



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



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The Center of What's Possible

745 Harrison Street

Existing Site





745 Harrison Street

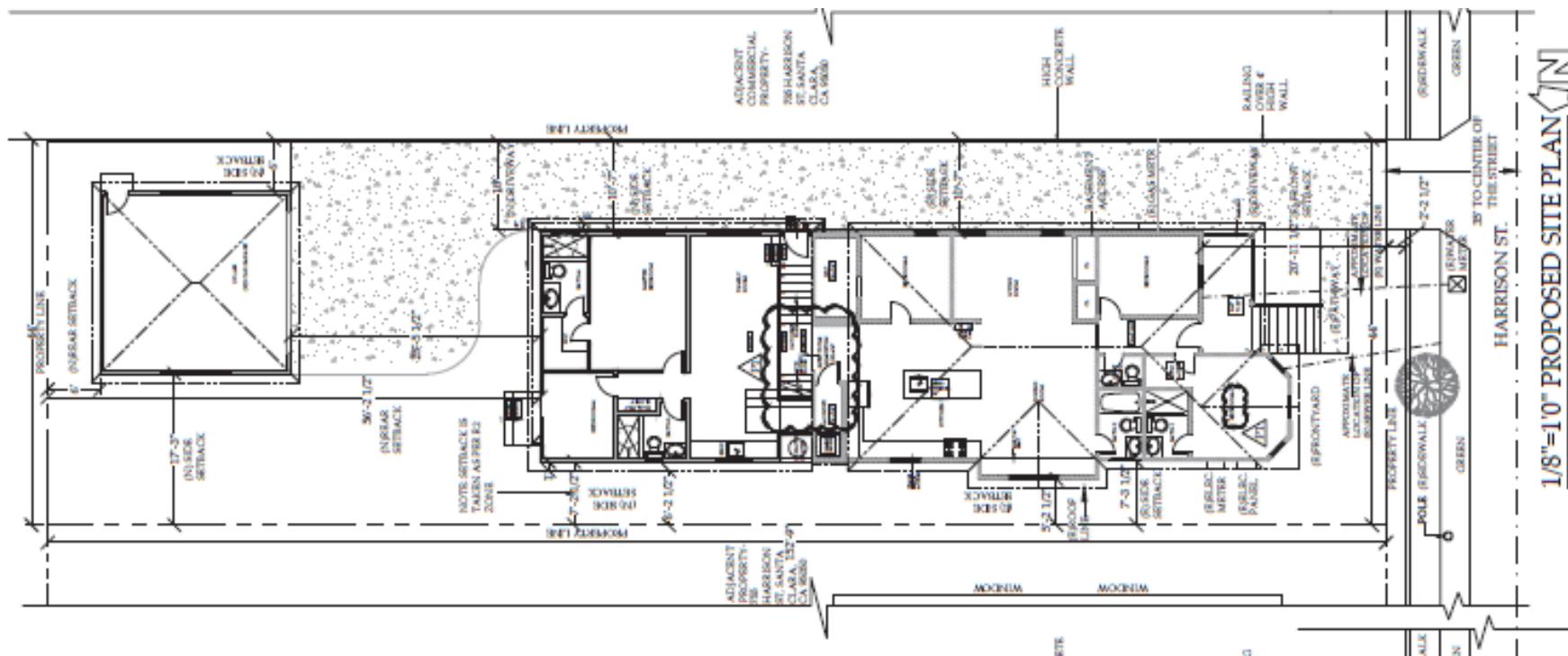
Existing Conditions

- 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

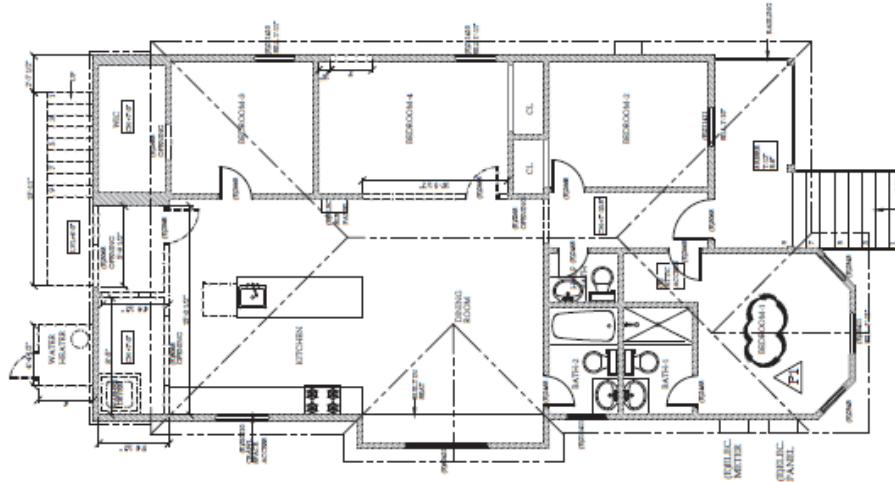


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Existing Floor Plans



