



City of Santa Clara

Historic Landmark Commission

November 4, 2021

1037 Harrison Street

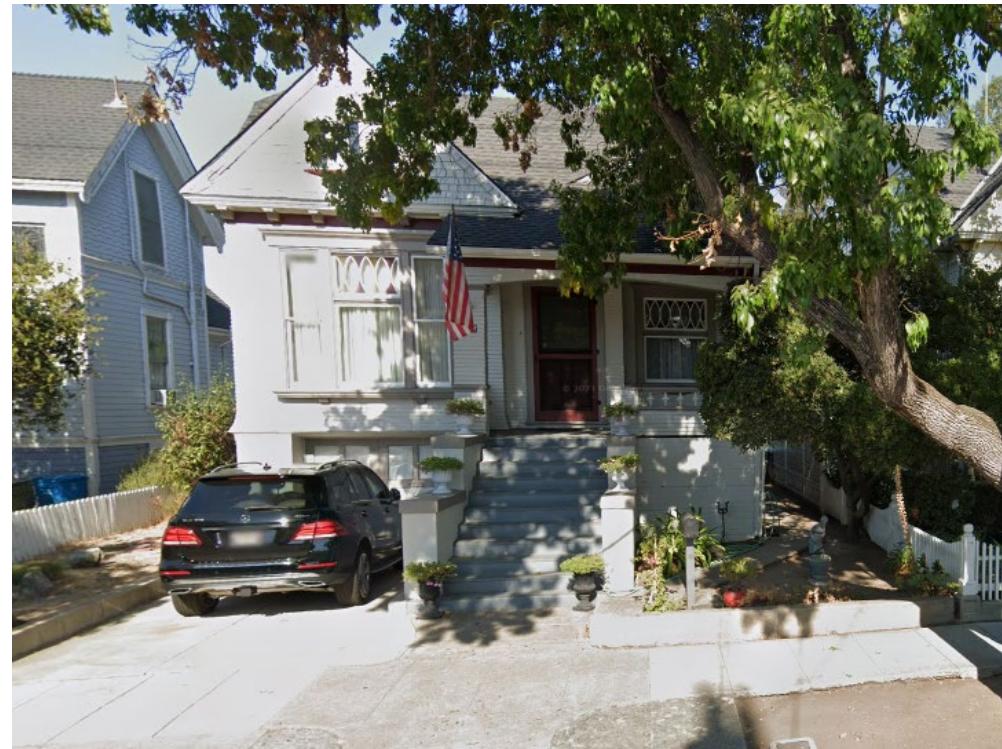
Public Hearing Item # 2
PLN2021-15081



1037 Harrison Street

Request

Significant Property Alteration (SPA) Permit to replace foundation, convert first floor and attic to living area, and interior and exterior alterations that include window replacement and installation of a shed roof dormer to an existing historic residence

