



City of Santa Clara

Meeting Agenda

Historical & Landmarks Commission

Thursday, November 4, 2021

6:00 PM

Virtual Meeting

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 21-9013, the Historical and Landmarks Commission meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara continues to provide methods for the public to participate remotely:

- Via Zoom:

- o <https://santaclaraca.zoom.us/j/97233262035> or

- o Phone: 1 (669) 900-6833

Webinar ID: 972 3326 2035

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@santaclaraca.gov no later than noon on the day of the meeting. Clearly indicate the project address, meeting body, and meeting date in the email.

PUBLIC PARTICIPATION IN ZOOM WEBINAR:

Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, you may leave the meeting.

CALL TO ORDER AND ROLL CALL

CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Historical and Landmarks Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Historical and Landmarks Commission meeting when the Chair calls for these requests during the Consent Calendar review.

1.A 21-1497 [Historical and Landmarks Commission Minutes of October 7, 2021](#)

Recommendation: Approve the Historical and Landmarks Commission Minutes of October 7, 2021.

PUBLIC PRESENTATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

GENERAL BUSINESS

The following items from this Historical and Landmarks Commission agenda will be scheduled for further review following the conclusion of hearings and recommendations by the Historical and Landmarks Commission. Please contact the Planning Division office for information on the schedule of hearings for these items.

2. 21-1462 [Significant Property Alteration \(SPA\) Permit to replace existing foundation, convert existing first floor basement and attic to living area, minor interior and exterior alterations, and window replacement and installation of a roof shed dormer at the rear of an existing historic single family residence located at 1037 Harrison Street](#)

Recommendation: Recommend that the Historical and Landmarks Commission finds that the proposed project as illustrated in the Development Plans 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; that the rehabilitation of the structure meets the Secretary of Interior Standards, and recommend approval of the SPA Permit for the scope of work shown in the Development Plans to the Director of Community Development, subject to conditions.

The property owner shall submit a SPA Permit application for evaluation and appropriate replacement of the windows not shown on the Development Plans that have been removed to date without the requisite analysis.

3. **21-1507** [Significant Property Alteration \(SPA\) Permit to add 528 square feet to the rear of the first floor and to convert an existing 567 square foot basement to habitable space for an existing historic single-family residence located at 450 Monroe Street](#)

Recommendation: Recommend that the Historical and Landmarks Commission find that the proposed project located at 450 Monroe Street would not have a significant adverse effect on the integrity of the designated property; that the alterations are compatible with the existing structure; that the rehabilitation of the structure meets the Secretary of Interior Standards; and recommend approval of the SPA Permit to the Director of Community Development, subject to conditions.

STAFF REPORT

1. Berryessa Adobe Maintenance

COMMISSIONERS REPORT

1. Subcommittee Reporting - 20 minutes
2. Board and Committee Assignments - 15 minutes

Board/Committee

Santa Clara Arts and Historic Consortium
Historic Preservation Society of Santa Clara
Old Quad Residents Association
Development Review Hearing
BART/ High Speed Rail/ VTA BRT Committee
Zoning Ordinance Update
El Camino Real Specific Plan Community Advisory Committee
Downtown Revitalization

Lead/Alternate

Leung / Romano
Vargas-Smith / Leung
Leung / Romano
Romano / Vargas-Smith
Vargas-Smith / Swartzwelder
Romano / Swartzwelder
Leung
Vargas-Smith / Romano

3. Announcements and Other Items - 10 minutes
4. Commissioner Travel and Training Requests - 10 minutes

ADJOURNMENT

The next regular scheduled meeting is on Thursday, December 2, 2021 at 6 p.m.

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

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City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
[@SantaClaraCity](https://twitter.com/SantaClaraCity)

Agenda Report

21-1497

Agenda Date: 11/4/2021

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Historical and Landmarks Commission Minutes of October 7, 2021

RECOMMENDATION

Approve the Historical and Landmarks Commission Minutes of October 7, 2021.

Reviewed by: Jeff Schwilk, Associate Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Historical and Landmarks Commission Minutes of October 7, 2021



City of Santa Clara

Meeting Minutes

Historical & Landmarks Commission

10/07/2021

6:00 PM

Virtual Meeting

Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, the City of Santa Clara has implemented the following method for the public to participate remotely:

- Via Zoom:

- o <https://santaclaraca.zoom.us/j/97233262035> or

- o Phone: 1 (669) 900-6833

Webinar ID: 972 3326 2035

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CALL TO ORDER AND ROLL CALL

Chair Leung called the meeting to order at 6:02 p.m.

Present 6 - Commissioner Amy Kirby, Chair Patricia Leung, Vice Chair Ana Vargas-Smith, Commissioner Michael Celso, Commissioner Megan Swartzwelder, and Commissioner Ed Stocks

Absent 1 - Commissioner Kathleen Romano

A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Swartzwelder to excuse Commissioner Romano's absence.

Aye: 5 - Commissioner Kirby, Chair Leung, Vice Chair Vargas-Smith, Commissioner Celso, and Commissioner Swartzwelder

Excused: 1 - Commissioner Romano

Abstained: 1 - Commissioner Stocks

CONSENT CALENDAR

1.A [21-1339](#) Historical and Landmarks Commission Minutes of September 2, 2021

Recommendation: Approve the Historical and Landmarks Commission Minutes of September 2, 2021.

Commissioner Stocks abstained from voting due to his absence at the September 2, 2021 meeting.

A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Swartzwelder to note and file the minutes.

Aye: 5 - Commissioner Kirby, Chair Leung, Vice Chair Vargas-Smith, Commissioner Celso, and Commissioner Swartzwelder

Excused: 1 - Commissioner Romano

Abstained: 1 - Commissioner Stocks

PUBLIC PRESENTATIONS

None.

GENERAL BUSINESS

2. [21-1301](#) Public Hearing: Consideration of a Historical Preservation Agreement (Mills Act Contract) for 1390 Madison Street

Recommendation: Staff recommends that the Historical and Landmarks Commission find that the Mills Act Application and associated 10-Year Plan for restoration and maintenance accomplish the intent of preserving and maintaining the historical significance of the property; and therefore, recommend Council approval of a Historical Property Preservation Agreement (Mills Act Contract), and the adoption of a 10-Year Restoration and Maintenance Plan included with the Agreement.

Staff Liaison Jeff Schwilk provided an overview of the project.

Applicants Giacomo Russo and **Leigh Soutter** addressed the Commission in support of their application, and noted that they would have their consultant, **William Kostura, Kostura Architectural History**, review the comments provided by **Historical Advisor Lorie Garcia** on history of ownership and use of the home and update the Historic Survey Resources Report (DPR form) accordingly.

A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Swartzwelder to close public hearing.

Aye: 5 - Commissioner Kirby, Chair Leung, Vice Chair Vargas-Smith, Commissioner Celso, and Commissioner Swartzwelder

Excused: 1 - Commissioner Romano

Abstained: 1 - Commissioner Stocks

A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Swartzwelder to approve staff recommendation.

Aye: 5 - Commissioner Kirby, Chair Leung, Vice Chair Vargas-Smith, Commissioner Celso, and Commissioner Swartzwelder

Excused: 1 - Commissioner Romano

Abstained: 1 - Commissioner Stocks

STAFF REPORT

1. Berryessa Adobe Maintenance

Staff Liaison Jeff Schwilk stated that the City is currently working to renew its contract with Mineweaser & Associates, which will include the preparation of a property condition assessment report for the Adobe building, and also noted that a letter to the Commission was received from **Historical Advisor Lorie Garcia**, dated October 6, 2021 which had been distributed to the Commission prior to the meeting, and which provided a brief history of the Adobe building including some photos and providing comments on the condition of the property.

The Commission requested that staff report back at the next meeting on the estimated timeframe for completion of the contract and the estimated commencement for the maintenance work. The Commission also requested that staff report back on the possibility of providing for volunteer work such as to help rehabilitate the gardens.

The Commission also requested that staff provide a report at least once every six months on the status of maintenance activities at all five of the City-owned historic properties: the Berryessa Adobe, Harris-Lass House, Headen-Inman House, Jamison-Brown House and the Charles Copeland Morse House.

COMMISSIONERS REPORT

1. Subcommittee Reporting - 20 minutes

There were no subcommittee reports.

2. Board and Committee Assignments - 15 minutes

Commissioners present reported on assignments.

Board/Committee	Lead/Alternate
Santa Clara Arts and Historic Consortium	Leung / Romano
Historic Preservation Society of Santa Clara	Vargas-Smith / Leung
Old Quad Residents Association	Leung / Romano
Development Review Hearing	Romano / Vargas-Smith
BART/ High Speed Rail/ VTA BRT Committee	Vargas-Smith / Swartzwelder
Zoning Ordinance Update	Romano / Swartzwelder
El Camino Real Specific Plan Community Advisory Committee	Leung
Downtown Revitalization	Vargas-Smith / Romano

3. Announcements and Other Items - 10 minutes

Commissioner Vargas-Smith made an announcement regarding the Parade of Champions event which would be taking place over the weekend.

4. Commissioner Travel and Training Requests - 10 minutes

There were no Commissioner travel and training requests.

ADJOURNMENT

A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Kirby to adjourn the meeting.

The meeting adjourned at 6:54 p.m.

The next regular scheduled meeting is on Thursday, November 4, 2021.

