



City of Santa Clara

**Historical and Landmarks
Commission
December 7, 2023**

1277 Jackson Street

**Public Hearing Item # 2
PLN22-00667**



1277 Jackson Street

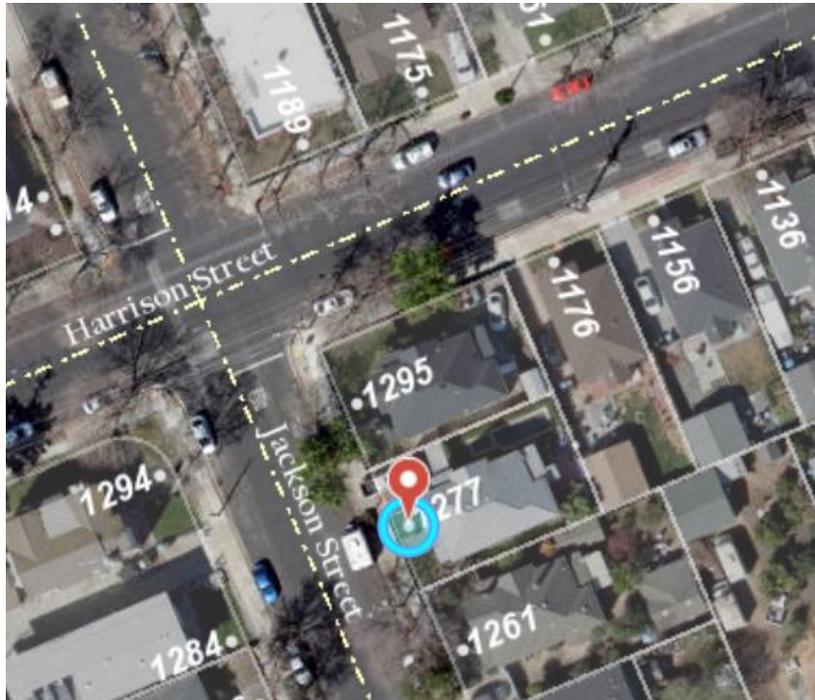
Request

- **Significant Property Alteration (SPA)** Permit for a 1,207 Square-Foot Addition to a Historic Residence
- **Variance** to Eliminate the Requirement for a Two-Car Garage



1277 Jackson Street

Existing Site

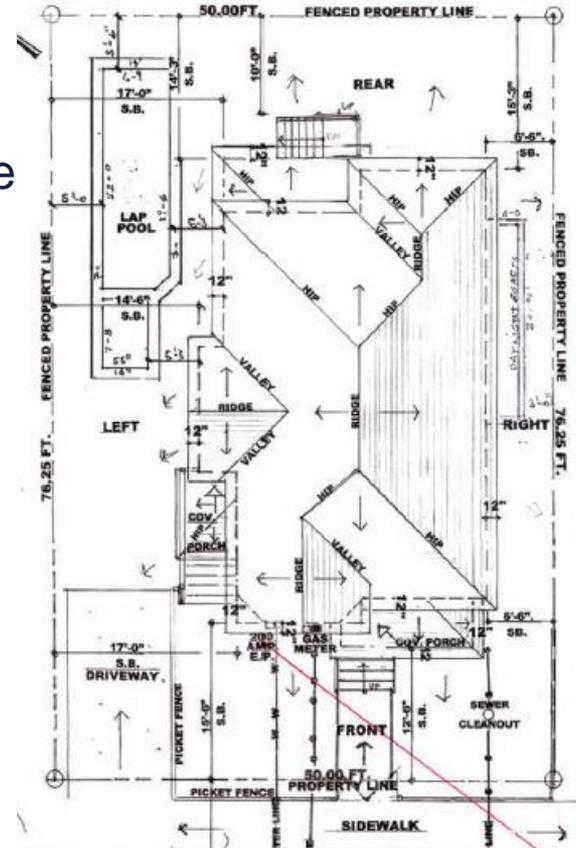




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Existing Conditions

- Listed Historic Resource Inventory (HRI) Residence
- Main House
 - Queen Anne Cottage Architectural Style
 - Constructed in 1889
- No Garage / Covered Parking





