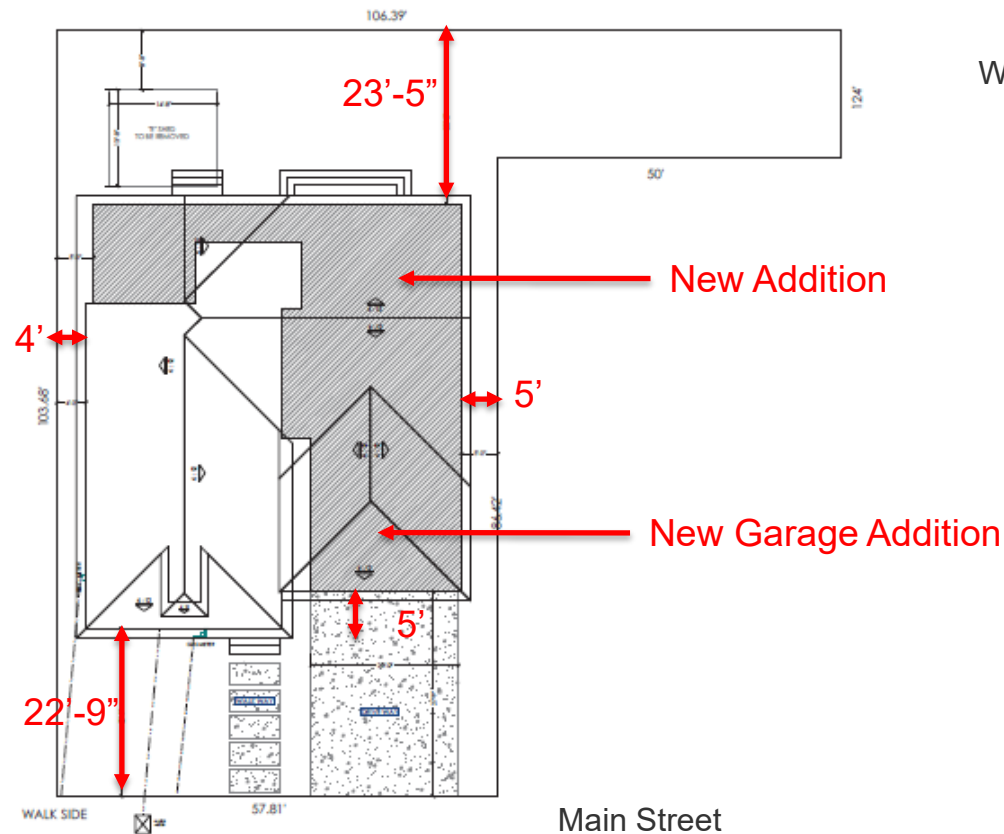
NORTH





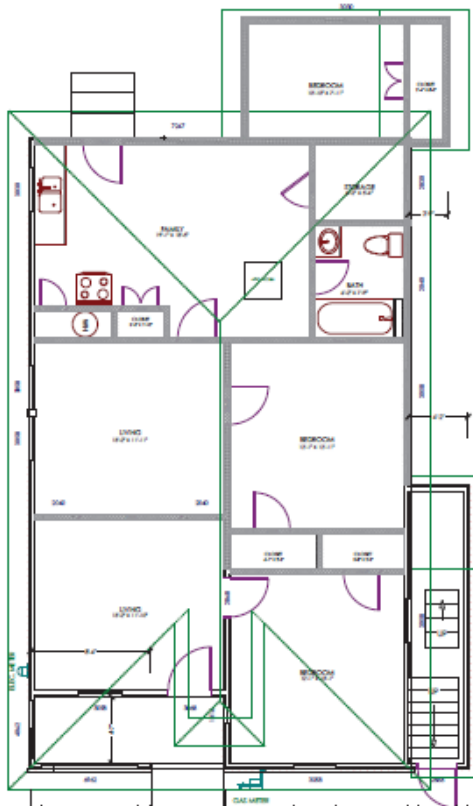
1772 Main Street

Site Plan (Previous)

