



# **City of Santa Clara**

## **Historic Landmark Commission**

### **November 4, 2021**

**450 Monroe Street**

**Public Hearing Item # 3**  
**PLN21-15090**



# 450 Monroe Street

## Request

Significant Property Alteration (SPA) Permit to add 528 square feet to the rear of the first floor and to convert an existing 567 square foot basement to habitable space for an existing historic single-family residence





# 450 Monroe Street

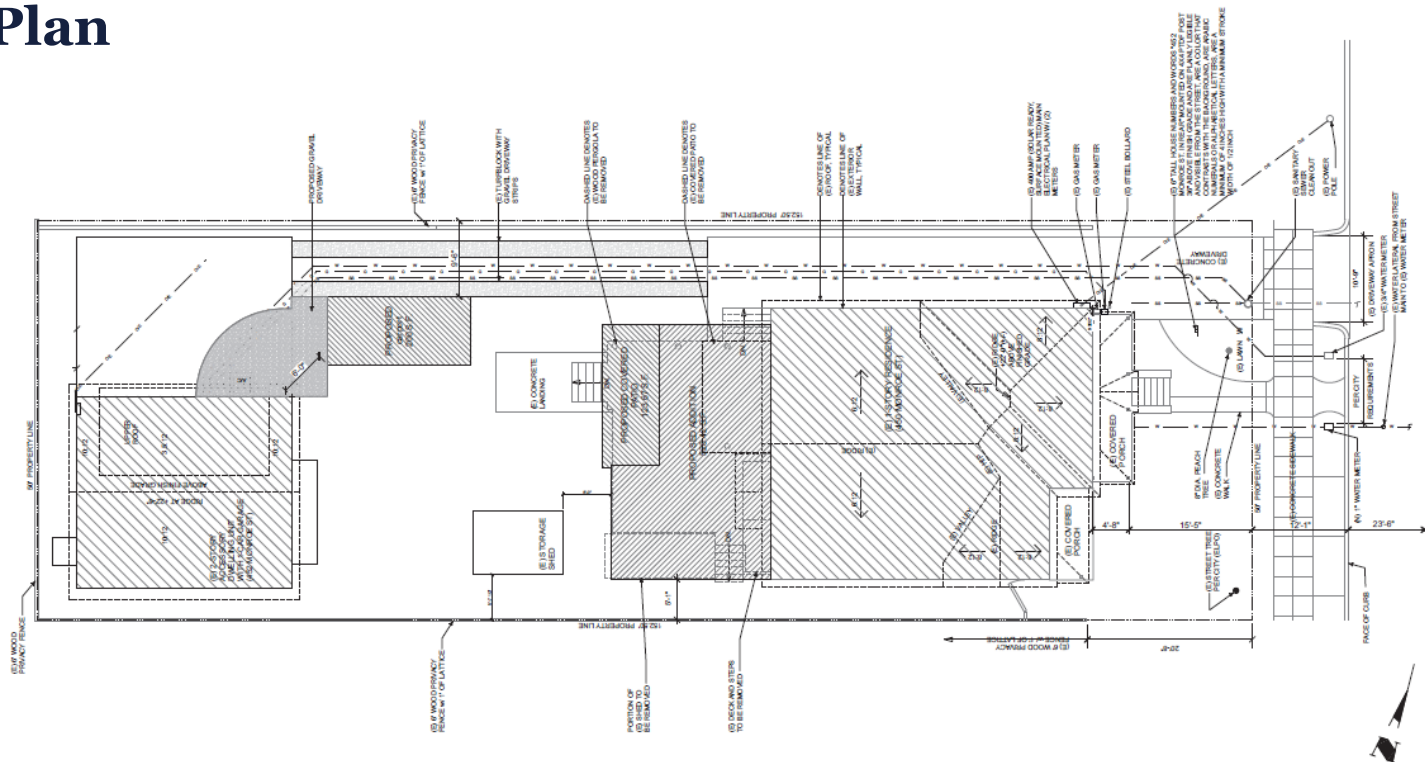
## Existing Site

- HRI property
- 7,625 square foot lot
- Existing 1,310 square-foot one-story house with 2 bedrooms and 1 bathroom
- Constructed in 1895 in the Pioneer Cottage style