1277 Jackson Street

Significant Property Alteration (SPA) Permit

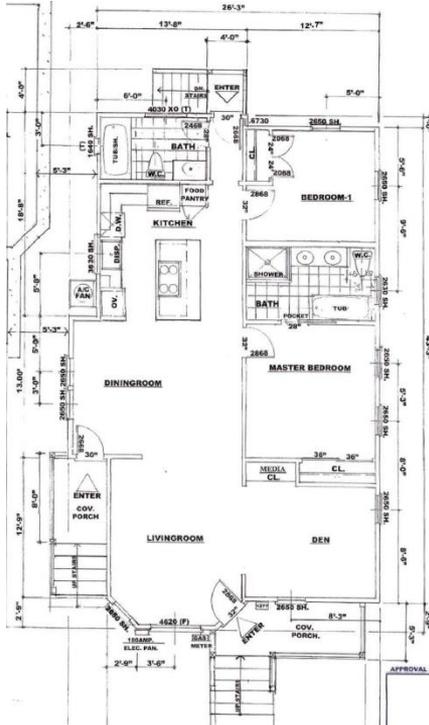
- Existing Residence: 1,207 Square Foot
- Proposed Residence: 2,414 Square Foot
 - 1,207 Square Foot Addition to the Basement



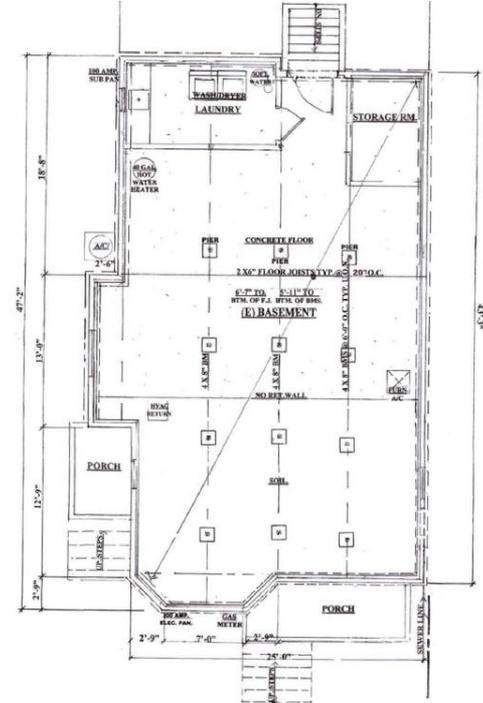
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Existing Floor Plans