Aye: 6 - Commissioner Kirby, Chair Leung, Vice Chair Vargas-Smith, Commissioner Celso, Commissioner Swartzwelder, and Commissioner Stocks

Excused: 1 - Commissioner Romano

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

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Agenda Report

21-1462

Agenda Date: 11/4/2021

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Significant Property Alteration (SPA) Permit to replace existing foundation, convert existing first floor basement and attic to living area, minor interior and exterior alterations, and window replacement and installation of a roof shed dormer at the rear of an existing historic single family residence located at 1037 Harrison Street

BACKGROUND

The subject property is listed as a historic resource on the City's Historical Resources Inventory. The project is before the Historical and Landmarks Commission (HLC) for a recommendation to the Director of Community Development in accordance with the Historic Preservation Ordinance, which requires projects with significant modifications to a historic structure be referred to the Commission. As the project scope includes replacement of the existing foundation, conversion of the existing first floor basement to living area, remodel of the existing second floor, and exterior alterations to the rear building elevation with changes to door and window types and locations, the project in whole or in part may be approved at the staff level following HLC review.

DISCUSSION

The subject property is a 5,740 square foot (sf) lot with an existing 4,571 sf two and one-half story residence with a one-car garage. The residence was constructed in 1892 in the Shingle style of architecture and is currently a two-bedroom, one-bathroom home with storage area and garage in the first floor at grade basement, second floor living area, and attic above. This historic residence is one of seven homes grouped along the north side of the Harrison Street Block, between Washington and Main Streets, constructed in the 1890's with period architecture, intricate millwork, similar building form and materials, and uniform setbacks along the streetscape. All seven homes on this Block face are listed on the City's Architecturally and/or Historically Significant Properties List.

A building permit was issued in June 2021 to construct a 480 sf detached two-car garage as shown on the site plan to replace the existing one-car garage. The new garage will be accessed from the alley that extends from Washington Street to Main Street behind the home. The new garage is pending construction. The existing carriage style garage door on the front first floor elevation of the home and concrete driveway are not proposed to be modified with this proposal.

The project involves replacement of the existing brick foundation with a new concrete foundation; increase in the interior first floor ceiling height from 7'9" to 8'6"; and conversion of the first floor basement from storage area and garage to living area with two bedrooms, two bathrooms, laundry room and access to a new rear yard patio and secondary entrance to the home. The main entry to the residence is from the front porch at the second floor and is to remain largely unaltered with the exception of already completed window replacement on the front elevation. The project includes a remodel of the second floor and return of the original 11'0" ceiling height that is currently 9'0" to create

an open living/dining/kitchen floor plan at the front of the home, two bedrooms and one and one-half bathrooms behind, and a stairway midway for access to the first floor below and attic above. The proposal is to modify the ceiling height of the attic from 10'8" to 10'0" and turn it into a loft for added living area. Upon completion, these improvements will result in a four-bedroom, three and one-half bathroom residence.

The project plans submitted for HLC review consist of alterations to the exterior elevations at the rear of the structure that involve reconfiguration of door and window types and locations on the first and second floors. First floor changes include installation of a picture window and replacement of the two first floor rear doors with a swing French door and a sliding patio door on the northwest rear elevation; and installation of a swing French door and sliding door on the southwest rear elevation.. The existing stairway and landing to the second floor at the rear of the home is to be removed and the second-floor entry door is to be replaced with a fixed pane window. A new sliding window is also proposed on the second floor northwest rear elevation. Construction and integration of a shed dormer, with sliding multi-paned windows, into the hipped roof along the rear elevation of the converted attic to loft space to meet building code requirements for light and ventilation. The door and window schedule are provided in Development Plans and Exhibit 1 attached to this Staff Report. All new windows and doors are to include flat 4" wood trim to match existing. Siding repairs are also to match existing horizontal wood material.

Unauthorized Work: A total of 12 fixed and double hung wood windows have recently been removed and replaced with vinyl covered wood single and double hung windows on the second floor of the home without the requisite evaluation and SPA Permit. A Stop Work Order was issued on October 13, 2021 when the removal and replacement was brought to the Planning Department's attention. Photos of the windows replaced are attached as Exhibit 2. The removed windows were not retained by the owner, and the proposal for their removal and replacement are not shown in the attached Development Plans.

Analysis

A Historical Resources Design Review was prepared by Lorie Garcia, Beyond Buildings, for the property and is attached to this staff report (Attachment 3). The report includes a Historic Resources Survey (DPR Form 523) and analysis of the project as presented in the Development Plans for compliance with the Secretary of Interior Standards for Rehabilitation (excluding the unauthorized window replacements). As cited by Ms. Garcia, "The Secretary of Interior Standards for Rehabilitation define "Rehabilitation" as "the "Process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." At the end of the analysis, Ms Garcia concludes that the proposed project, as presented in the Development Plans, appears to be in compliance with the criteria set forth in the Secretary of Interior Standards. It is noted that the property owner was informed by Ms. Garcia and Planning staff that the historic windows are not to be removed without undergoing HLC review and obtaining an SPA Permit. It is also noted that the property owner received information from the Building Department by email correspondence that a permit is not required to replace like-for-like windows.

Staff finds that the proposed project does not change the historic use, footprint, or architectural integrity of the resource. The project, as shown in the Development Plans, involves limited exterior changes to rear portion of the residence that includes removal of elements that are not original to the home (i.e. added and replaced doors, vinyl clad sliding windows, staircase and landing) and are not

visible from the streetscape. The historic features of the resource are retained and new materials (i.e. wood trim and siding) are to match the existing. The new foundation and alteration in ceiling heights does not change the peak height of the residence. The conversion of the first-floor basement to living area and attic to a loft would allow for an efficient use of the residence and increase useable living area for the residents. While integration of a shed roof dormer with multiple pane windows along the rear elevation would be visible from the alley behind the residence it would provide the necessary light and ventilation to allow habitable use of the loft and would not be visible from the streetscape.

This analysis does not include evaluation of the removal and replacement of original windows not made part of the Development Plans and evaluation conducted by Ms. Garcia. The property owner will be required to submit a separate SPA Permit application for recent work that involved removal and replacement of the second floor windows without City review approval.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 - Existing Facilities, in that the project involves the repairs and alterations to a historic single-family residence.

PUBLIC CONTACT

On October 21, 2021, a notice of public hearing of this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site. At the time of this staff report, no public comment has been received by the Planning Department in favor or opposition to the proposed project.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission finds that the proposed project as illustrated in the Development Plans 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; that the rehabilitation of the structure meets the Secretary of Interior Standards, and recommend approval of the SPA Permit for the scope of work shown in the Development Plans to the Director of Community Development, subject to conditions.

The property owner shall submit a SPA Permit application for evaluation and appropriate replacement of the windows not shown on the Development Plans that have been removed to date without the requisite analysis.

Prepared by: Debby Fernandez, Associate Planner
Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Project Data Sheet
2. DPR Form 523
3. Consultant Historic Resources Design Review
4. Development Plans

- 5. Exhibit 1
- 6. Exhibit 2
- 7. Conditions of Approval

Project Data Sheet

File: PLN21-15081

Location: 1037 Harrison Street, a 5,740 square foot lot on the north side of Harrison Street approximately 100 feet west of Washington Street; APN: 269-05-045; property is zoned Single-Family Residential (R1-6L)

Applicant/Owner: Tom Chan

Request: Special Alteration Permit to replace existing foundation, convert existing first floor basement and attic to living area, minor interior and exterior alterations and installation of a roof shed dormer at the rear of an existing historic single-family residence.

CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities

Project Planner: Debby Fernandez, Associate Planner

Staff Recommendation: Approve, subject to conditions of approval

Project Data

Lot Size: 5,740 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed conversion (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,274 Basement	1,274	1,274 Living area
Second Floor	1,274		1,274 Living area
Front Porch	Pending info		Pending info
Attic	720	720	720 Loft
Garage*	Within existing basement		480 pending
Gross Floor Area	Pending info	1,909	Pending info
Lot Coverage	$1,274 / 5,740 = 22\%$		$1,754 / 5,740 = 31\%$
Bedrooms/Baths	2 / 1		4 / 3.5
Flood Zone	X		X

- Building permit issued for construction of two car garage. Construction pending

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary# _____
HRI# _____
Trinomial _____
NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

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*Resource Name or #: (Assigned by recorder) *John Howard House*

P1. Other Identifier: *1037 Harrison Street, Santa Clara. CA.*

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Santa Clara

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T 7S; R 1W; unsectioned; Mt. Diablo B.M.

c. Address 1037 Harrison Street City Santa Clara Zip 95050

d. UTM: (Give more than one for large and/or linear resources) Zone __, __ mE/ __ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: *269-05-045*

North side of Harrison Street between Main and Washington Streets

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1037 Harrison Street is located in the urban setting of a block of houses with tree lined streets that was developed from 1891 to the mid-1890s. Known as the Harrison Street Block, this group of seven homes consists of one-and-one-half to three story variations of the architectural styles popular during this period; Queen Anne, Stick, Eastlake, and Shingle. All are neatly tied together through the use of similar materials and scale. Flanked by 50' wide corner lots, the five interior lots are 41' in width by 140' deep and the homes upon them were constructed with uniform setbacks from the street and urban sized front yards. An alley between Main and Washington Streets runs behind this block's properties. It provides access to the barns, carriage houses and garages for the homes on this block. This

(Continued on page 2, form 523L)

*P3b. Resource Attributes: (List attributes and codes) *HP2 Single – Family Property*

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P5b. Description of Photo: (view, date, accession #)

Front façade (view toward Northwest) Photo No: 100_2738, 08/2021

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

1892

Assessor's Records, City Directories, Newspaper Articles, Sanborn Maps.