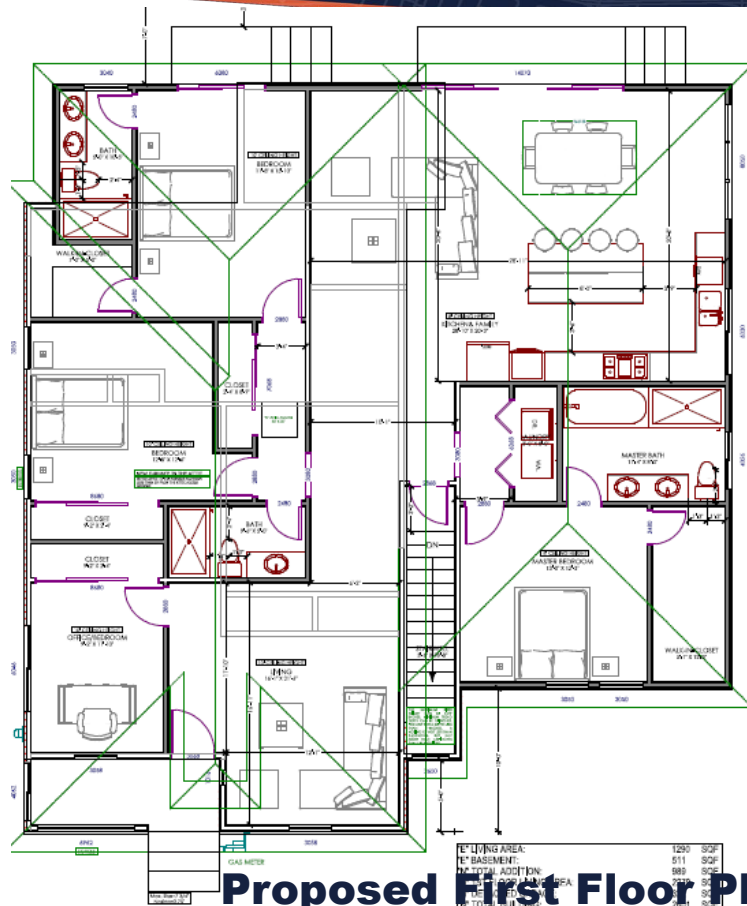




1772 Main Street



Existing First Floor Plan

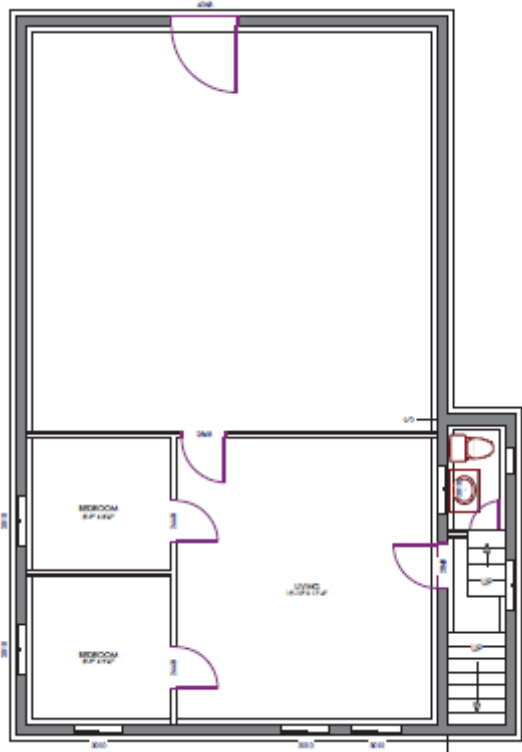


Proposed First Floor Plan

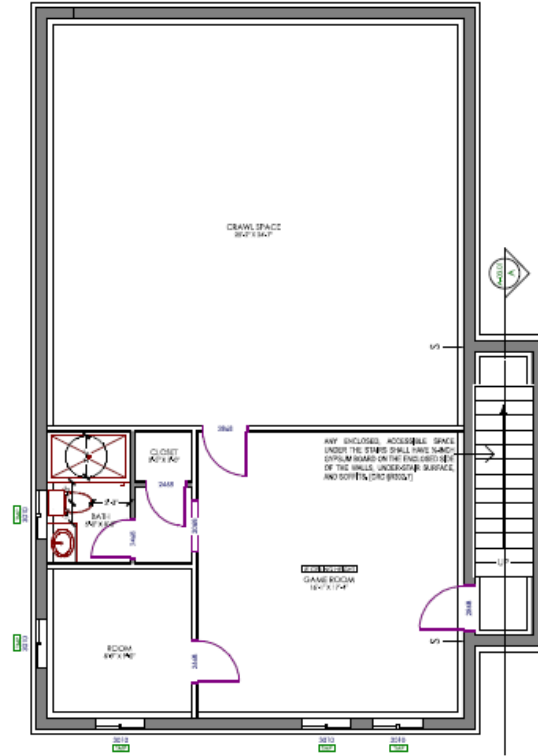




1772 Main Street



Existing Basement Plan



Proposed Basement Plan





1772 Main Street



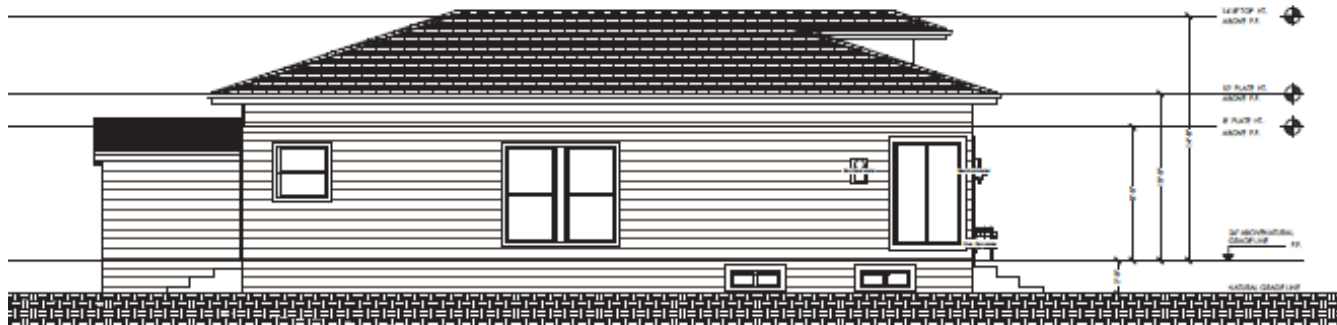
Existing Front Elevation



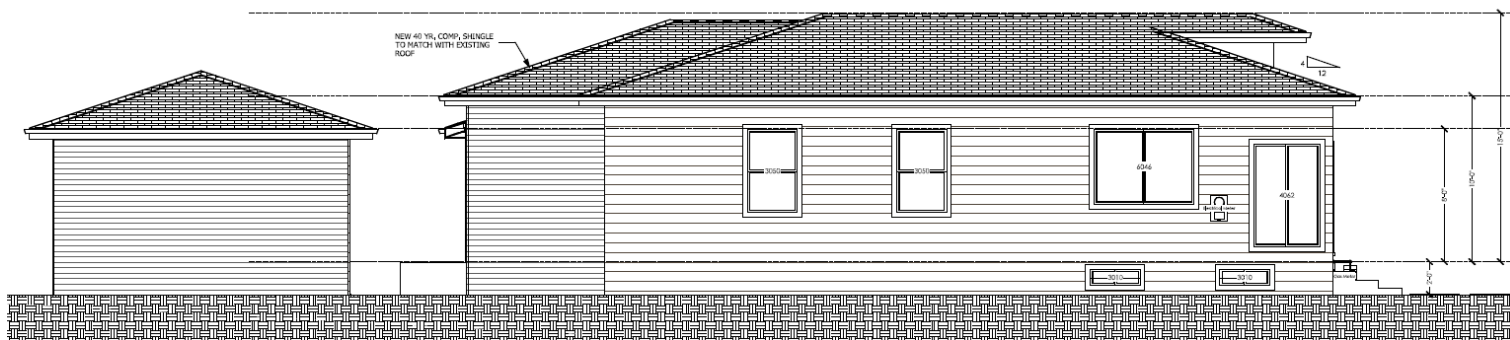
Proposed Front Elevation



