



Legislation Details (With Text)

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Attachments:	1. Project Data Sheet, 2. Statement of Justification, 3. DPR Form, 4. Conditions of Approval, 5. Development Plan				

Date	Ver.	Action By	Action	Result
1/2/2020	1	Historical & Landmarks Commission	Approved as amended	Pass

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of HLC referral for projects near a Historical Resource Inventory for the property located at 473 Lafayette Way

BACKGROUND

The subject property is a one-story Craftsman architectural style built in 1915. The property is not on the City's Historic Resources Inventory (HRI). A historical evaluation, DPR 523A Form was prepared by Robert Cartier of Archeological Resource Management, assessing the historical significance of the property.

As the proposed addition results in a new five-bedroom residence, the project requires the review of the Architectural Committee. Pursuant to the Santa Clara City Code 18.106.070 if the project is located within 200 feet of an HRI property, then prior to the Architectural Committee hearing, the application shall first be referred to the HLC. The project site is within 200 feet of the HRI property located at 950 Bellomy Street.

DISCUSSION

The applicant is requesting approval of a 124 square foot first floor addition and 1,118 square foot basement addition to an existing three-bedroom two-bathroom 993 square foot single-family residence, resulting in a five-bedroom three-bathroom 2,235 square foot residence. An existing 207 square foot detached garage will be demolished to construct a new 430 square foot detached two-car garage that will conform to current code. The existing house will be moved 16 feet to the east to provide access to the new detached garage.

The proposed scope will raise the existing house to excavate the new 1,118 square foot basement with interior access to the first floor. The first floor will be remodeled, and the 124 square foot addition

will be on the left side of the house. The front porch roof will be removed to construct a small porch roof that would not encroach in the 20 feet front yard setback. Four light wells are proposed for egress and lighting purpose.

Although a DPR 523A Form is not required for properties not on the HRI, the applicant did provide an historical evaluation assessing the historical significance of the property. The evaluator review the historic eligibility of the subject property against the City's Local Criteria for Architectural Significance and finds that the house is not associated with significant historical event or individual and does not significantly reflect the historical development of the area. Although the house is a basic example of a Craftsman architecture, report concluded that the subject house does not appear to meet the Local criteria for Architectural Significance. Lastly, the evaluator finds that the house is in a neighborhood of mixed chronological and architectural styles and does not appear to meet the Criteria for Geographic Significance.

The proposed project will maintain a one-story Craftsman and is consistent with City's Single-family Design Guidelines, in that the proposed house is compatible with character and scale with the immediate and varying residential uses and buildings in the neighborhood. The proposed two-car garage would provide additional covered and uncovered parking spaces. By adding the living area in the basement and maintaining the one-story height, the proposed project would not adversely affect the privacy of immediately adjacent properties.

Staff finds that the proposed project would not adversely affect the HRI property at 950 Bellomy Street given the lack of direct view and separation from two streets (Lafayette Way and Lafayette Street) and another single-family residence. There is no direct view from the subject property and the HRI property with obstruction of street trees and a two-story residential structure. Included in the Project Data is an aerial map highlighting the project site and the property at 950 Bellomy Street.

Conclusion:

The design of the proposed basement addition and minor first floor addition is compatible and consistent with the City's Single-family Design Guidelines. The historical evaluation provided by the applicant concluded that the subject house does not qualify as historically significant resource based on the local, state, and national criteria. Finally, given the distance separation and obstructed views between the project site and the HRI property at 950 Bellomy Street, the proposed project does not have a significant adverse effect on the integrity of this historic resource.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Class 1 Existing Facilities in that the project is an addition of an existing single-family residence.

PUBLIC CONTACT

The notice of public meeting for this item was posted at three conspicuous locations within 300 feet of the project site and was mailed to property owners within 300 feet of the project site. No public comments have been received at the time of preparation of this report.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission find that the proposed project located at 473 Lafayette Way does not have a significant adverse effect on the integrity of the historic resource

at 950 Bellomy Street and that the alteration is compatible with the existing structure.

Prepared by: Steve Le, Associate Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Project Data Sheet
2. Statement of Justification
3. DPR Form
4. Conditions of Approval
5. Development Plan