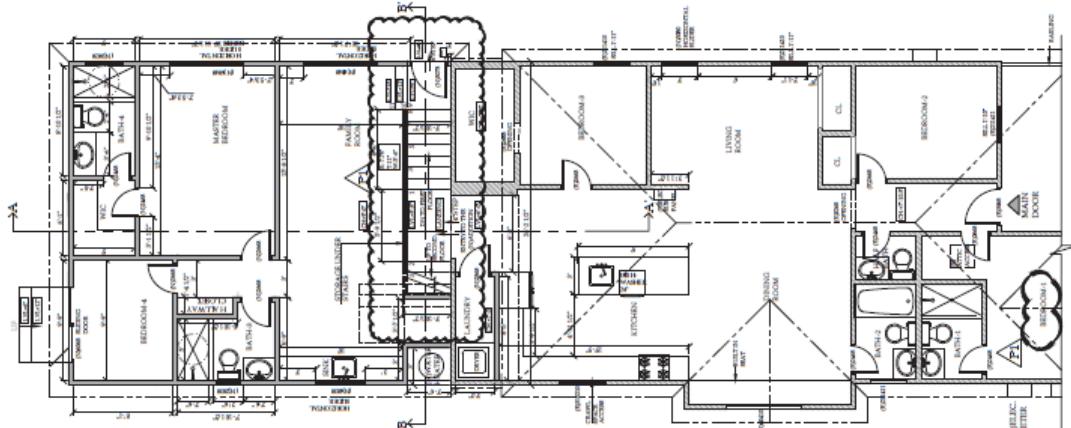


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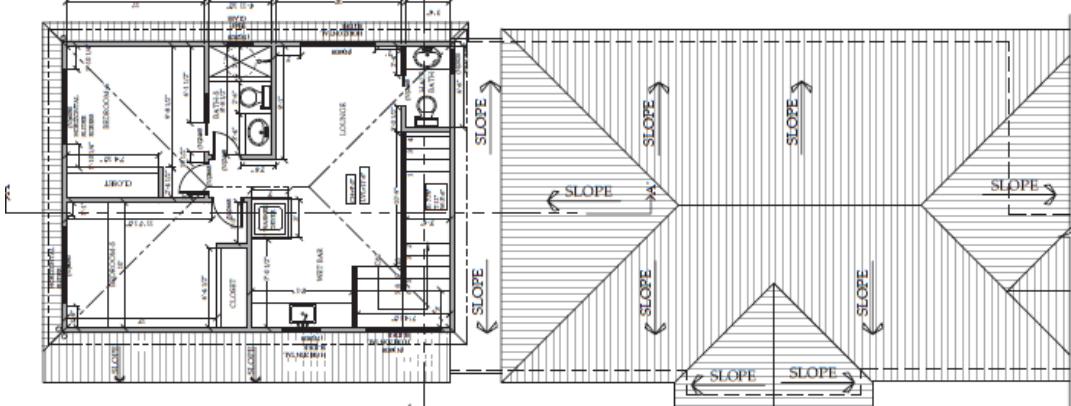
745 Harrison Street

Proposed Floor Plans

First Floor



Second Floor





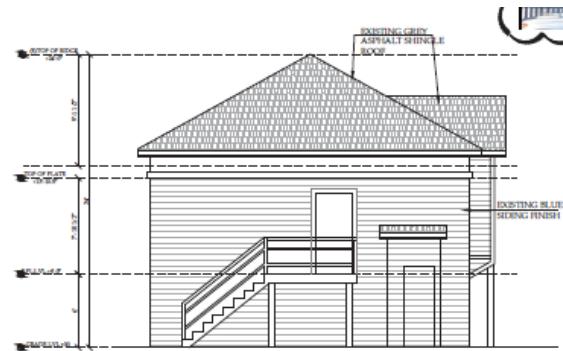
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745 Harrison Street

Existing Elevations

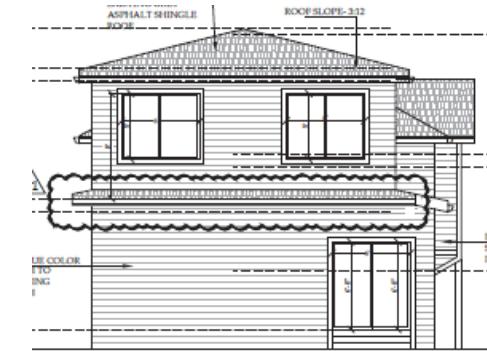
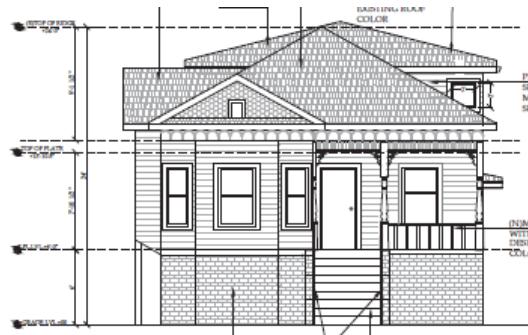