First Floor



Basement

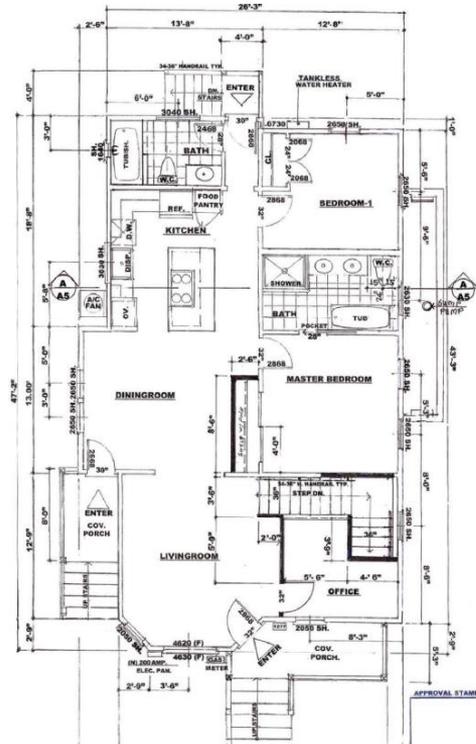




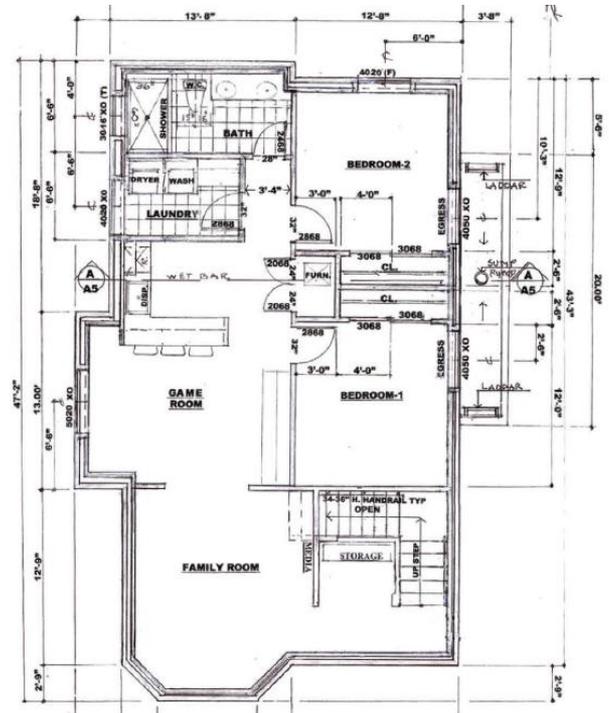
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Proposed Floor Plans

First Floor



Basement

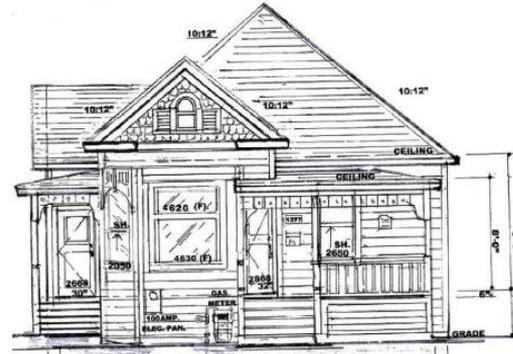
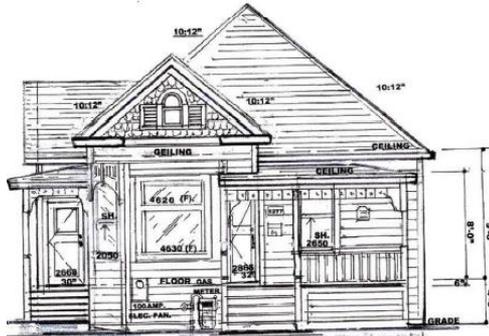




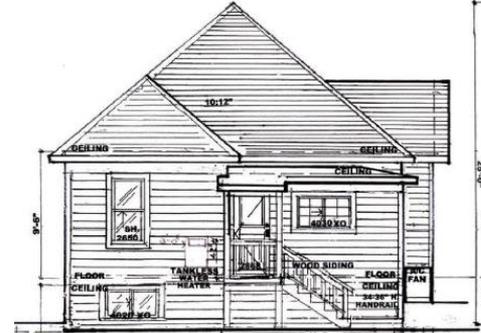
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Front & Rear Elevations