1772 Main Street



Existing Left Elevation



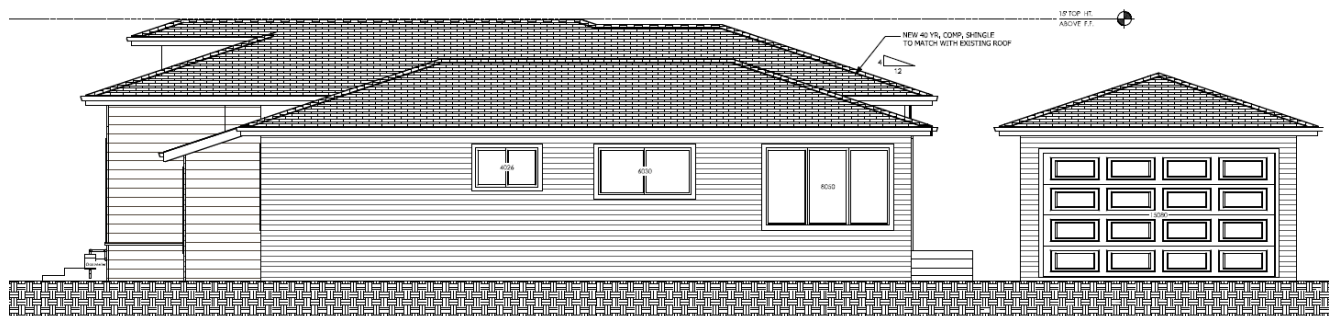
Proposed Left Elevation



1772 Main Street



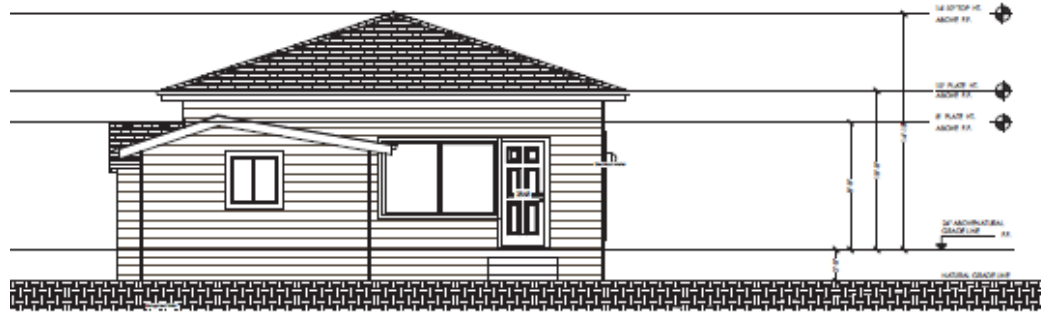
Existing Right Elevation



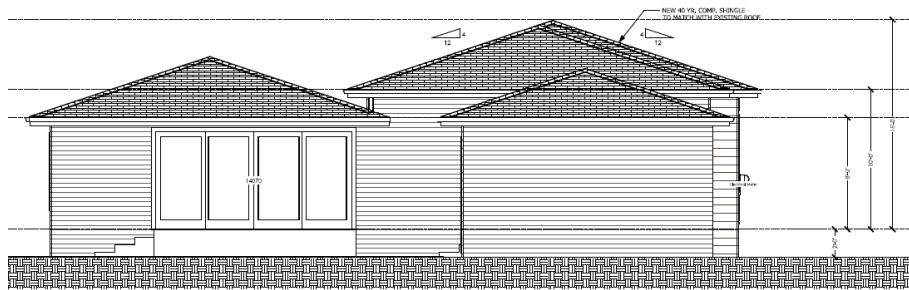
Proposed Right Elevation



1772 Main Street



g Rear Elevation



Proposed Rear Elevation



1772 Main Street

CEQA

- The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per **CEQA Guidelines Section 15303-New Construction or Conversion of Small Structures**, in that the project is limited to a new addition to the existing single-family residence.
- The scope of the proposed addition is exempt from **CEQA environmental review requirements per CEQA Section 15331, Historical Resource Restoration/Rehabilitation** as the project was found to be consistent with the Secretary of the Interior Standards for New Exterior Additions to Historic Buildings.