# 450 Monroe Street

## Site Plan

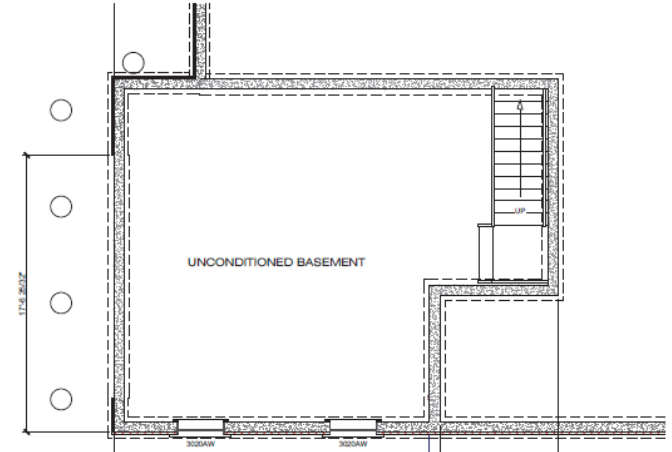
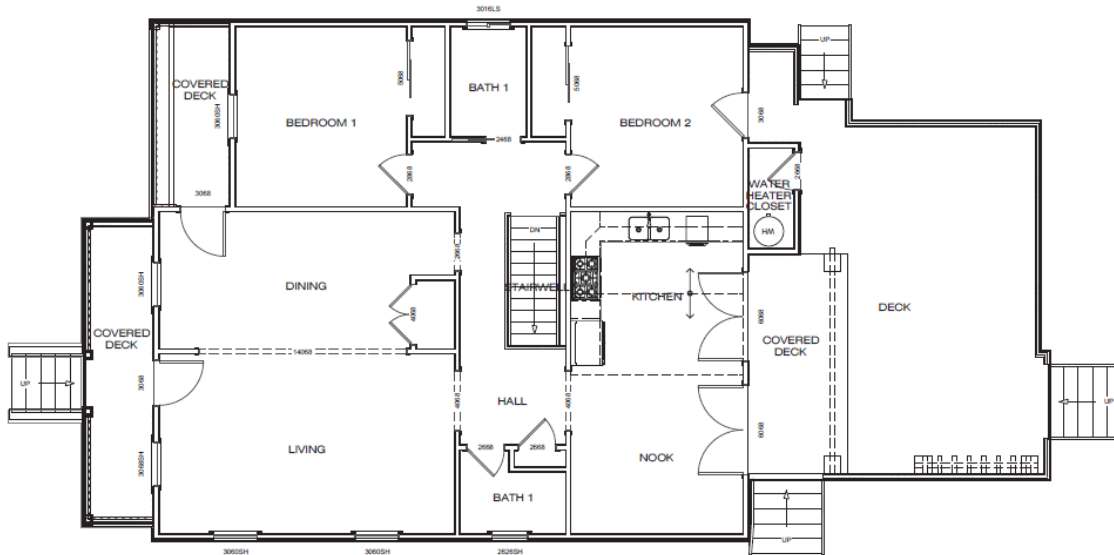






