



City of Santa Clara

Historic Landmark Commission

September 2, 2021

1511 Harrison Street

Public Hearing Item # 2
PLN2021-14989



1511 Harrison Street

Request

Significant Property Alteration (SPA) Permit to allow the replacement of all windows and interior reconfiguration of an existing single-family residence

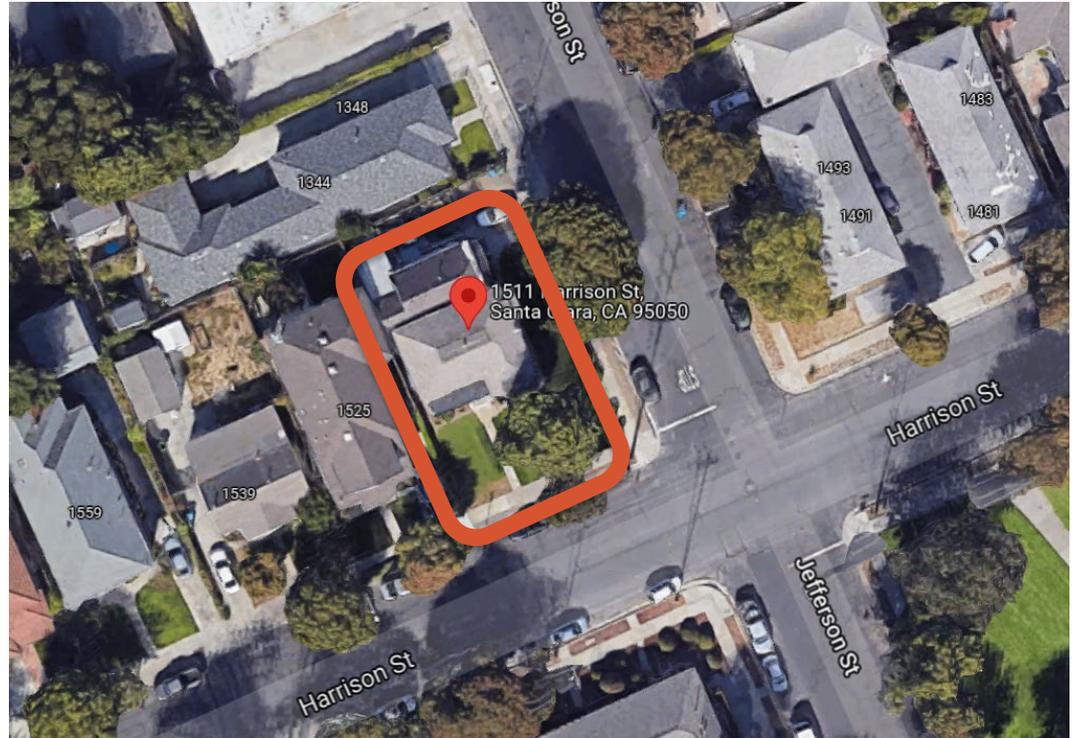




1511 Harrison Street

Existing Site

- HRI property
- 6,150 square foot lot
- Existing 1,194 square-foot one-story house with 4 bedrooms and 1 bathroom
- Constructed in 1880 in the Italianate style





1511 Harrison Street

Window and Trim Hierarchy

EXISTING WINDOW TRIM
STYLE 'A'

EXISTING WINDOW TRIM
STYLE 'D'



EXISTING WINDOW TRIM
STYLE 'B'

EXISTING RIGHT SIDE ELEVATION (NORTH FACING)

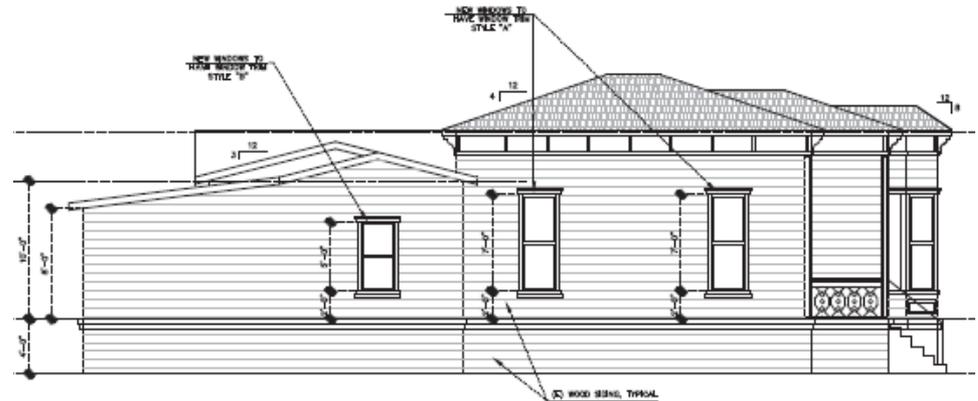


1511 Harrison Street



(E) LEFT SIDE ELEVATION

1/4" = 1'-0"