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Public Comments

- No public comments have been received on the project.



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Recommendation

- There is no Staff recommendation.



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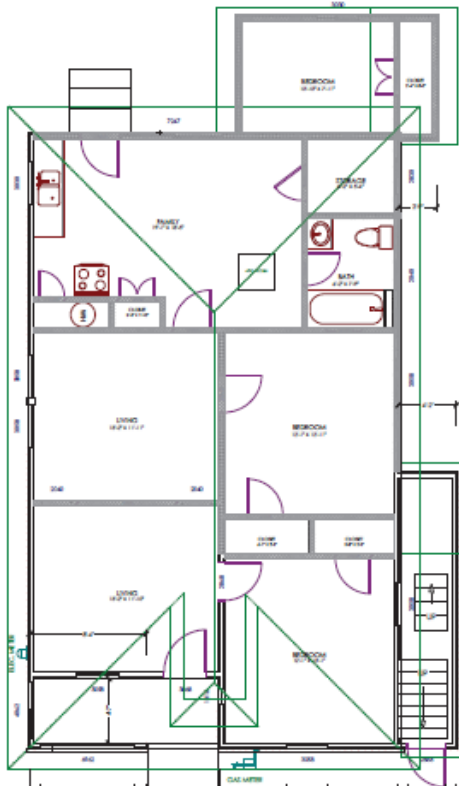
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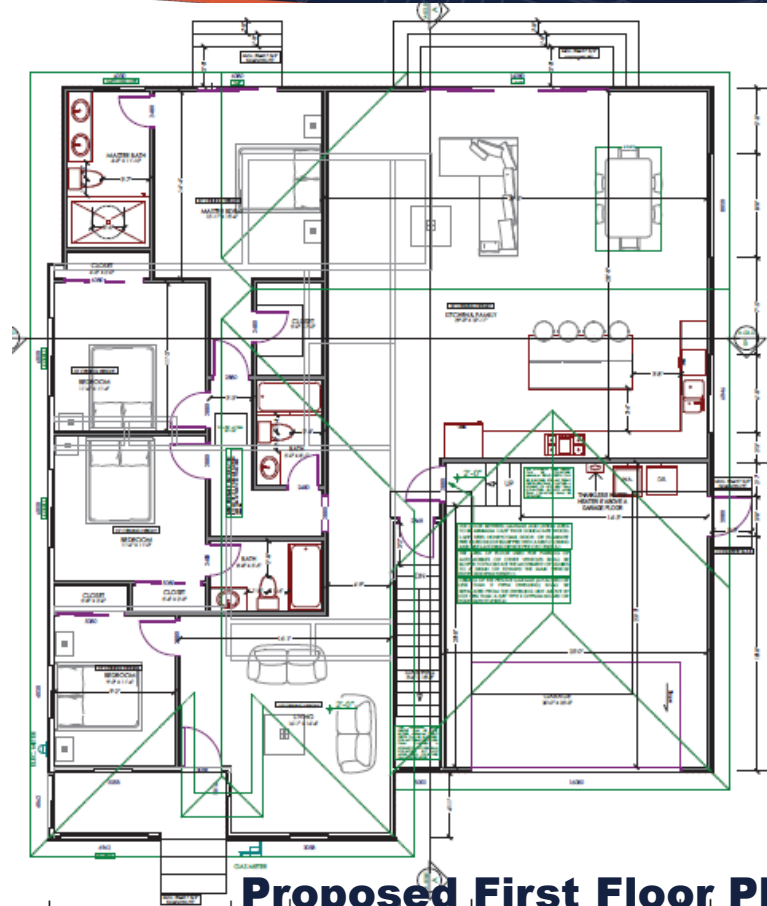
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Existing First Floor Plan