*P7. Owner and Address:

*Tom Chi Chan and Xueman Jiang
1037 Harrison Street
Santa Clara, CA 95050*

*P8. Recorded by: (Name, affiliation, and address)

*Lorie Garcia
Beyond Buildings
P.O. Box 121
Santa Clara, California 95052*

*P9. Date Recorded: *August 25, 2021*

*P10. Survey Type: (Describe) *Intensive*

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") *Historic American Building Survey, HABS NO. CA-2063, Summer 1979; Historic Resources Inventory Form "The Harrison Street Block dated Sept. 22, 1980.*

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 24

*Resource Name or # (Assigned by recorder) John Howard House

Recorded by: Lorie Garcia

*Date 08/25/2021

☒ Continuation ☒ Update

(Continued from page 1, Form 523A, P3a. Description)

development plan results today in a pleasant streetscape that evokes the sense of a late nineteenth century neighborhood.

The primary building on the site is a 1,274 sq. ft., two-and-one-half-story house constructed in 1892. It was designed in a local adaptation of the Shingle architectural style, which was an unusually free-form and variable style defined mainly by its shingle cladding. This style never became widely adapted for vernacular housing and is rare in Santa Clara, one of the few others being the neighboring house at 1025 Harrison Street, which is identical in form, massing and sheathing. Slightly offset on a 41' x 140,' 5,740 sq. ft. lot, the house measures 25' across and fronts roughly south onto Harrison Street. It is set back from the street allowing for modest front yard areas, one on either side of a driveway and edged with low, concrete, retaining walls. These front, open yard areas are planted with shrubbery and a medium sized, mature tree, there is no lawn. A short, wide, straight, concrete walkway, leads from the Harrison Street sidewalk to the front (main) entry. This walkway connects with a solid concrete driveway that leads to a garage with a pair of narrow wood doors, which was constructed in the basement level prior to 1979. Narrow concrete walkways border each side of the house. A very large street tree in the front parking strip shades the front of the property and accents the picturesque qualities of the front façade.

The rear of the property is deep with a concrete patio adjacent to the house and a large uncultivated space with a scattering of shrubbery and fruit trees near the side property lines. The rear property line is bordered by the alley which runs from Washington to Main Streets. A gated, high wood fence running between the rear of the house's west side-elevation and the rear property line, secures entry to the rear yard and the rear of the house from Harrison Street. Another gated, fence situated along the east-side property line secures the rear yard from Harrison Street and separates the rear yard of this home from that of the neighboring property. Similar fencing along the rear property line connects with the side fencing and secures access to the rear yard and the house from the alley that runs behind the property. Unlike the other Harrison Street houses, there is no separate garage in the rear yard with access to the alley.

This wooden, single-family residence has a rectangular footprint and was designed in an asymmetrical plan with an irregular roof line, typical of a Shingle style home, which aimed for the effect of a complex shape enclosed within a smooth surface. The home has a prominent side-facing (east-west) gambrel roof (one of the Shingle style five principle sub-types) that is punctuated by a subordinate, centered, hipped roof that projects from its north slope towards the rear and a small front-facing gable roof. The roof is sheathed with composition shingles. Situated in the steepest

Supplemental Photograph or Drawing



slope of the gambrel roof facing the street is an eyebrow dormer (one of the dormer styles found in Shingle style homes) with its distinctive 3-paned window that peeks out from under the curved row of shingles, which arch over the dormer. As is characteristic of this architectural style, the eaves are set close to the wall, so as not to distract from the shingle wall covering. A brick fireplace chimney projects through the slope of the gambrel roof.

The hipped roof is set over the rear of the main body of the house and the gable roof is set over a full-height square bay. that projects from the front. Under the projecting gable, the cornice has six incised brackets. A lower, smaller, hipped roof covers a two-story extension that projects from a portion of the home's rear-elevation and has living

(Continued on page 3, Form 523L)

Description of Photo: (view, date, accession #)
(Camera pointing N) Front façade and partial west side-elevation showing arched porch openings. Photo No: 100_2735; 08/2021.

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space on top of an enclosed storage space at the basement level.

The house is set over a full basement, which elevates the living area approximately 5 feet above the ground. A water table defining the basement level from the main floor living level wraps around the house. The most obvious feature of a Shingle Style home is the generous and continuous use of wood shingles on the siding which, according to McAlester, might occur on the second story only. This home has narrow wooden bevel siding with a kick at the base of the main floor, while simple horizontal wood siding sheathes the basement level of the house. Wooden square butt shingles sheath the home's gambrel and gable faces. As is typical of shingle houses, the walls are uninterrupted at the corners (no corner boards). The rows of square-butt shingles on the projecting gambrel faces are finished with an edge of sawtooth shingles. The faces of the gambrel roof extend approximately a foot further out than the bevel sided main floor and terminate in a modified arch pattern that curves downward at each end, framing the bevel sided wall beneath. Beneath each gambrel face, the cornice has two scrolled brackets located under each curved end. The two-story extension at the rear has bevel siding with no kick at the base on the main floor level and simple horizontal wood siding on the basement level.

Porches in Shingle houses were integrated into the overall design rather than built as separate attachments. The front porch of this house was designed in this manner, set under the main roof line and partially absorbed into the body of the house with the porch window set into a recess in the house wall. The use of Romanesque or Syrian arches on porches or entrances were a typical Shingle style detail and the home at 1037 Harrison Street exhibits this. The roof over the porch is supported by two column-like posts with rounded arch openings on either side. Typical porch supports on a Shingle house were usually plain, classical, stone or shingled. The porch posts on 1037 Harrison Street are not shingled but are covered with bevel siding, that matches that of the main floor of the house. The front and east side porch rails have six spindles on a plinth of bevel siding. Due to the fact that the west side porch rail is attached to the projecting square bay, this rail has four spindles on a plinth of bevel siding.

The principal entrance is on the front (south) façade. It is accessed by 11 wide steps, one concrete (not original) and 10 wood (original), flanked by terraced stoops, which lead to the wood porch from the walkway that connects to the Harrison Street sidewalk. It is set into the closed end of the porch and faces Harrison Street. This entrance has wide wooden molding with a plain narrow edging that surrounds the entry door and architrave trim accents the top of the doorway. The wooden door (a replacement) has one light on top and two horizontally orientated recessed panels below. A secondary entry set into the two-story extension of the rear (north) facade is accessed by 10 wooden stairs leading to an open wood landing with simple wood railings (stairs & landing, not original). Set at ground level under the stairs, a door provides access to the storage space in the basement. At the rear of the main house, a door set at ground level, provides entry to the basement. Both rear entry doors are set flush with the house and surrounded with wide flat boards.

Other character-defining features of this home include its windows, which are mainly typical Shingle style where window surrounds are simple and multiple windows and bay windows are common. Fenestration on the living area level consists mainly of simple one-over-one, vertically orientated, wood-framed windows. They have surrounds consisting of wide wood molding edged with a plain narrow trim. Architrave trim accents the top of each window, and all have projecting sills. (All are original.) The windows in the basement level are multipaned and have only wide flat trim and no sills. (They appear to be original.) The windows on the rear two-story projection are not original and appear to be vinyl-clad, sliding windows. These are surrounded by narrow flat trim and have no sills.

Those on the porch, bay, gable face and each of the faces of the gambrel roof are all original. They are far more decorative and exhibit the type of elaborations that can be found in Shingle-style windows. The porch window has one light below and a row of ovaloid glass panes on the top. It has a wide curving sill with multi-layer, decorative trim below. The bay has two narrow double-hung windows that frame a stationary window, which like the porch has a row of ovaloid glass panes on top. A decorative dentil trim and flat brackets lie under the sill of the bay's windows. The front-facing gable face has three small, one light, vertical windows with the central window the tallest, reflecting the height of the gable. Molding similar to that of the porch window is set below and these windows further enhanced by a row of shingles that arches over the top of each window's trim. On the east side-elevation, a cameo window (a Shingle style embellishment) is centered on gambrel face. Centered on the west side-elevation's gambrel face are two narrow arched windows set over a decorative, full length, projecting sill.

The property is in good condition and with the exception of alteration to the rear windows and stairs and the addition of a garage in the basement level, appears to have had minimal to no external alteration since its construction in 1892.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code *N/A*

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*Resource Name or # (Assigned by recorder) *John Howard House*

B1. Historic Name: *None*

B2. Common Name: *None*

B3. Original Use: *Single family residential*

B4. Present Use: *Single family residential*

*B5. Architectural Style: *Shingle*

*B6. Construction History: (Construction date, alterations, and date of alterations)

The residence was constructed in 1892. Prior to 1979, portion of basement converted to garage with opening for garage door cut into front façade basement wall. Steps to upper-level rear porch entry reconstructed; date unknown. Rear windows replaced; date unknown.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None known.

B9a. Architect: *Not known*

b. Builder: *Zibeon O. Field*

*B10. Significance: Theme *Architecture and Shelter* Area *Santa Clara Old Quad*

Period of Significance *1892-1921* Property Type *Residential* Applicable Criteria *none*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The parcel located at 1037 Harrison Street is a portion of a larger parcel that had originally been identified as Block 4 North, Range 1 West of the original survey of the City of Santa Clara. This survey was done July 1866 by J.J. Bowen and recorded on August 22 of that same year. (It is this survey that forms the basis for the part of Santa Clara known as the "Old Quad.")