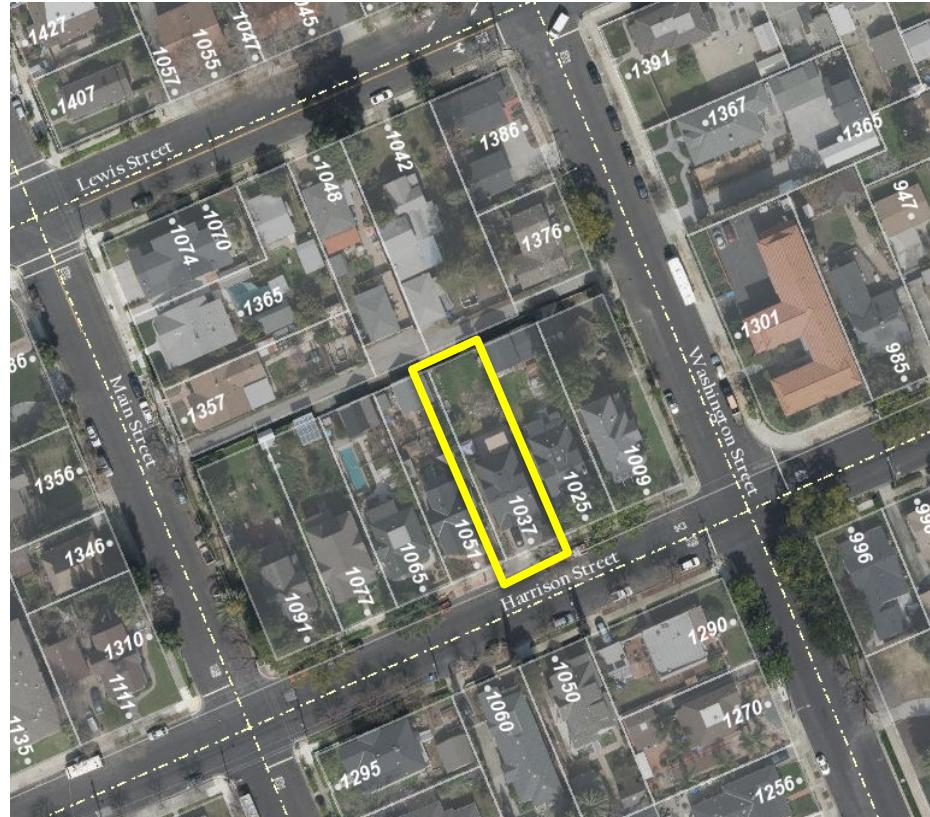




1037 Harrison Street

Existing Site

- HRI property
- 5,740 sf lot
- Existing 2.5 story home with 2 bedrooms and 1 bathroom
 - 1st floor with 1,274 sf storage + one car garage
 - 2nd floor with 1,274 sf living area + 90 sf front porch
 - 780 attic
- Shingle style architecture - c.1892



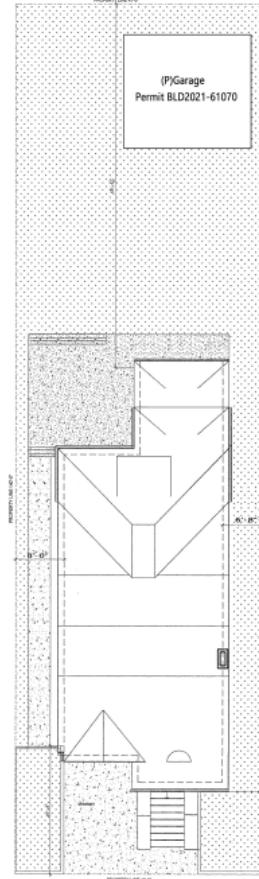


1037 Harrison Street

Site

Upon completion:

- 4 bedrooms and 3.5 bathrooms
- 3,268 sf living area
- 90 sf front porch
- 480 sf detached two-car garage – previously permitted & pending construction



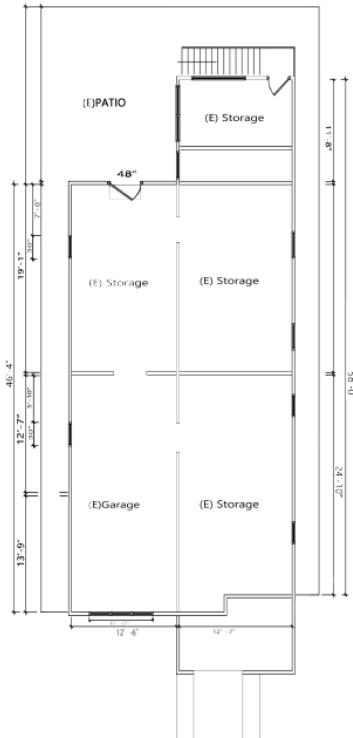


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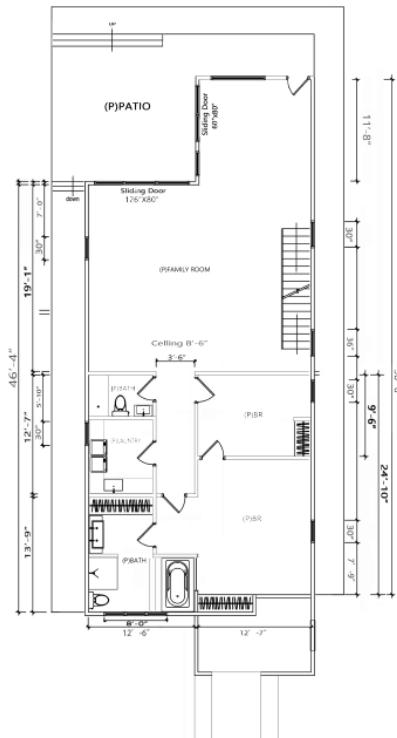
Floor Plans

Existing 1st Floor

- Storage area
- One-car garage
- Outdoor patio



(E) 1ST (FOUNDATION) FLOOR PLAN



PROPOSED 1ST (FOUNDATION) FLOOR PLAN

Converted 1st Floor

- Replace foundation
- Raise interior ceiling height from 7'9" to 8'6"
- 2 bedrooms
- 2 bathrooms
- Laundry & open family room
- Replace plumbing & electrical

