



City of Santa Clara

**Historical and Landmarks
Commission
March 7, 2024**

745 Harrison Street

**Public Hearing Item #3
PLN24-00008**



745 Harrison Street

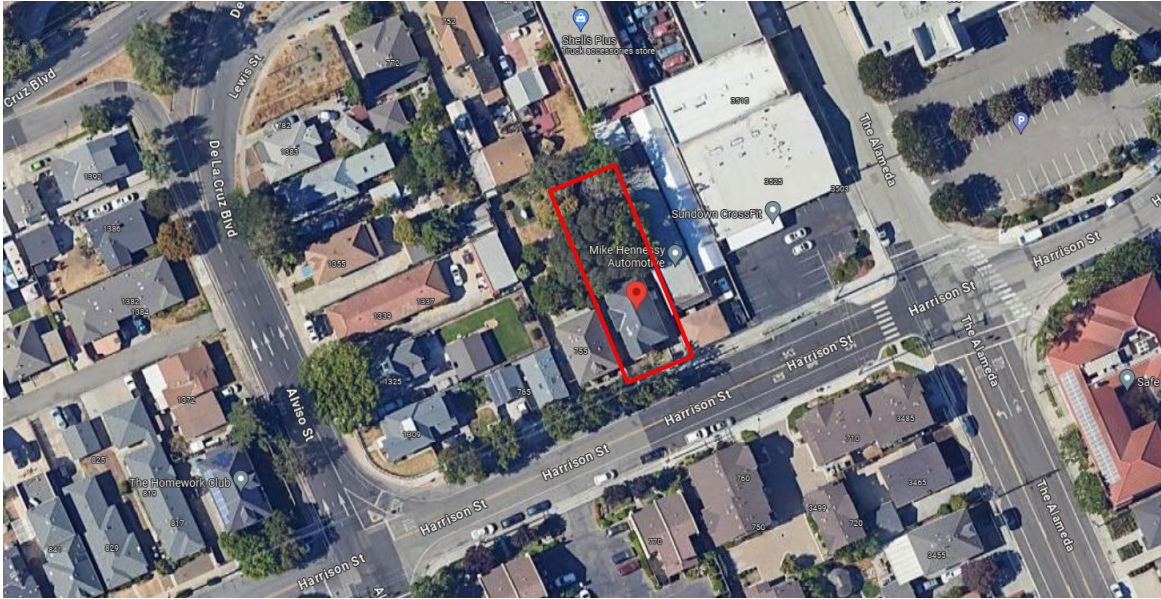
Existing Conditions

- **Consideration** of a Proposed 785 Square-Foot First Floor Addition, 704 Square-Foot Second Floor Addition, and a 451 Square-Foot Detached Garage at 745 Harrison Street That is Located Within 200 Feet of a Historic Resource