This block framed by Harrison, Washington, Lewis and Main Streets had not been subdivided in 1866 and Lot 1 encompassed the entire block. According to the list of property owners and their improvements, which accompanied the 1866 survey, this was a 93177 sq. ft. tract, which contained 4 frame houses whose exact locations are unknown. The owner of both this block and the block immediately to the north was shown to be James Harris. Originally from Scotland, he had arrived in Santa Clara prior to 1852. Harris, a blacksmith, is shown on the 1868 Poll List for Santa Clara as having his residence on the subject block near the corner of Lewis and Main.

When The Plat of Santa Clara was drawn in the period between 1873 and 1875, it showed no change in the configuration of the block

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B11. Additional Resource Attributes: (List attributes and codes) *HP2 – Single Family Property*

*B12. References: *Garcia, Lorie, "Santa Clara: From Mission to Municipality," 1997; Foote, H.S., "Pen Pictures From the Garden of the World," 1888; Historic American Building Survey, "Harrison Street Block (Houses), 1009-1091 Harrison Street, Santa Clara, Santa Clara County, CA," 1979; Map of the Town of Santa Clara, drawn by C. E. Moore, 1893; McAlester, Virginia & Lee, "A Field Guide to American Houses," 1991; Polk and Husted City Directories, 1893-1979; San Jose Mercury Herald, 11/23/1916, 05/10/1921, 09/06/1921, 09/13/1937; Sanborn Fire Insurance Maps, 1891, 1901, 1915, 1930, 1950; Scully, Vincent Jr., "The Shingle Style and the Stick Style: Architectural Theory and Design from Downing to the Origins of Wright," Revised ed., 1971; The Evening News, 03/15/1892, 04/19/1892, 04/24/1892, 07/10/1930; United States Census: 1880, 1900, 1910, 1920, 1930, 1940.*

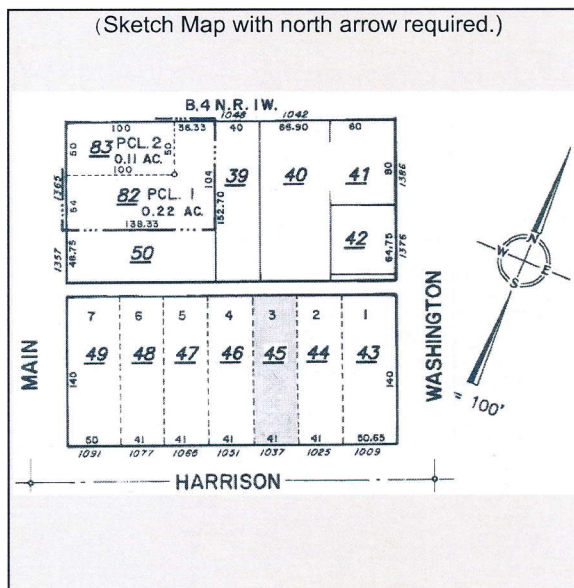
B13. Remarks:

*B14. Evaluator: *Lorie Garcia*

*Date of Evaluation: *August 25, 2021*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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that had been surveyed nine years earlier. However, by then the block was owned by Samuel A. Bishop, who like James Harris had arrived in California during the Gold Rush. After residing in Southern California where he served as a supervisor of Kern County, in 1868 S. A. Bishop moved in San Jose. A successful entrepreneur, he had many business interests, including acting as "President" of the San Jose and Santa Clara Horse Railroad and Vice-President of the San Jose Savings Bank. He resided in Santa Clara on the subject block with his wife, Frances, and daughter, Virginia. At the end of the 1880s, while keeping ownership of the north half of Block 4 North, Range 1 West, Samuel A. Bishop sold the south half of the block to Hervey Morgan Leonard.

A successful gold miner, H. M. Leonard arrived in Santa Clara County in 1861, where he acquired the 280-acre Quito ranch. After improving it, in 1875 he sold the ranch and moved into the Town of Santa Clara. A prominent businessman, his business enterprises included serving on the Board of Directors of the Bank of Santa Clara County and the Garden City National Bank. H. M. Leonard also would serve on the Santa Clara County Board of Supervisors and as a trustee of the Santa Clara School Board.

A period of growth during the last decades of the nineteenth century had resulted in the expansion of residential development in Santa Clara and several of the large tracts in the town were subdivided. Along with his other financial endeavors, during the 1880s Hervey M. Leonard invested in real estate and purchased various parcels of land in the town. Among these was the south half of Block 4 North, Range 1 West.

In 1890 H. M. Leonard subdivided his newly purchased tract of land into 7 lots. The sale of Lots 1 thru 6 were recorded on November 22, 1890 and that of Lot 7 on May 16, 1891. Along with the purchase of each lot, the buyer received "all interest in strip 12.75 ft. wide on the north" (the alley that ran behind the lots). 1037 Harrison Street is on Lot #3. Lot #3 and Lot #2 were purchased from Hervey M. Leonard by Homer J. Alderman, with the deed recorded in Book 134, page 432.

Originally from Ohio, Homer J. Alderman had come to Santa Clara in 1877. Here he soon established H. J. Alderman's at the corner of Franklin and Main Streets, a large general merchandize store, and quickly became a well-known businessman. With the escalation of residential development in the growing town, he like other prominent Santa Clara businessmen also started investing in the purchase and sale of land. Two years after his purchase of Lots #2 and #3, Alderman sold both lots, a week apart to different buyers. "Lot 3 of S1/2 of B 4, R 1 W" (1037 Harrison Street) was sold by H. J. Alderman to Z. O. Field in April, 1892. Zibeon O. Field already owned the adjoining lot, Lot #4, where he had constructed his own home the previous year.

Originally from Maine, Zibeon O. Field came Southern California in 1874 where he learned the building and carpenter trade in Santa Ana. In 1888 he arrived in Santa Clara and on November 20, 1890, 32-year-old Z. O. Field purchased Lot #4 of the H. M. Leonard Subdivision. By early 1891 he had spent \$2,300 to build his own residence on this lot. This was one of the first 2 homes built on the Block, the other he built next door on Lot #5. A master builder and carpenter, Field then constructed homes on Lot #1 and Lot #6.

An article in the March 15, 1892, Evening News, headlined "Handsome Residence Block" said: "At Santa Clara the new residences of Z. O. Field and H. Wheeler are being rushed towards completion. It is the general opinion that this block, which also consists of the Lovell, Fields, Saunders and Coffin residences will be the handsomest in Santa Clara." The 1893 Map of the Town of Santa Clara, by C. E. Moore, the Official Surveyor of Santa Clara, shows that Z. O. Field owned both Lot #4 and Lot #3 and H. Wheeler owned Lot #2. As Zibeon O. Field had already built his own home on Lot #4 at 1051 Harrison Street in 1891, it appears that "new" residence "of Z. O. Field" referred to in the article, is the subject home at 1037 Harrison Street on Lot #3 and that it was constructed in 1892.

Zibeon O. Field had become a noted builder and during the 1890s constructed several homes in Santa Clara for prominent Santa Clara residents, like the "Mansion" a block away for Charles Copeland Morse. Following this home's construction, Z. O. Field appears to have used it as housing for construction workers (possibly those working for him). Men such as, James Allen and James Furlong, both carpenters, lived here starting in 1893 and through the mid-1890 s.

Z. O. Field and his wife, Emma, moved to San Jose in 1899, where he went on build both the Victory and New Theaters and a number of San Jose's finest residences. At that time, he sold his home next door but maintained ownership of 1037 Harrison Street. By the turn-of the Century, 1037 Harrison Street was being rented by 38-year-old Willard Quivey who was a Railroad Agent for the Southern Pacific Railroad Company. He lived here with his 26-year-old wife, Barbara, and their daughter Ruth.

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The 1901 Sanborn Fire Insurance map shows that by the beginning of the twentieth century, all seven lots on the Harrison Street Block had been fully developed. Articles and ads appearing in contemporary newspapers show the residents of these "handsome" homes to be mainly members of Santa Clara's merchant-tradesman middle class and socially prominent.

Around 1905, John Howard, a mine promoter, acquired 1037 Harrison Street. He moved into it with his wife, Nellie, and their three young sons, from their previous home in Spokane, Washington. Born in Ireland in 1860, John Howard had immigrated to America with his parents when he was ten. His wife, Nellie, was born in 1870 and arrived with her family from England when she was 14 years old. Following their marriage in 1895, they moved to Spokane, where their sons, Walter, James and William were born.

Widely known in mining circles, John Howard was a prominent figure in the development of many of the largest mines in the West. He was the discoverer of the immense body of rich ore that was found when the old Rawhide mine near Jamestown in Tuolumne County was reopened in 1893 (it is still a productive goldmine today). He also owned the mine, Kearns Lease, which opened in the early 1900s. John Howard had acquired this mine as part of a mining endeavor he was involved in with Thomas Kearns, the U. S. Senator from Utah who was an American mining, banking, railroad, and newspaper magnate.

When John Howard passed away in November, 1916, his obituary referred to him as a "Well-known resident of Santa Clara" and referenced his mining activities. Following his untimely death, Nellie moved to San Francisco with their sons and 1037 Harrison Street was sold to Thomas Farullo. The owner of a house plastering business, 46-year-old Thomas Farullo was an Italian immigrant who had arrived in America in 1900. He moved into the home with his wife, Melejeola, age 43, and their 7-year-old son, Clement. The Farullos would live here for five years.