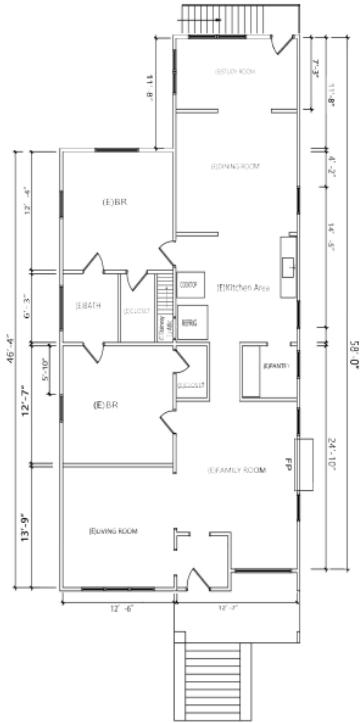


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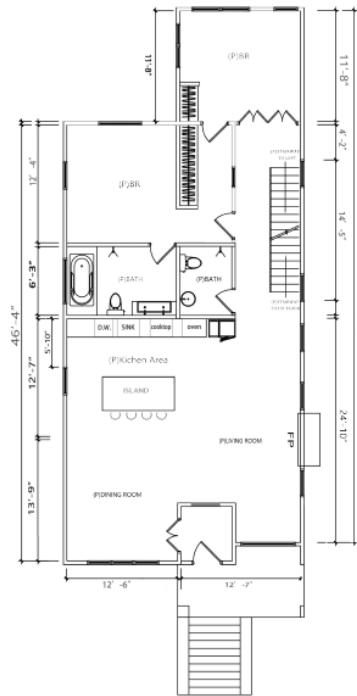
Floor Plans

Existing 2nd Floor

- 2 bedrooms
- 1 bathroom
- Kitchen / dining room, family / living room and study room



(E) 2ND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN

Converted 2nd Floor

- 2 bedrooms
- 2 bathrooms
- Kitchen, laundry and open living area
- Add interior stairway
- Raise interior ceiling height of 9' to original 11' height

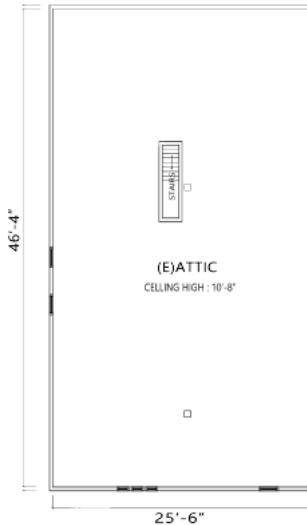


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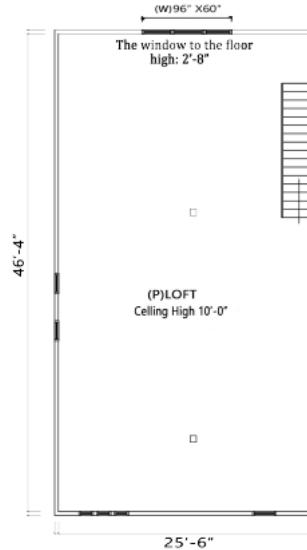
Floor Plans

Existing Attic

- Storage area



(E) ATTIC FLOOR PLAN



(P) LOFT FLOOR PLAN

Converted Loft

- Open living area
- Reduce interior ceiling height from 10'8" to 10'
- Add shed dormer



1037 Harrison Street

Elevations



PROPOSED LEFT ELEVATION (SOUTHWEST)

| WINDOW SCHEDULE | | | | |
|-----------------|-------------|-------------------------|----------------------------|------|
| # | SIZE | STYLE | MATERIAL | NOTE |
| W-1* | 5'0" x 6'0" | Exterior Picture Window | 4"Trim/Wood, Match (E)Rear | |
| W-2* | 2'8" x 6'0" | Exterior Picture Window | 4"Trim/Wood, Match (E)Rear | |
| W-3* | 4'0" x 6'0" | Exterior Sliding Window | 4"Trim/Wood, Match (E)Rear | |
| W-4 | 4'0" x 8'0" | Interior picture window | 4"Trim/Wood, Match (E)Rear | |