Front



Rear

Proposed Elevations





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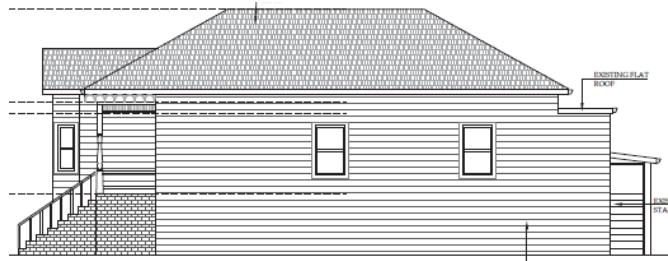
745 Harrison Street

Existing Elevations

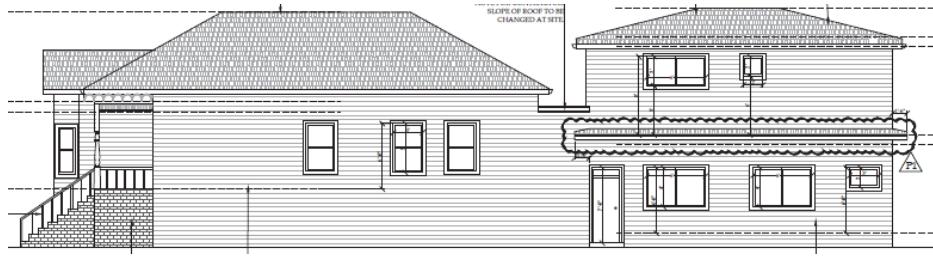
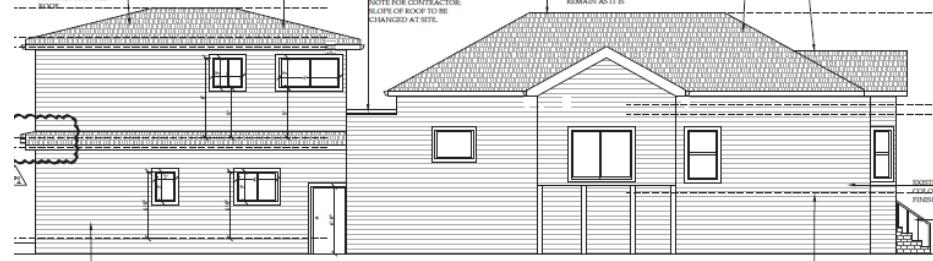
Left



Right



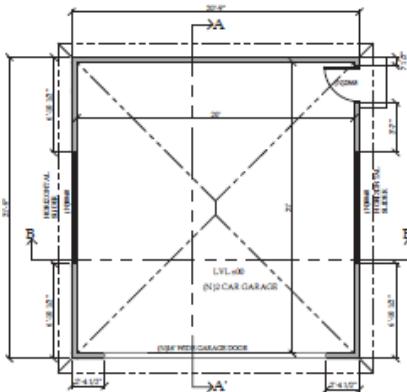
Proposed Elevations



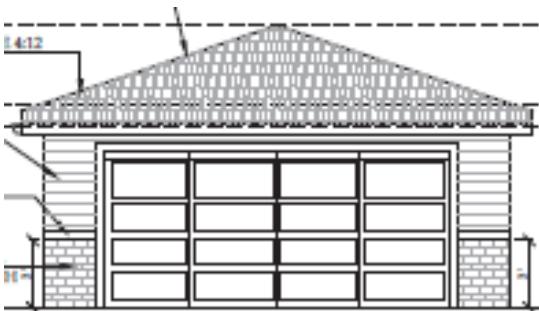


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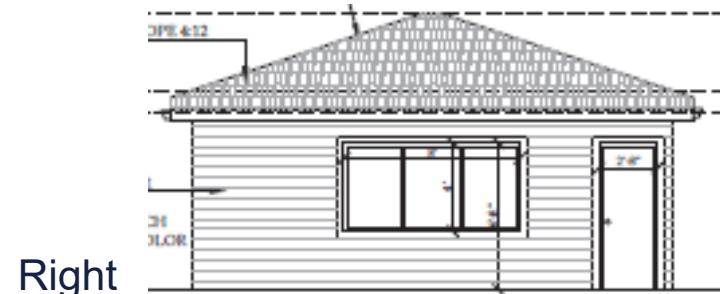
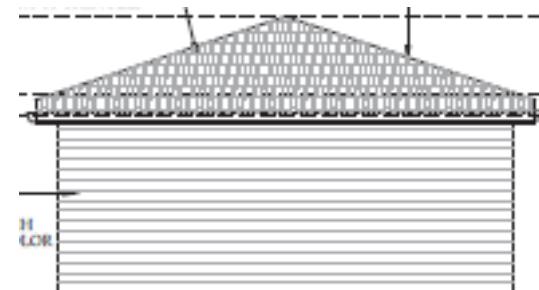
Detached Garage Floor Plans and Elevations



Front



Rear



Right



Left



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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



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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.



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