On May, 1921, The San Jose Mercury Herald carried a notice that said, "A. Souza has purchased the Farullo Property on 1037 Harrison Street and a number of improvements will be made on the place." A. Souza is not known to have ever have occupied the home. Over the next decade it appears to have been used as a rental property as the City Directories show a series of occupants. From 1925 thru 1927, William J. Harrison lived here. In 1929 it was vacant and in 1930 it was occupied by Raymond and Ysac Diaz. Hardy Hargrove lived here in 1934, followed by H. L. Morrison in 1936.

In 1938, the house at 1037 Harrison Street was bought by Salvador V. Gill for \$1,700. He and his wife, Isabel [Partal], moved into it with their 7-year-old son, Salvador. The Gil family was originally from Spain, where Salvador had been born in 1907. Like so many, the family left Spain to work on the Hawaiian sugar plantations in search of a better life. After several years of living and working on the C&H plantation in Hawaii, the family sailed to California where they felt there were better opportunities. The Gil and Partal families had met in Hawaii and the Gill family arrived about the same time as the Partals, who reached Santa Clara in 1917. The Gils and Partals had become very close friends and after reaching Santa Clara, Salvador's older brother, Melchor, moved in with the Partals (in 1920, he married the Partals oldest daughter, Anna).

Both families were agricultural workers, finding work in the farms and canneries that were growing exponentially at the time. As such they traveled all over California to wherever the jobs were and the Gill family eventually settled in the Central Valley. In 1930, now 23, Salvador V. Gill married Isabel Partal, who was Anna's younger sister, and they went to live in Selma in Fresno County. Five years later Salvador and Isabel (Partal) Gil returned to Santa Clara and purchased 1037 Harrison Street for \$1700.

As shown on the 1940 Census, by now the Gill/Partal families owned and occupied the 3 middle houses, of the 7 homes on the Harrison Street Block. Salvador and his wife Isabel [Partal] Gil lived at 1037 Harrison Street, his father-law, Antonio Partal, was next door at 1051 Harrison Street and Salvador's older brother Melchor Gil and Melchor's wife Anna [Partal] Gil, occupied 1065 Harrison Street. Salvador V. and Isabel Gill lived here until 1955 when they sold 1037 Harrison and moved to 1239 Harrison Street.

The home was purchased by Anthony H. Schmit, an employee of the City Water Department, who moved into it with his wife, Caroline. By the end of the 1960s, 1037 Harrison Street was owned by Raymond Afanador. A Chauffeur for the V. A. Hospital in Palo Alto, he lived here with his wife, Irma. When the Historic American Buildings Survey (HABS) was made of the Harrison Street Block in 1979, they were still the owners and occupants of 1037 Harrison Street. Today the home is owned by Tom Chi Chan and Xueman Jiang.

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Historic Evaluation

In order to be considered historically or culturally significant, a property must satisfy certain requirements. It must be 50 years old or older (except in cases of exceptional significance); it must retain historic integrity; it must meet one or more of the National Register of Historic Places criteria for significance, and/or the California Register of Historic Resources criteria for significance, and/or the criteria for listing in a local historic resource inventory.

Age Requirement.

Constructed in 1892, the subject residence at 1037 Harrison Street is over 50 years old and thus meets the age requirement.

Integrity Requirement.

Integrity refers to a property's ability to convey its significance. Significance is conveyed by the retention of a resource's visual and physical characteristics and its surroundings. The National Register of Historic Places criteria recognize seven aspects to integrity. These are location, design, setting, materials, workmanship, feeling and association. To retain historic integrity, a property will always possess several and usually most of these aspects. Both the California Register of Historic Resources and the City of Santa Clara Criteria for Local Significance follow the National Register integrity criteria.

The property at 1037 Harrison Street has been well maintained and the architectural integrity of the structure has not been diminished. There has been only minor alteration to the home's exterior since it was built, by the construction of a garage in the basement (and this is reversible) and the visual and character defining features of the historic building have been preserved and retained. The residence retains its original configuration and location. The historical use of the building has not changed and it remains a single-family home. The subject property is set within a historic residential setting in the area of Santa Clara known as the "Harrison Street Block" in the "Old Quad" and the immediate surroundings retain the majority of the qualities that reflect the period in which it was constructed.

The subject property retains enough of its historic character and appearance to be recognizable as a historic property and to convey the reason for its significance (integrity).

National Register of Historic Places Criteria.

There are not any events associated with the residence at 1037 Harrison Street which have made a significant contribution to the broad patterns of history or cultural heritage. It would therefore appear that the building would not be eligible for the National Register of Historic Places based on Criterion A (associated with events that have made a significant contribution to the broad patterns of our history). The building has had several sets of owners over the 129 years of its existence and none appear to reach the level of significant influence required under Criterion B to be considered eligible for the National Register. Neither do any of the other occupants appear to be significant to the history of the region, Nation or State of California. It would therefore appear that the building at 1037 Harrison Street would not be eligible for the National Register based on Criterion B (associated with the lives of persons significant in our past). However, as a fine example of the Shingle architectural style that was constructed in 1892, under National Register Criterion C the residence at 1037 Harrison Street does "embody the distinctive characteristics of a type, period, or method of construction" and "represent[s] a significant and distinguishable entity whose components may lack individual distinction" and does contribute to a potentially eligible Historic District. Therefore, it does appear that the building may be eligible for the National Register of Historic Places under Criterion C.

California Register of Historic Resources Criteria

The Criteria for listing in the California Register of Historical Places are consistent with those for listing in the National Register.

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However, they have been modified to better reflect the history of California at both a local and State level. Criterion 1 is the California Register equivalent of the National Register Criterion A (events) and California Register Criterion 2, the equivalent of National Register Criterion B (persons). The property at 1037 Harrison Street does not appear to be eligible for the California Register based on Criterion 1, or Criterion 2. Criterion 3 addresses the distinctive characteristics of a type, period, region, or method of construction. Considered "primarily a high-fashion architect's style," and characterized by the use of simple lines, roof forms, gentle curves, and rustic materials in reaction against the excessive decoration of the Queen Anne style, the Shingle style was a transitional style for domestic building from 1880-1910. Constructed in 1892, the subject building is a fine example of the Shingle architectural style. Even though a garage was added in the basement level, this is reversible and the property remains as designed with only minimal alterations at the rear, thus the integrity of the residence is intact. Based on its rare architectural style it appears to reach the level of significance necessary to be eligible individually for the California Register under Criterion 3.

City of Santa Clara Criteria for Local Significance

In 2004, The City of Santa Clara adopted Criteria for Local Significance. Under these criteria, "any building, site, or property in the city that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archaeological significance is potentially eligible," to be a "Qualified Historic Resource." The evaluator finds that the property meets the following criteria.

Criteria for Historically or Cultural Significance:

To be Historically or culturally significant a property must meet at least one of the following criteria:

1. The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state or nation.

A period of growth during the last decades of the nineteenth century resulted in the expansion of residential development in Santa Clara and several of the large tracts in the town were subdivided. Located on the Harrison Street Block, this home was built in 1892 by Zibeon O. Field, a well-known contractor and builder, on one of the new residential lots of the 1890 H. M. Leonard Subdivision. It has interest, integrity and character and reflects the type of substantial homes built in Santa Clara in the last part of the 19th Century.

5. A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities.

While it is not associated with a historical event or group, it does have a direct association with the broad patterns of Santa Clara history. The block on which this Harrison Street home is located was always considered one of the finest and the early inhabitants were leading businessmen and merchants in Santa Clara. As the block is basically intact, its homes, including this residence, provide an illuminating socio-economic picture of Santa Clara's growing merchant-middle class in the late 1890s and the first part of the twentieth century.

The subject property does meet Criteria 1 and 5 for Historically or Cultural Significance of the City of Santa Clara Criteria for Local Significance. However, it does not meet the remaining Criteria for Historically or Cultural Significance.

Criteria for Architectural Significance

To be architecturally significant, a property must meet at least one of the following criteria:

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.

The residence at 1037 Harrison Street was designed and constructed in 1892 in a local adaptation of a Shingle home, an architectural

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associated with a particular era. Shingle Style, was a transitional style that occupied a period from around 1880 to 1910. It began in New England and then spread west, to the mid-Atlantic, Chicago and finally, by the 1890s, it reached the west coast. A highly interpretive and imaginative "cottage" style, the Shingle architectural style has variously been described as "the first modern American house style," "the first wave of the Colonial Revival," and "a subset of the Queen Anne Revival."

1. The property is identified with a particular architect, master builder or craftsman.

The subject home was constructed by Zibeon O. Field, a well-known master builder and carpenter. During the 1890s he constructed several homes in Santa Clara for prominent Santa Clara residents, such as the "Mansion" for Charles Copeland Morse. In 1899, Z. O. Field moved to San Jose where he went on build both the Victory and New Theaters and a number of San Jose's finest residences.

2. The property is architecturally unique or innovative.

Although not innovative, the Shingle architectural style was an unusually free-form and variable style defined mainly by its shingle cladding. This style remained primarily a high-fashion architect's style, never becoming widely adapted for vernacular housing and as a result is a rare architectural style in Santa Clara. As the home at 1037 Harrison Street is a Shingle style residence it can be considered architecturally unique and meets this criterion.

5. The property has a visual symbolic meaning or appeal for the community.

The Harrison Street Block itself has a strong visual appeal for the community as it presents an intact turn-of-the Century streetscape and this property is one of the block's original homes. Its shingle sheathing and its gambrel roof provide a strong symbolic and visual appeal as a rare example of an 1890s Shingle style residence.