* Exterior Door/Window

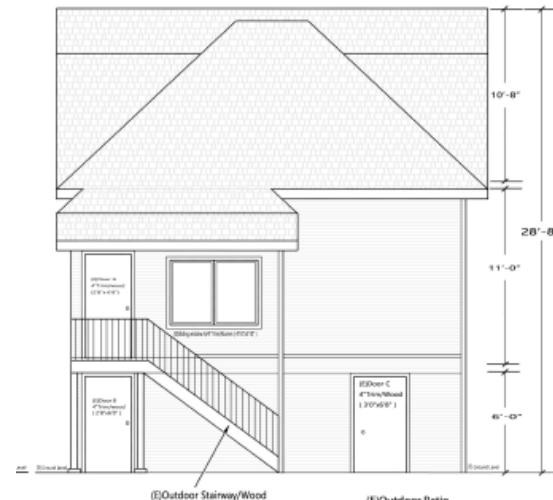
| DOOR SCHEDULE | | | | |
|---------------|-------------|-----------------------------|----------------------------|------|
| # | SIZE | STYLE | MATERIAL | NOTE |
| D-1* | 8'0" x 8'0" | Finished Sliding Patio Door | 4"Trim/Wood, Match (E)Rear | |
| D-2* | 8'0" x 8'0" | Sliding Patio Door | 4"Trim/Wood, Match (E)Rear | |
| D-3* | 2'8" x 8'0" | Exterior French Door | 4"Trim/Wood, Match (E)Rear | |
| D-4 | 2'8" x 8'0" | Interior Door | | |
| D-5 | 2'8" x 8'0" | French Glass, Arched | | |
| D-6 | 6'0" x 8'0" | French Door | | |
| D-7 | 2'8" x 8'0" | French Door | | |
| | | | | |
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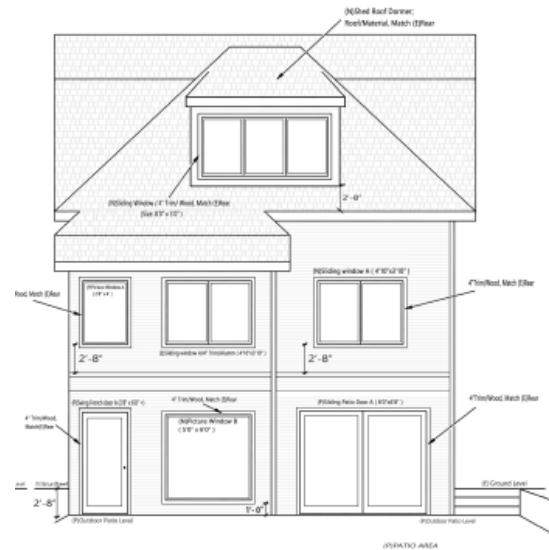
Elevations

Changes

- 1st floor: install fixed-pane exterior entry door, picture window and sliding patio door
- 2nd floor: replace 2nd floor landing, install 1 fixed pane window and 2 sliding windows
- Attic: install shed dormer and sliding windows



(E) REAR ELEVATION (NORTHWEST)

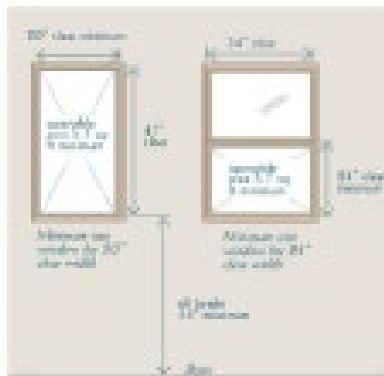


PROPOSED REAR ELEVATION (NORTHWEST)



1037 Harrison Street

Window & Door Schedules



36" x 30"
EXTERIOR DOOR



30" x 24"
EXTERIOR ACCESS



30" x 80"
HALL



30" x 80"
HALL



30" x 80"
DOOR

WINDOW SCHEDULE

| # | SIZE | STYLE | MATERIAL | NOTE |
|------|-----------|-------------------------|-----------------------------|------|
| W-1* | 30" x 60" | Exterior Picture Window | 4" Trim/Wood, Match (E)Rear | |
| W-2* | 24" x 40" | Exterior Picture Window | 4" Trim/Wood, Match (E)Rear | |
| W-3* | 40" x 40" | Exterior Sliding Window | 4" Trim/Wood, Match (E)Rear | |
| W-4 | 40" x 60" | Interior picture window | | |
| | | | | |
| | | | | |
| | | | | |

* = Exterior Glass/Window

DOOR SCHEDULE

| # | SIZE | STYLE | MATERIAL | NOTE |
|------|-----------|-----------------------------|-----------------------------|------|
| D-1* | 80" x 36" | Finished Sliding Patio Door | 4" Trim/Wood, Match (E)Rear | |
| D-2* | 80" x 36" | Sliding Patio Door | 4" Trim/Wood, Match (E)Rear | |
| D-3* | 28" x 36" | Exterior French Door | 4" Trim/Wood, Match (E)Rear | |
| D-4 | 28" x 36" | Interior Door | | |
| D-5 | 28" x 80" | Reach Glass, Anchored | | |
| D-6 | 80" x 36" | French Door | | |
| D-7 | 28" x 36" | French Door | | |
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1037 Harrison Street

Analysis

- 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 1037 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; and recommend approval to the Director of Community Development, subject to the conditions of approval of the SPA permit.