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Project Description & Justification Letter – 212 Thurston Street

The existing residence at 212 Thurston Street is a small one-story home (846 sq.ft.) on a substandard-sized parcel (4,671 sq.ft.) in the R-1-D zoning district. The house was originally built in 1915, but has since been remodeled multiple times and no longer retains any historic value. In 2023, the HPC approved taking the house out of the historic inventory. Due to the very poor condition of the house, the owner would like to replace it with a new house.

The new owner proposes to build a new 2-story home with a basement, and retain the existing detached garage. One fruit tree in the rear yard will be removed. Due to the small, substandard lot size, the owner proposes to reduce the front setback to 10', which is compatible with the adjacent properties.

The current residence has a substandard front setback of about 3'-6". The proposed residence will have a greater setback – 10' to the entry porch, and 12' to the body of the house.

There are existing substandard front setbacks in the immediate neighborhood:

210 Thurston Street: This house is actually 6" into the public right-of-way

531 N. Santa Cruz Avenue: The detached garage at this site has a 3'-6" setback to Thurston St.

590 Monterey Avenue has a 10' setback to Thurston St. (an exterior side setback).

With 3 other 2-story homes in the immediate neighborhood and with the existing reduced front setbacks noted above, this project will not be out of character with its neighbors.

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