



Agenda Report

18-1104

Agenda Date: 9/6/2018

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of HLC Referral for projects near Historic Resource Inventory Properties for the property at 594 Saratoga Avenue

BACKGROUND

The property owner is requesting design review of the proposed remodel and ground floor addition to the front of the existing single-story house by the Historical and Landmarks Commission, in accordance with Chapter 18.106.070 of the City Code, for neighborhood compatibility and consistency with the City's Design Guidelines, as the property is located within 200 feet of listed resource on the City's Inventory of Architecturally or Historically Significant Properties. The nearby listed property is the City's Harris-Lass House Museum located at 1889 Market Street. The subject property is not listed on the City's Inventory.

The owner is seeking design review by the Architectural Committee of the proposed remodel and addition to an existing three-bedroom and one-bathroom, 1,732 square foot home, resulting in a 2,499 square foot, four-bedroom and three and one-half bathroom home including an existing attached 2-car garage to remain.

DISCUSSION

The subject house was constructed in 1947 as part of the Old Mission Park Tract, and is not listed on the City's Historic Resources Inventory.

Design:

The proposed addition and remodel to the home is generally consistent with the City's Single-Family Design Guidelines (2014). The proposed addition and remodel work would replace the original wood double-hung style windows with dual-paned horizontal sliding windows on the house, and the addition would be clad in composition shingle roofing and stucco siding to match the existing house and would be consistent with the design of other homes in the area. Other homes on this block of Saratoga Avenue have already replaced the original wood double-hung windows with new dual-paned horizontal sliding windows consistent with the ranch-style architecture.

Historical:

As previously stated, the house is not listed as an architecturally or historically significant property in the City's 2010-2035 General Plan; however, the house is located within 200 feet of one listed property. The Preservation Ordinance requires that a property located within 200 feet of a listed property be referred to the Historical and Landmarks Commission for review of neighborhood compatibility and consistency with the City's Design Guidelines.

The proposed project is compatible with adjacent residential properties and generally consistent with

the City's Design Guidelines, in that the project maintains the ranch-style architecture of the residence and character prevalent in the neighborhood.

The project site does not immediately adjoin any historically listed properties, but is located across Fallon Avenue approximately 125 feet to the southwest of the Historic Harris-Lass House property at 1889 Market Street. The house and grounds of the Harris-Lass property are largely shielded from Market Street and neighboring properties by fencing and screening shrubs. The proposed addition would only be partly visible from the Harris-Lass grounds, and would therefore not be impacted by the proposed project.

ENVIRONMENTAL REVIEW

The scope of the proposed addition is exempt from the CEQA environmental review requirements per CEQA Section 15303, New Construction of Conversion of Small Structures.

PUBLIC CONTACT

The notice of public meeting for this item was posted at three 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

Staff recommends the Historical and Landmarks Commission forward a recommendation to the Architectural Committee, that the project is generally consistent with the City's Single-Family and Duplex Residential Design Guidelines and is compatible with the neighborhood.

Reviewed by: Jeff Schwilk, AICP, Associate Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Project Data Sheet
2. Development Plans