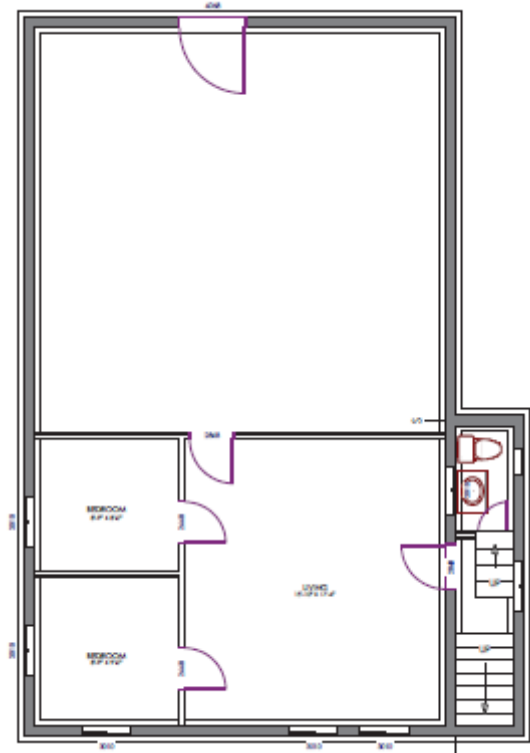


Proposed First Floor Plan

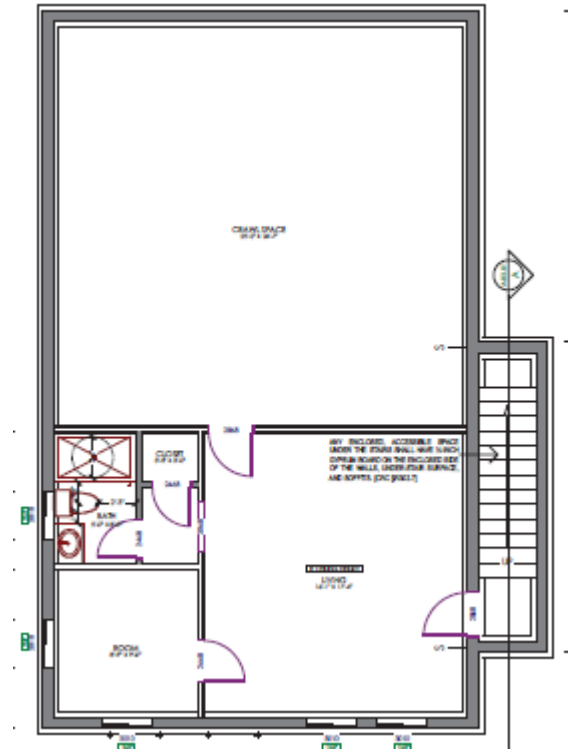




1772 Main Street



Existing Basement Plan



Proposed Basement Plan





1772 Main Street



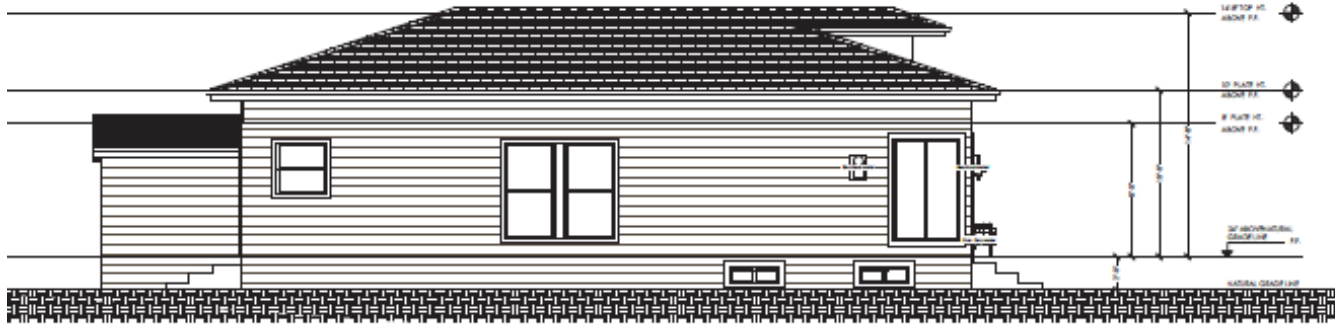
Existing Front Elevation



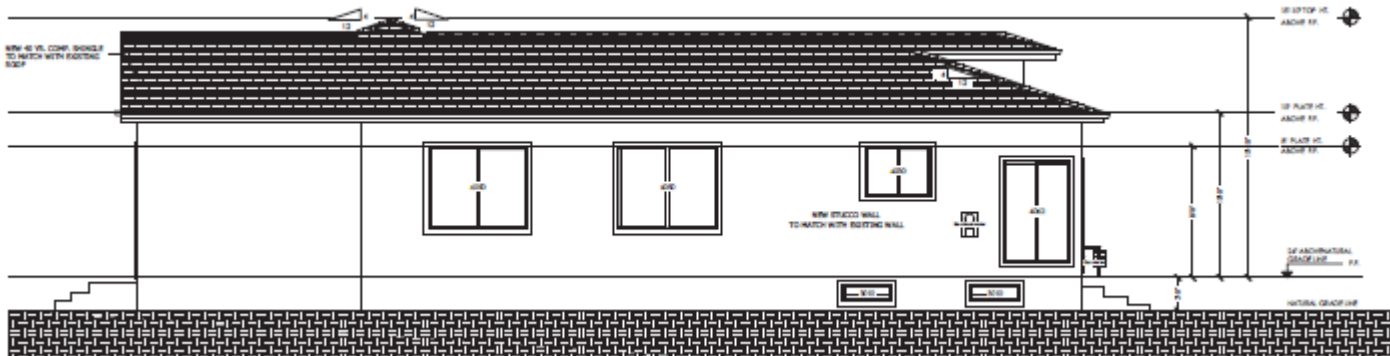