7. A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.

Except for the alteration to the rear windows and the addition of a garage opening into the basement, the exterior of the residence at 1037 Harrison Street has been unmodified since its construction in 1892 and the building displays the simple lines, roof forms, gentle curves, and rustic materials that characterize the Shingle architectural style. In particular, character defining features displayed by the home include, but are not limited to, its wooden shingle cladding on the second story with its walls uninterrupted at the corners and its use of a decorative curving row of shingles over window frame tops; its prominent side-facing gambrel roof, broken by a front-facing gable and rear facing hip roof and its eaves close to the wall so as not to distract from the shingle wall covering; its rectangular footprint; its asymmetrical facade; its arched front porch openings and its use of siding on supporting porch columns; its wood framed, double-hung windows with architrave trim and its distinctive details like its eyebrow dormer and cameo window.

The subject property does meet Criteria 1, 2, 3, 5 and 7 for Architectural Significance, of the City of Santa Clara Criteria for Local Significance. However, it does not meet Criteria 4 or 6 for Architectural Significance.

Criteria for Geographic Significance:

To be geographically significant a property must meet at least one of the following criteria:

1. A neighborhood, group or unique area directly associated with broad patterns of local area history.

Located within Santa Clara's "Old Quad" area, the neighborhood in which the residence at 1037 Harrison Street was constructed is known as the Harrison Street Block. In 1892, it was described as the "handsomest residential block" in Santa Clara." Exhibiting housing built in the last decade of the 19th century, which has been basically unchanged for over 120 years, the Harrison Street Block is undoubtedly one of the most historically important in the City of Santa Clara. As the 1979 Historic American Building Survey made of the Harrison Street Block states: "These seven Harrison Street residences [from 1009 to 1091 Harrison Street] are the oldest

(Continued on page 10, Form 523L)

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(Continued from page 9, Form 523L)

continuous block of houses in the City of Santa Clara which have not been significantly altered. ... A picturesque and harmonious streetscape is provided by these eclectic wooden residences which mix stylistic characteristics ~ the Queen Anne, Eastlake, Stick and Shingle idioms. Variegated shingles, decorative bargeboards, scrolled brackets and incised ornamentation reflect the heyday of intricate millwork and the influence of pattern books. In the 1890s and well into the 1920s, this block on Harrison Street was always considered one of the finest, where the leading merchants and tradesmen lived. The street has basically retained its integrity ... Much of the original architectural ambiance of the street has been carefully preserved by house owners."

2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.

The existing residential structures on this block were constructed between 1891 and 1893 and maintain their original configuration and integrity from the time of their construction. All of the homes are listed on the City of Santa Clara's Historically and/or Architecturally Significant Property List. One of these is the subject property at 1037 Harrison Street. Due to the fact that no significant changes to either the residence or its lot configuration have occurred since its construction in 1892, this residence's architectural style, form and massing and character-defining details are all compatible with the neighboring and historic homes on this block, making it an essential contributor to the block's historic integrity.

The subject property does meet Criteria 1 and 2 for Geographic Significance, of the City of Santa Clara Criteria for Local Significance. However, it does not meet Criteria 3 or 4 for Geographic Significance.

Criteria for Archaeological Significance:

As the property at 1037 Harrison Street contains no known or unknown prehistoric or historic archaeological resources, it would not be Archaeologically Significant under any of the five of the City of Santa Clara's Criteria for Archaeological Resources. However, should any prehistoric or historic archaeological resources be uncovered in the future, this would be subject to change.

Conclusions and Recommendations

Currently, this property is on The City of Santa Clara Architecturally or Historically Significant Properties list. In this update of the September 22, 1980 Historic Resources Inventory for the City of Santa Clara, the evaluator finds 1037 Harrison Street to be a fine example of the Shingle architectural style and, as it has undergone only minor alteration since the time of its construction, to retain sufficient integrity to qualify as a historic property. It appears to continue to be, based on compliance with the National Register of Historic Places Criteria, the California Register of Historic Resources Criteria and the City of Santa Clara's Local Significance Criteria, eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List.

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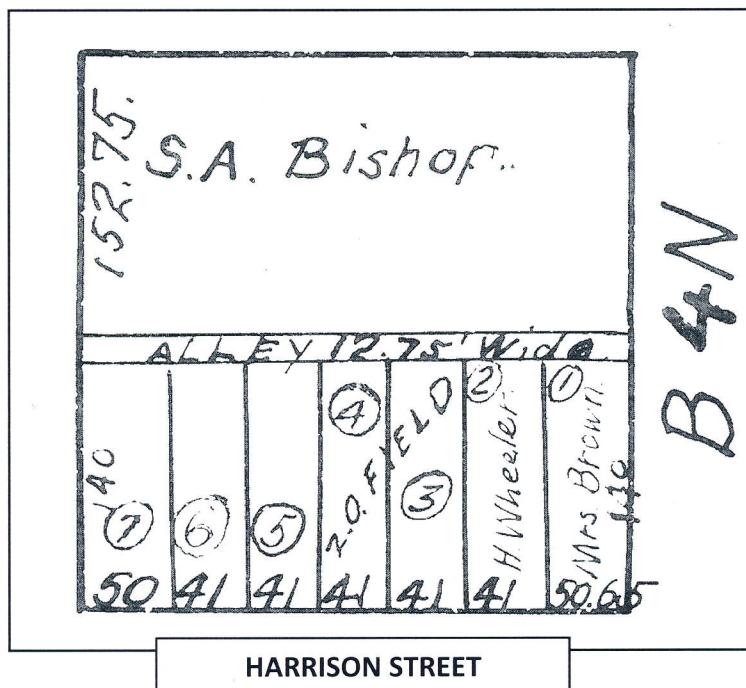
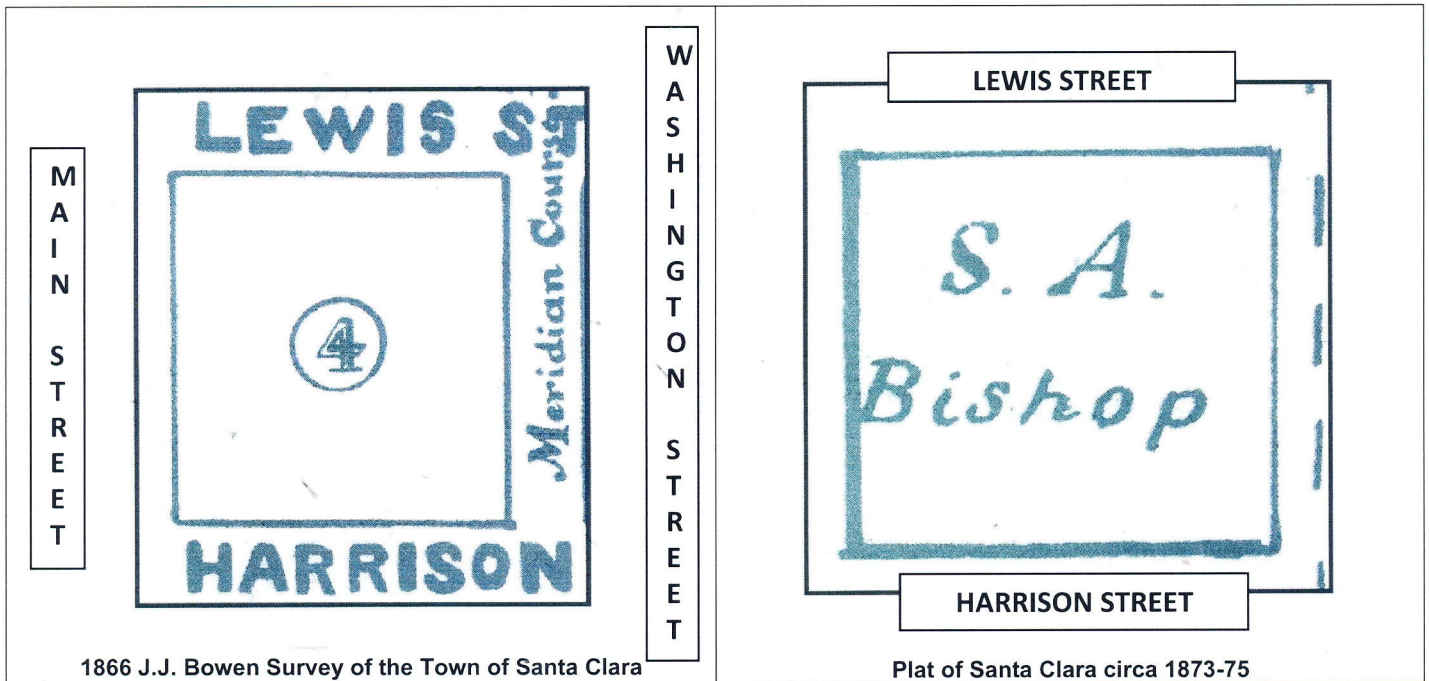
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HISTORIC MAPS