Front



Rear



Existing

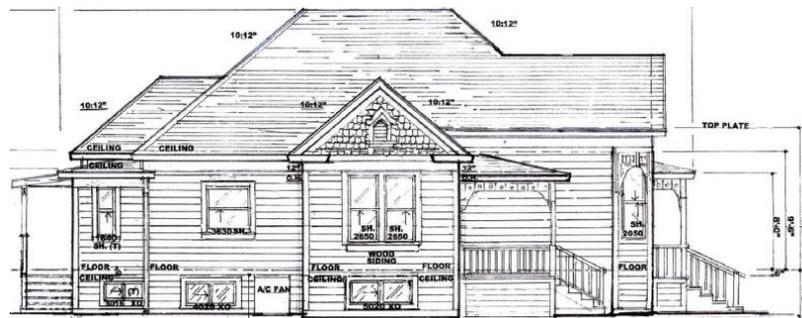
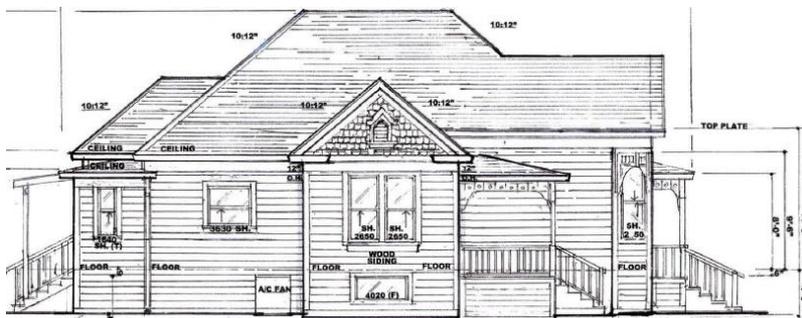
Proposed



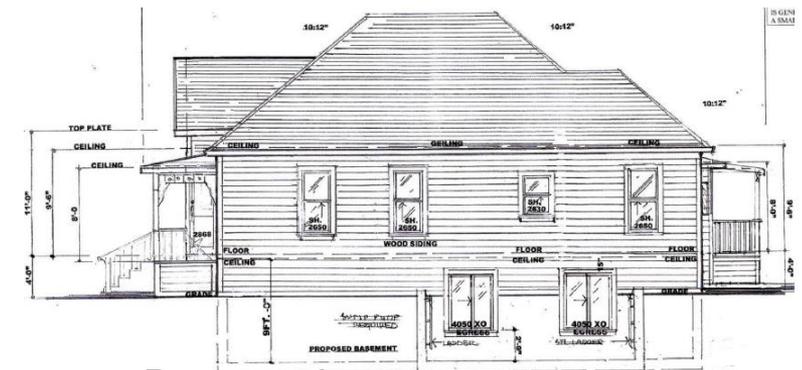
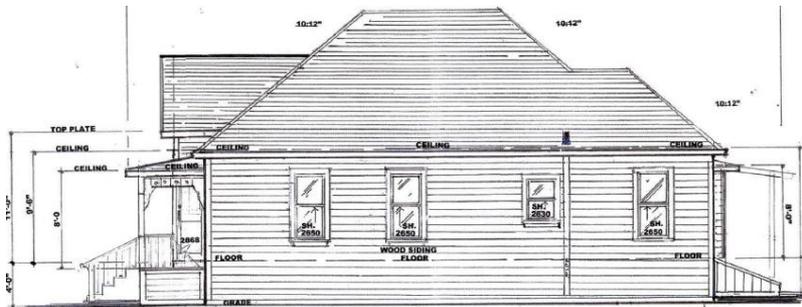
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Side Elevations

Left



Right



Existing

Proposed



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Variance

- Chapter 18.12.120 Minimum Parking Requirements
 - Each single-family dwelling shall have two garage or carport parking spaces
- Existing Conditions
 - Legal nonconforming, no covered parking on site
- Proposed Variance
 - Eliminate requirement, not provide covered parking



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Analysis

- Secretary of the Interior's Standards (SIS) Review
 - Architectural features will be retained, no distinctive features removed
 - Proposed modifications are compatible and protect the integrity of the property
- Substandard Lot
 - 50 feet in width
 - Existing house configuration would not be able to accommodate a two-car garage (20 ft x 20 ft)



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Recommendation

- 1) Staff recommends the Historical and Landmarks Commission recommend approval of the Significant Property Alteration (SPA) Permit to the Planning Commission for the proposed alterations to the main historic resource; and,
- 2) Staff recommends the Historical and Landmarks Commission recommend approval of the Variance to eliminate the requirement for a two-car garage with the addition of 1,207 square feet to the existing residence.



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