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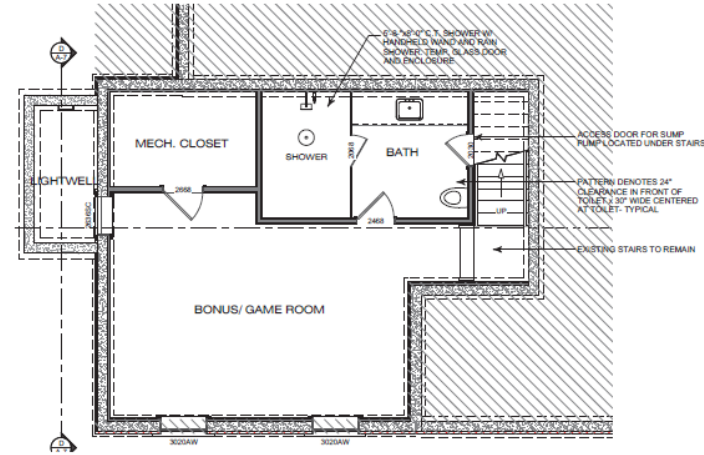
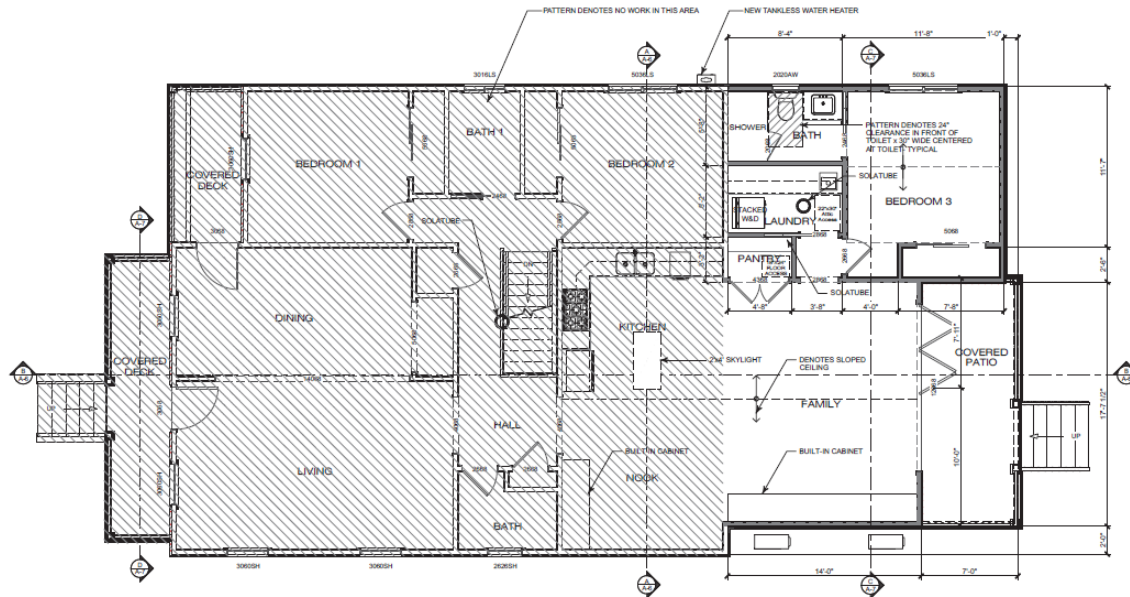
## Existing Floor Plans