Proposed Front Elevation



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Existing Left Elevation



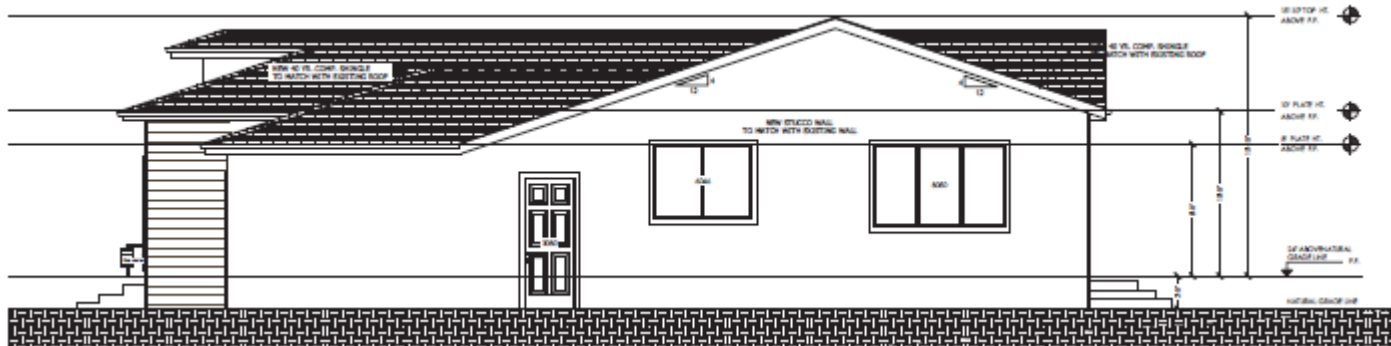
Proposed Left Elevation



1772 Main Street



Existing Right Elevation



Proposed Right Elevation



1772 Main Street



Existing Rear Elevation



Proposed Rear Elevation