745 Harrison Street

Existing Site





745 Harrison Street

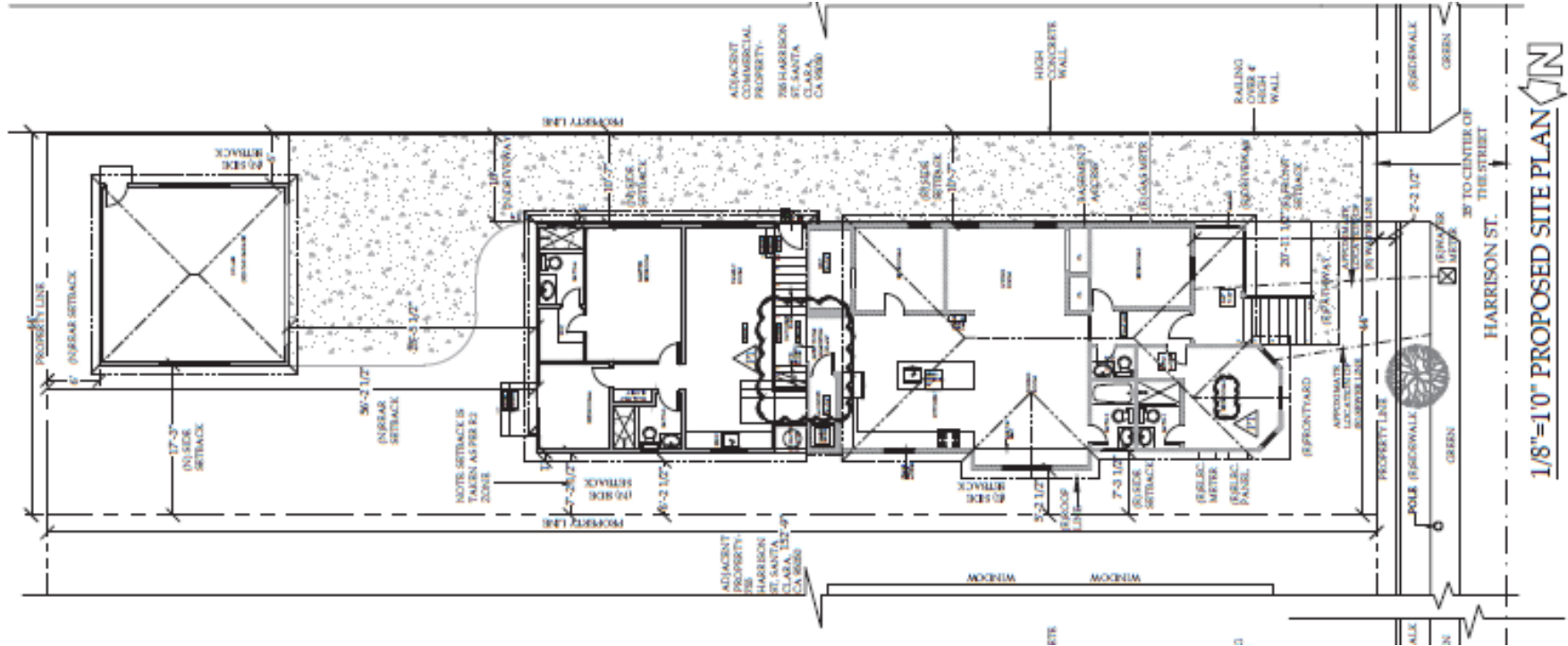
Existing Conditions

- 200 feet of a Historic Resource
- Queen Anne Cottage Architectural Style
- Currently zoned CT – Thoroughfare Commercial and Low-Density Residential Land Use Designation.
 - Using AB 3194 (2019) to use R2 Zoning District standards
 - Subject property will be rezoned to R2 with the zoning map adoption in Spring 2024



745 Harrison Street

Site Plan





745 Harrison Street

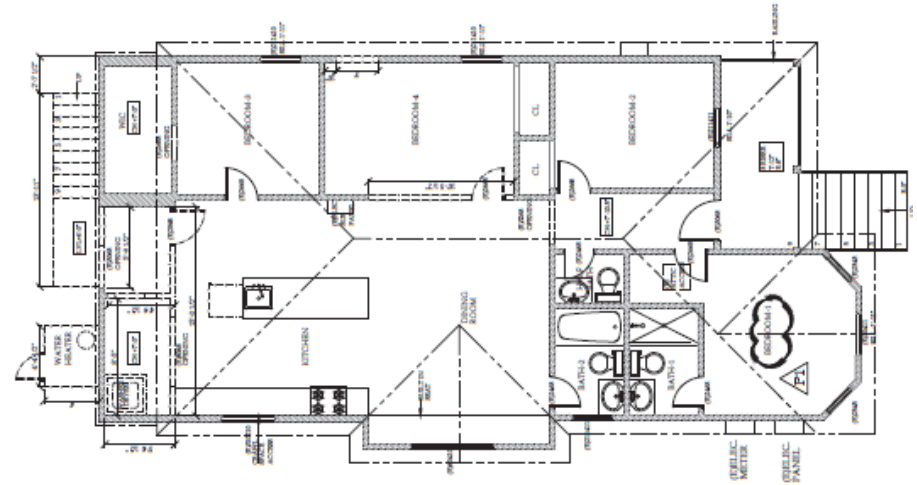
Architectural Review

- Existing Residence: 1,313 Square Foot
- Proposed Residence: 2,098 Square Foot
 - 785 Square Foot First Floor Addition to the Rear
 - 704 Square Foot Second Floor Addition in the Rear
 - 451 Square Foot Detached Garage