# 450 Monroe Street

## Proposed Floor Plans





# 450 Monroe Street

## Existing Front & Rear Elevations



Front



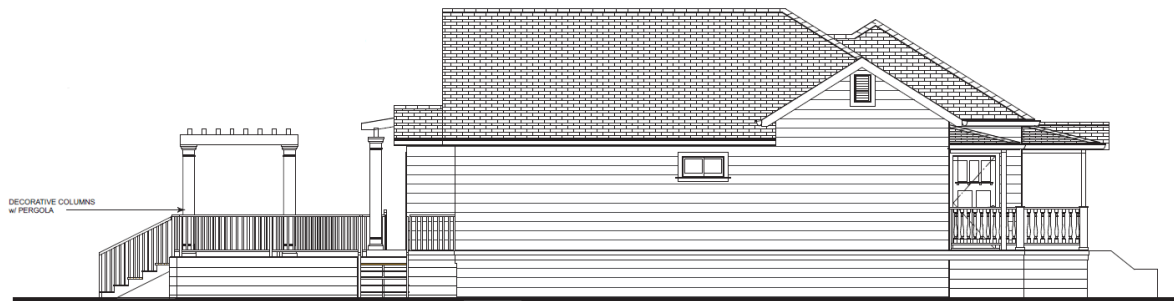
Rear



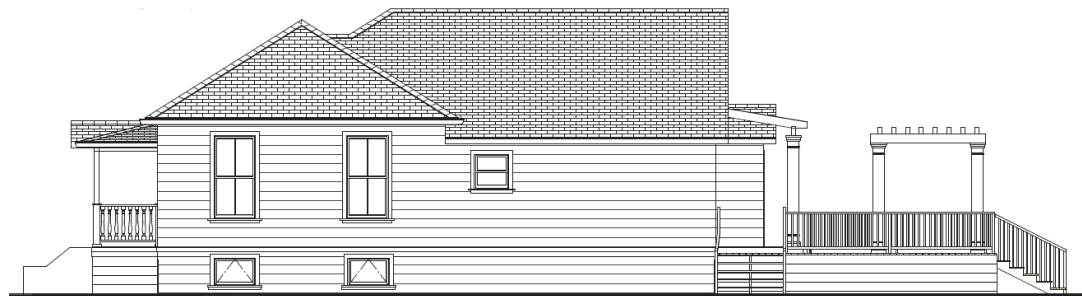
# 450 Monroe Street

## Existing Side Elevations

Left



Right







# 450 Monroe Street

## Proposed Front & Rear Elevations



Front



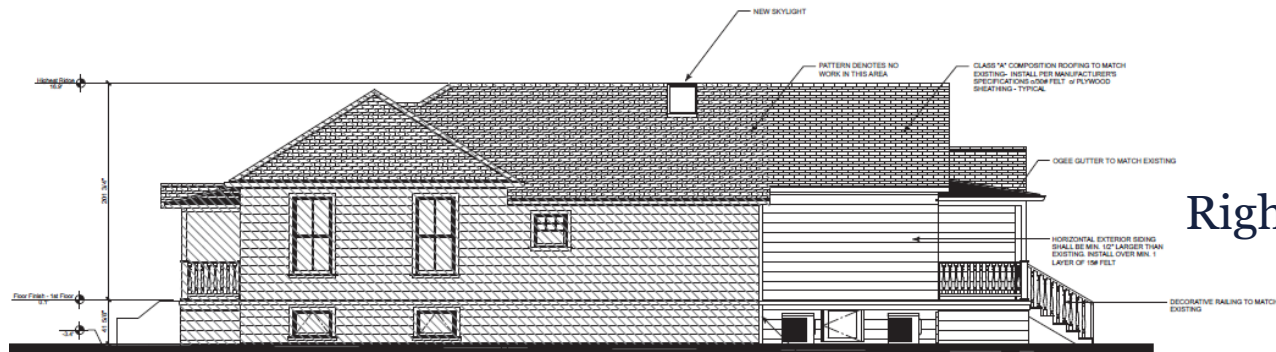
Rear



# 450 Monroe Street

## Proposed Side Elevations

Left



Right



# 450 Monroe Street

## Analysis

- Applicant intends to save all exterior siding, doors, and historic materials that are in reusable condition
- Addition will be distinguished from the existing house through minimum ½ inch differentiated siding and vertical trim boards
- The project does not change the historic use and would not adversely impact the architectural integrity of the historic resource
- Conversion of basement will allow for efficient use of the residence



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## Recommendation

- Recommend that the Historical and Landmarks Commission find that the proposed project located at 450 Monroe Street would not destroy or have a significant adverse effect on the integrity of the designated property; that the alterations are compatible with the existing structure; that the rehabilitation of the residence meets the Secretary of the Interior's Standards for Rehabilitation; and, recommend approval of the Significant Property Alteration (SPA) Permit to the Director of Community Development.



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