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Title: 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 located at 450 Monroe Street

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Attachments: 1. Project Data Sheet, 2. Development Plans, 3. Applicant Letter, 4. DPR, 5. PMM - Staff PowerPoint

Date	Ver.	Action By	Action	Result
11/4/2021	1	Historical & Landmarks Commission	Read into the record	Pass

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

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 located at 450 Monroe Street

BACKGROUND

The subject property is listed as a historic resource on the City’s Historical Resources Inventory (HRI). The project is before the Historical and Landmarks Commission (HLC) for a recommendation to the Director of Community Development in accordance with the City’s Historic Preservation Ordinance, which requires projects with significant modifications to a historic structure be referred to the Commission for review. As the project scope includes a 528 square foot first-floor rear addition and a conversion of the existing basement floor into living area, the project would be approved at the staff level following HLC review.

DISCUSSION

The subject property is a 7,625 square foot (sf) lot with an existing 1,310 sf one-story residence with an unconditioned basement and a one-car garage. In August 2019, the property received planning approval to construct a new detached 797 square feet Accessory Dwelling Unit (ADU) with a 311 square foot one-car garage with a variance to allow an increased height of 22’-6”.

As indicated on the proposed development plans, the project includes a 528 square foot addition to the rear of an existing 1,310 square foot, 2-bedroom, 2-bathroom one-story residence resulting in a 3-bedroom, 4-bathroom residence. The project involves the conversion of the 567 square foot basement to a game room, mechanical closet, and bathroom. The main entry to the residence is from the front porch and is to remain unaltered. The new addition will be clad in exterior horizontal siding

and composition shingle roofing material which will match the existing roofing material. The exterior siding boards are proposed be a minimum one-half inch wider than the existing horizontal house siding to differentiate between the new addition and the existing historic residence. The project also proposes to add a three-inch vertical trim board at the transition points to the rear addition on both side elevations. s the project proposes to add more than 500 square feet to the existing residence, two parking spaces must be provided on-site which will be fulfilled by a new detached 200 square foot one-car carport to be located mostly behind the house.

Analysis

A copy of the Historic Resources Survey Report (State Department of Parks and Recreation form, or DPR form) from City records is attached to this report, which was prepared on November 8, 1980. According to this survey report, the existing house is of Pioneer Cottage style architecture constructed circa 1895. Per guidance provided by the State Office of Historic Preservation that local surveys over five years of age be updated to ensure that local planning and preservation decisions are based on the most current information available, staff has requested the applicant prepare an updated DPR and Secretary of the Interior Standards Analysis for the proposed project and the applicant has declined. The applicant has submitted a letter of justification for the proposed project in which the applicant states their intent to save all exterior siding, doors, and historic materials that are in reusable condition, and further will repurpose exterior doors to be removed as part of the construction for use as some of the interior doors. As the project will distinguish the addition from the existing house through differentiated siding and vertical trim boards on the side elevations, and further that the applicant proposes to salvage and reuse historic materials that would be removed for the addition, staff finds that the proposed project does not change the historic use and would not adversely impact the architectural integrity of the resource. The project involves limited exterior changes to rear portion of the residence that includes new roofing and siding that will match or be similar to the exterior materials and are not visible from the streetscape. The historic features of the resource are retained and new materials are to designed to be compatible with the existing. The conversion of the basement to living area would allow for an efficient use of the residence and increase useable living area for the residents.

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 repairs and alterations to a historic single-family residence.

PUBLIC CONTACT

On October 21, 2021, a notice of public hearing of this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site. At the time of this staff report, no public comment has been received by the Planning Department in favor or opposition to the proposed project.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission find that the proposed project located at 450 Monroe Street would not 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 structure meets the Secretary of Interior Standards; and recommend approval of the SPA Permit to the Director of Community Development, subject to conditions.

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ATTACHMENTS

1. Project Data Sheet
2. Development Plans
3. Applicant Letter
4. DPR