745 Harrison Street

Existing Floor Plans

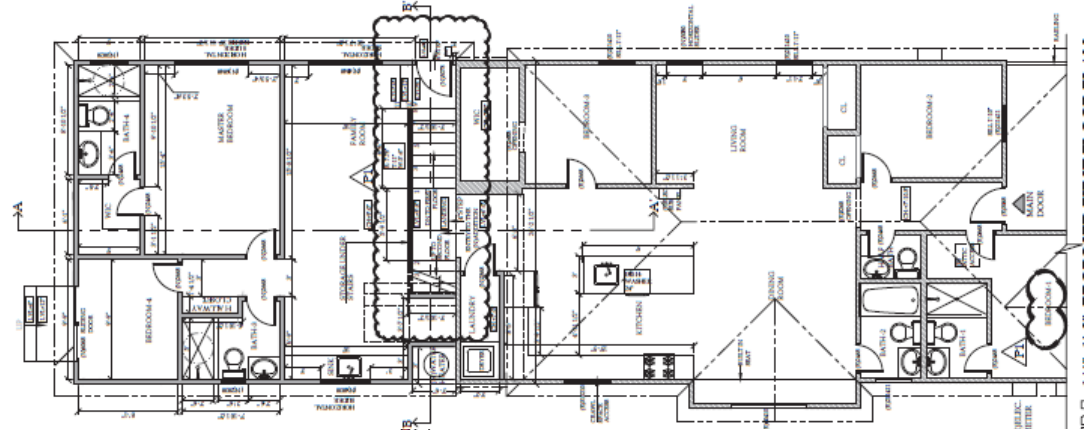




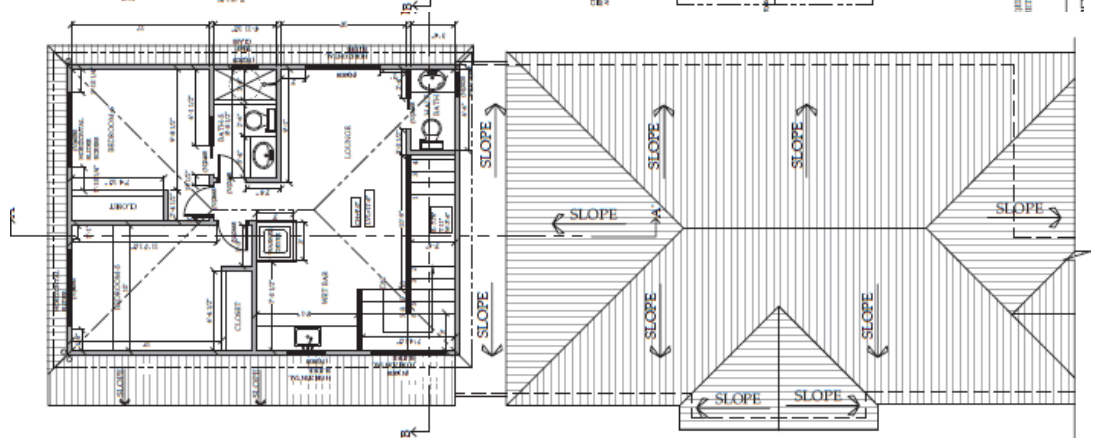
745 Harrison Street

Proposed Floor Plans

First Floor



Second Floor





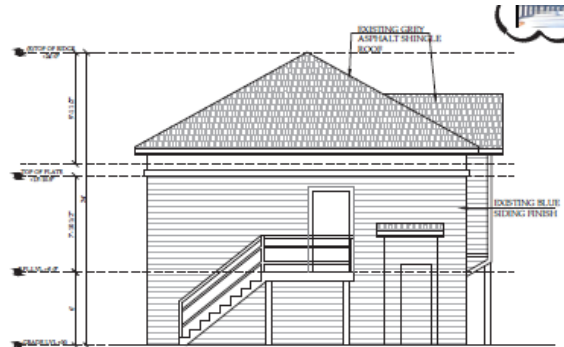
745 Harrison Street

Existing Elevations

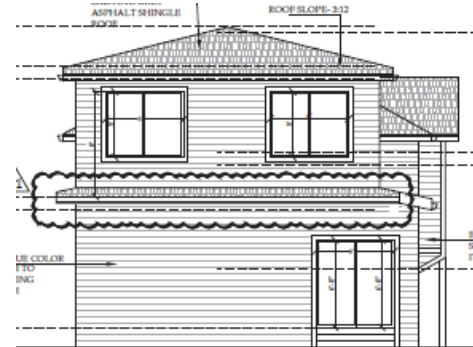