Dec. 1893 C.E. Moore Map of the Town of Santa Clara

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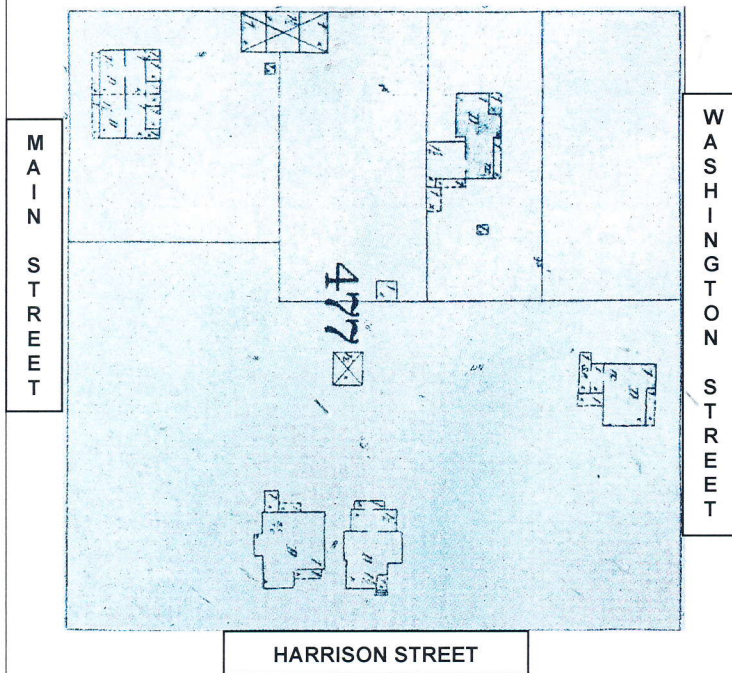
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*Date 08/25/2021

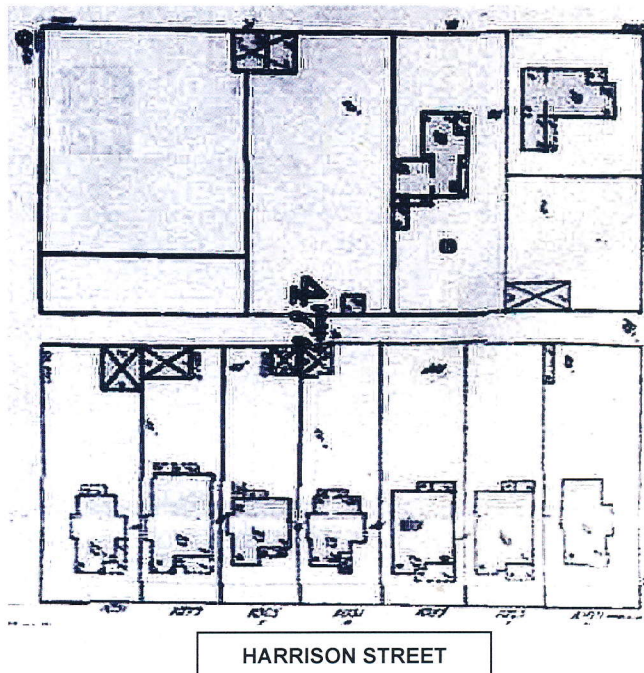
☒ Continuation ☒ Update

SANBORN FIRE INSURANCE MAPS

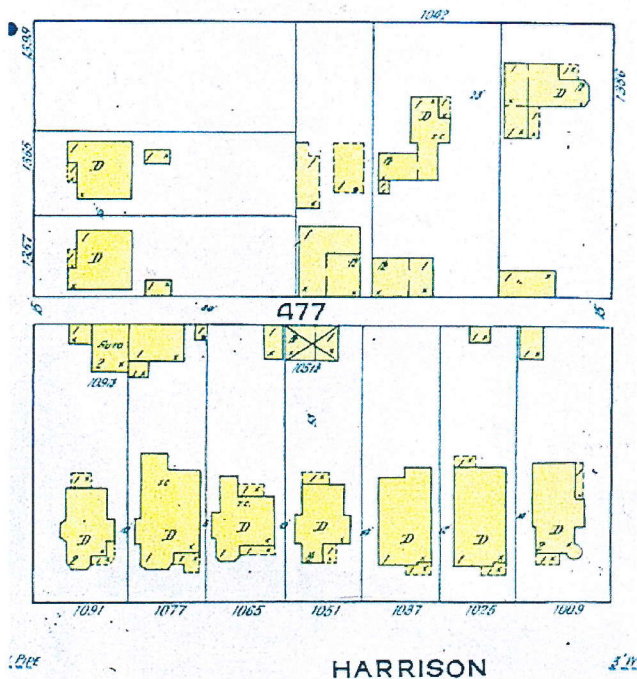
1891 SANBORN MAP



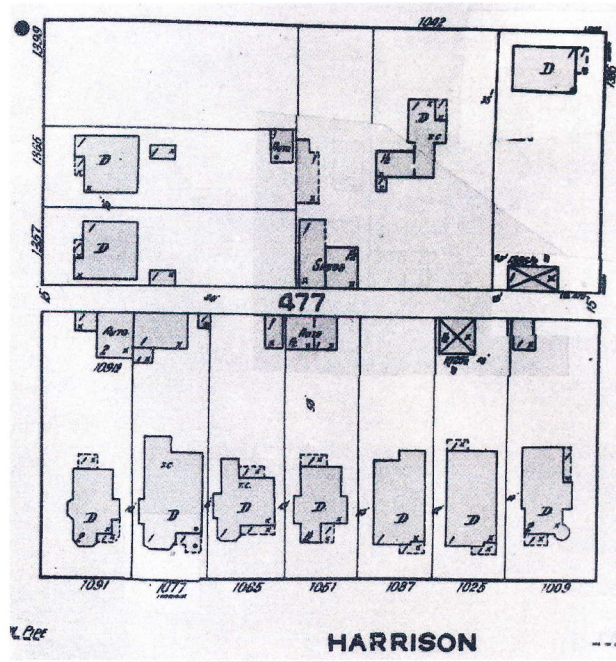
1901 SANBORN MAP



1915 SANBORN MAP



1930 SANBORN MAP



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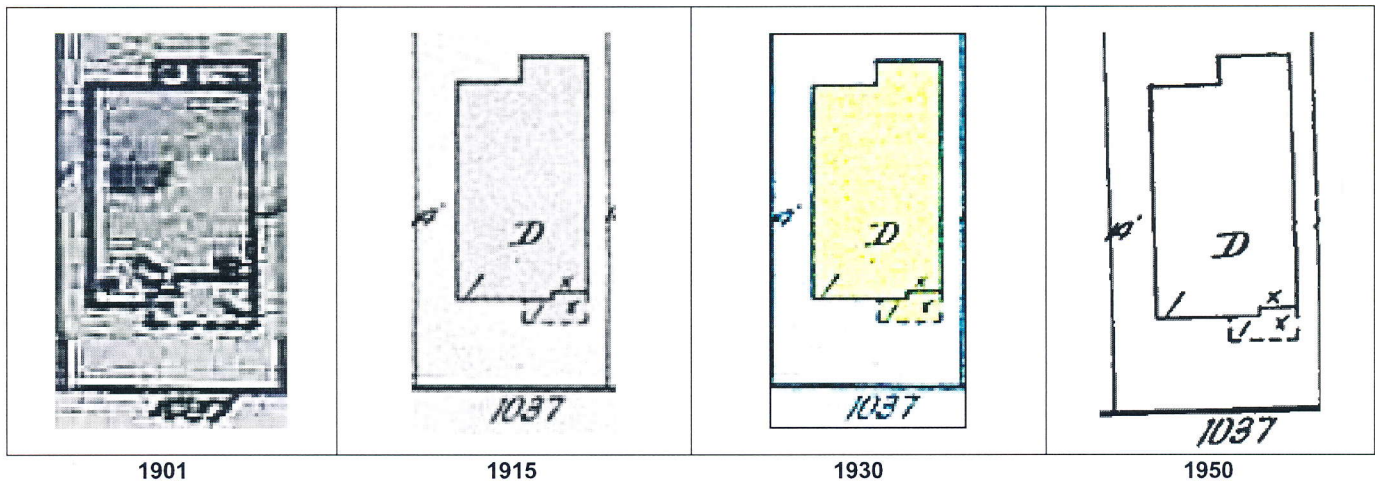
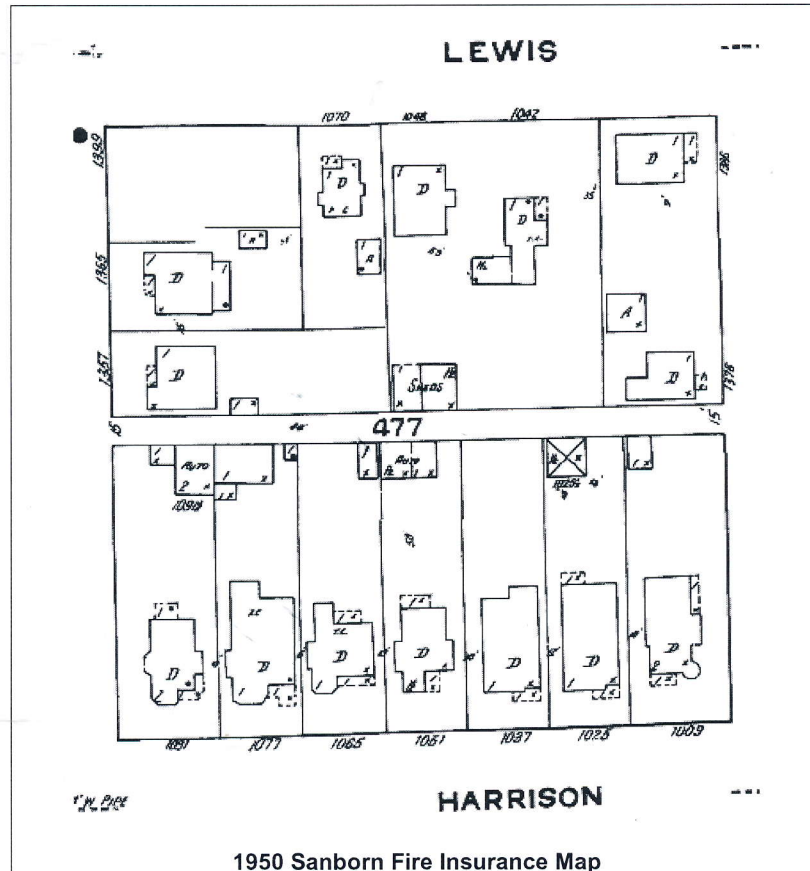
*Recorded by: Lorie Garcia