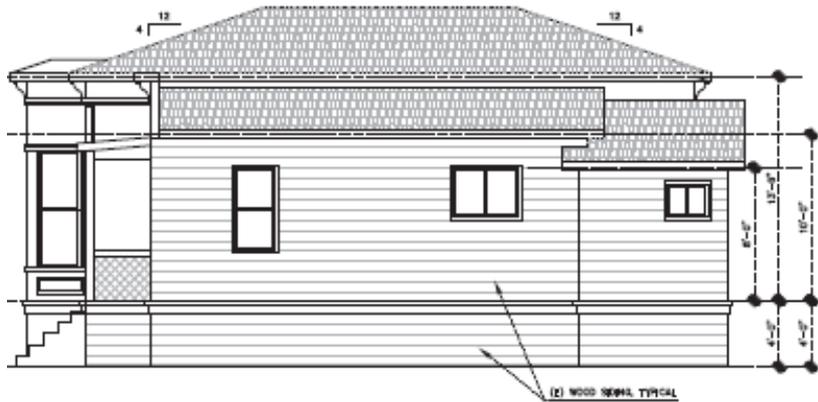
(N) LEFT SIDE ELEVATION

1/4" = 1'-0"

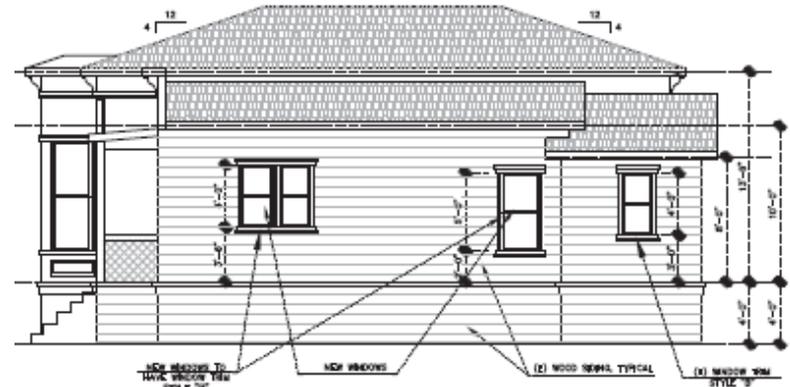
NOTE: SEE SHEET A7 T1
EXTERIOR LIGHTING



1511 Harrison Street



(E) REAR ELEVATION

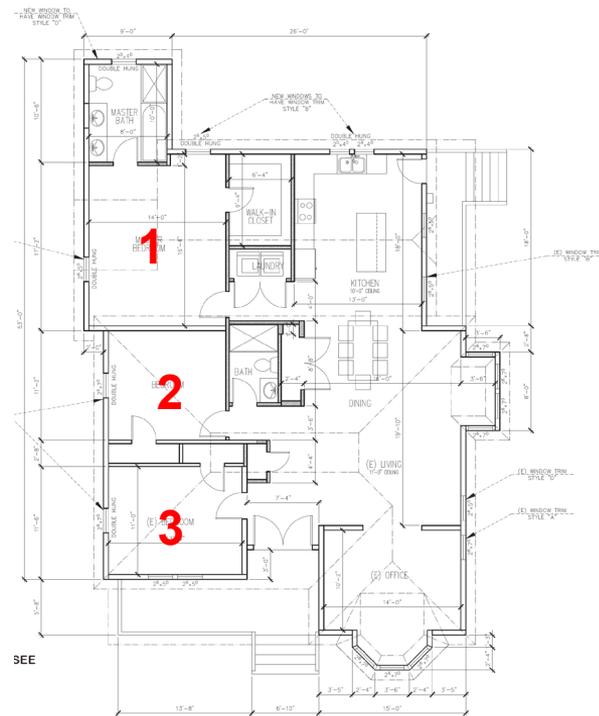
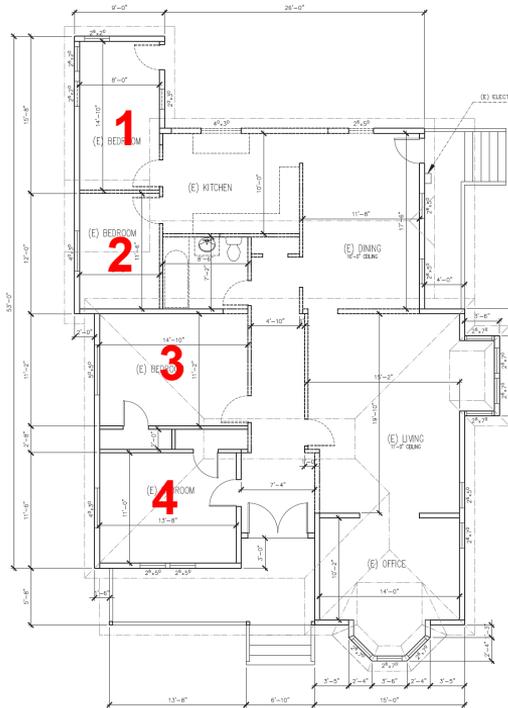


(N) REAR ELEVATION



1511 Harrison Street

Existing and Proposed Floor Plans





1511 Harrison Street

Analysis

- The proposal is consistent with the Secretary of Interior's Standards for Rehabilitation
- An appropriate window hierarchy, sill height, and sash and trim design are planned
- The project would be compatible with the existing residence and other residences in the immediate neighborhood



1511 Harrison Street

Recommendation

- Recommend that the Historical and Landmarks Commission finds that the proposed project located at 1511 Harrison Street retains the essential character defining elements that make it significant; that the proposed project does not destroy or have a significant adverse effect on the integrity of the designated property; that the alterations are compatible with the existing structure; and that the rehabilitation of the residence meet the Secretary of the Interior's Standards for Rehabilitation, and recommend approval to the Director of Community Development, subject to the conditions of approval of the SPA permit.



City of Santa Clara

Historic Landmark Commission

September 2, 2021

1511 Harrison Street

Public Hearing Item # 2
PLN2021-14989