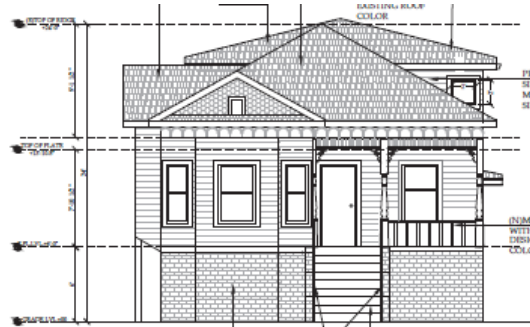
Front



Rear



Proposed Elevations

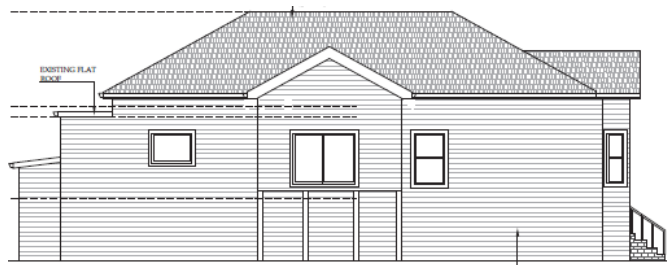




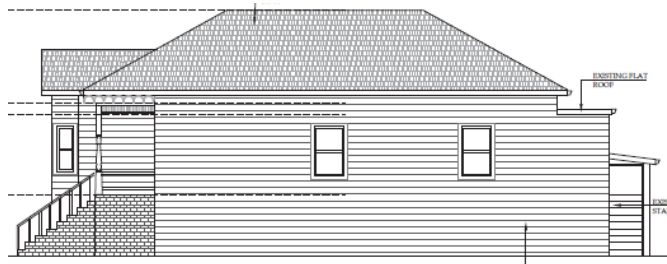
745 Harrison Street

Existing Elevations

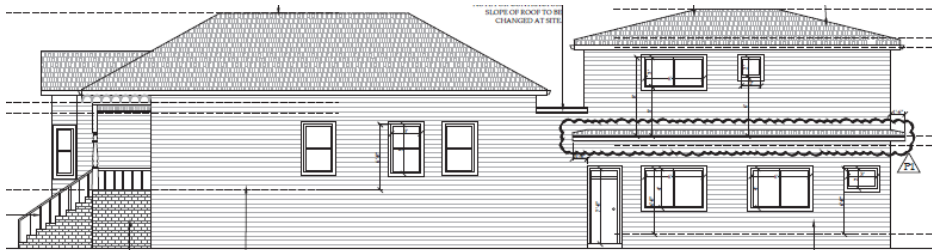
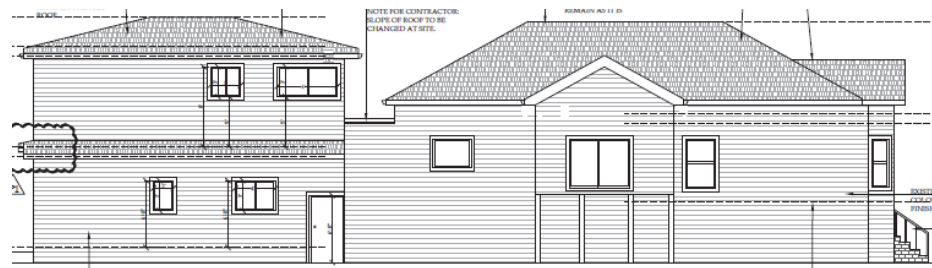
Left



Right



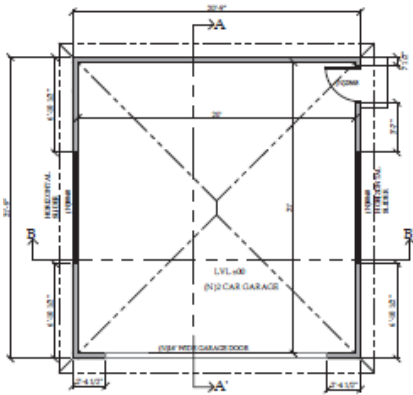
Proposed Elevations



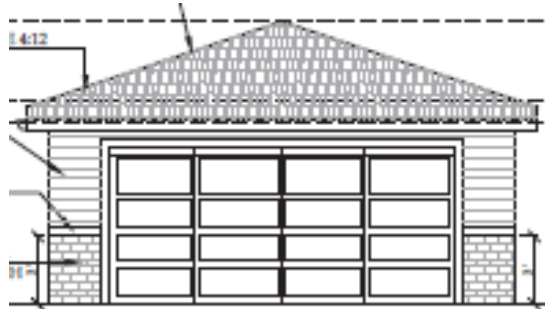


745 Harrison Street

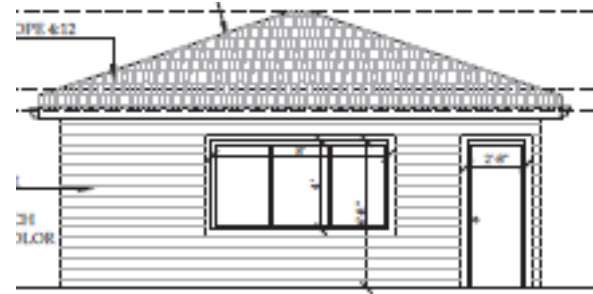
Detached Garage Floor Plans and Elevations



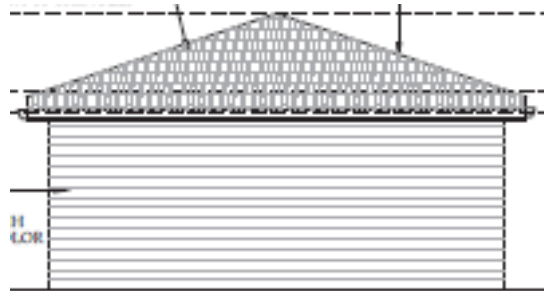
Front



Right



Rear



Left





745 Harrison Street

Proposed Renderings





745 Harrison Street

Analysis

- The residence is not listed on the HRI
- Design minimizes visual impacts to the adjacent HRI properties
- Consistent with R2 Zoning District development standards
- Addition is consistent with the Single-Family Design Guidelines
- Alterations and addition are consistent with the main residence:
 - Proposed roof asphalt shingles will match and be continuous with existing gray asphalt shingle roof
 - Proposed addition will have compatible blue siding finish and white trimming
 - Existing gray asphalt shingles, brick cladding, and blue siding will remain as is
 - Queen Anne Cottage design elements such as the posts and cornices will be same as existing
 - Proposed detached garage is consistent in roof design and building materials



745 Harrison Street

Recommendation

- 1) Staff recommends that the Historical and Landmarks Commission find that the proposed project located at 745 Harrison Street will not destroy or have a significant adverse effect on the integrity of the abutting HRI listed properties at 755 Harrison Street and 744 Lewis Street;
- 2) That the alterations and addition are compatible with the existing structure and surrounding neighborhood, and recommend approval to the Development Review Hearing Officer.



City of Santa Clara

**Historical and Landmarks
Commission
March 7, 2024**

745 Harrison Street

**Public Hearing Item #3
PLN24-00008**