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SANBORN FIRE INSURANCE MAPS



1037 Harrison Street
SANBORN FIRE INSURANCE MAPS 1901-1950

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ADDITIONAL PHOTOS/DRAWINGS



MATERIALS

FOUNDATION: WOOD FRAME WITH STUCCO COATING AND
FLUSH SIDING
EXTERIOR WALLS: BEVELED WOOD SIDING AND RANDOM
SHINGLES
ROOF: WOOD SHAKES

1037 HARRISON STREET, SANTA CLARA, CALIFORNIA

HABS DRAWING, SUMMER 1979 – SURVEY NO. CA-2063

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ADDITIONAL PHOTOS/DRAWINGS



1037 HARRISON STREET, FRONT & PARTIAL WEST SIDE
CITY OF SANTA CLARA PHOTO, No. 35-23-17 – APRIL 20, 1979



1037 HARRISON STREET, SOUTHEAST FRONT
HABS PHOTO, No. CA-2063-E-1 – SUMMER 1980

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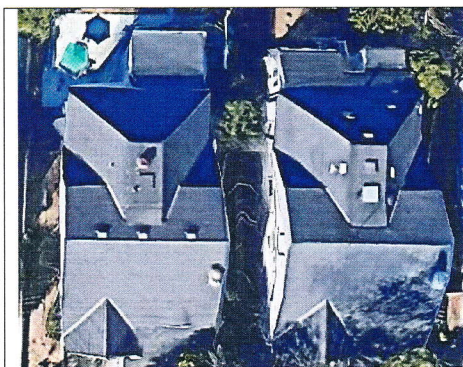
☒ Continuation

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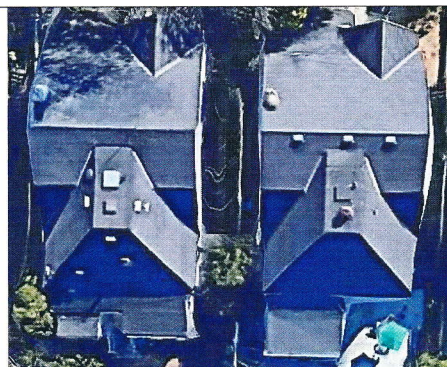
Additional Photos



2021 Google aerial view of The Harrison Street Block, showing the block's 7 residences along with the large street trees and the alley that bisects the block and provides access to each property's parking structure. Shown below are views of the roofs of 1037 & 1025 Harrison Street, illustrating their identical roof form. Note: 1037 has the blue umbrella on the patio.



View from street front to rear.



View from rear to front



Side view from east to west

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Additional Photos – East Side Elevation



Photo No: 100_2764
View: E side-elevation first floor & basement from porch to fireplace
Photo Date: August 2021; Camera Facing: NW



Photo No: 100_2770
View: E side-elevation first floor & basement from fireplace to rear
Photo Date: August 2021; Camera Facing: NW

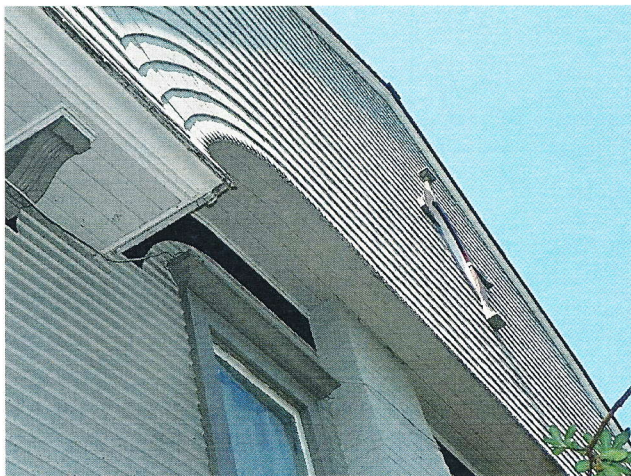


Photo No: 100_2770; View: E side-elevation gamrel face; Photo Date: August 2021; Camera Facing: NW

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Additional Photos – West Side Elevation



Photo No: 100_2797

View: West side-elevation first floor & gambrel face and partial rear façade, basement and first floor levels.

Photo Date: August 2021; Camera Facing: SE



Photo No: 100_2801

View: West side-elevation showing basement level and first floor bevel siding's kick at base.

Photo Date: August 2021;

Camera Facing: SE

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Additional Photos - Rear



Photo No: 100_2785
View: Rear Facade
Photo Date: August 2021; Camera Facing: SSE



Photo No: 100_2786
View: Rear Facade
Photo Date: August 2021; Camera Facing: SE



Photo No: 100_2785
View: Rear Facade
Photo Date: August 2021; Camera Facing: ESE



Photo No: 100_2787
View: Rear Facade
Photo Date: August 2021; Camera Facing: E

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Additional Photos – Front Façade Gable and Bay Details



Photo No: 100_2746; View: Gable face shingle sheathing and windows
Photo Date: August 2021; Camera Facing: NNW



Photo No: 100_2748; View: Front bay windows, Gable & bay's window brackets
Photo Date: August 2021; Camera Facing: NNW

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Additional Photos – Front Porch



Photo No: 100_2750; View: Front Porch with column like posts
Photo Date: August 2021; Camera Facing: N



Photo No: 100_275; View: Front porch rail
Photo Date: August 2021; Camera Facing: N



Photo No: 100_2756
View: Porch west side with arched opening
Photo Date: August 2021; Camera Facing: SW

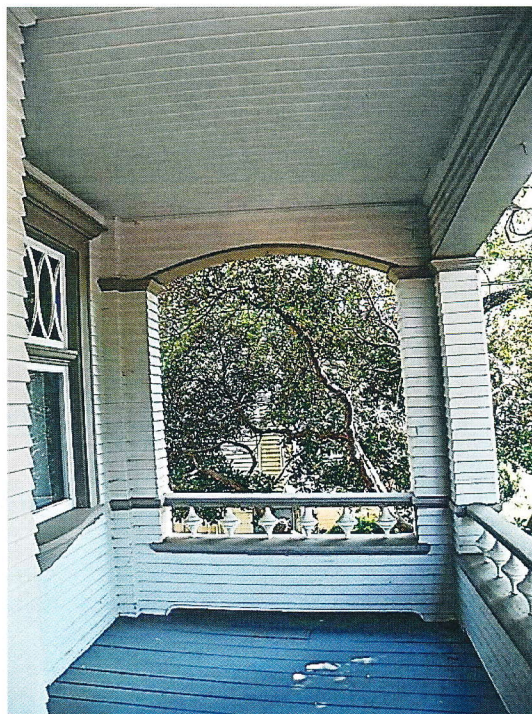


Photo No: 100_2754
View: Porch east side with arched opening
Photo Date: August 2021; Camera Facing: SE

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Additional Photos – Front facing windows and Front door



Photo No: 100_2778
View: Front door showing architrave molding
Photo Date: August 2021; Camera Facing: NNW



Photo No: 100_2747
View: Front porch window with ovaloid lights, curved sill & trim
Photo Date: August 2021; Camera Facing: NNW



Photo No: 100_2743; View: Eyebrow Dormer and window; Photo Date: August 2021; Camera Facing: NNW

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Additional Photos – East side elevation Gambrel face detail

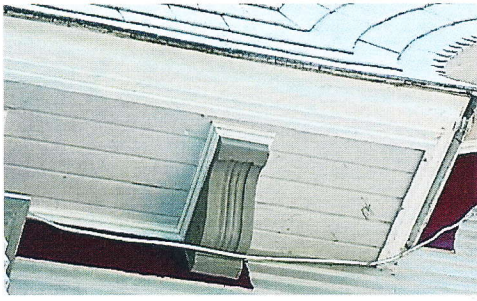


Photo No: 100_2804
View: Scrolled bracket on cornice under gambrel face curved end
Photo Date: August 2021; Camera Facing: NW



Photo No: 100_2811
View: Cameo Window set into gambrel face
Photo Date: August 2021; Camera Facing: NW



Photo No: 100_2813; View: E side elevation gambrel face shingle siding; Photo Date: August 2021; Camera Facing: NW

Note: Photos 2811 & 2813 are of 1025 Harrison St., which is identical to the east side elevation of 1037 Harrison St.

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Additional Photos – Rear Yard



Photo No: 100_2786; View: Rear yard looking towards house
Photo Date: August 2021; Camera Facing: SSE



Photo No: 100_2780; View: Rear yard looking towards rear fence
Photo Date: August 2021; Camera Facing: NNW

Beyond Buildings

LORIE A. GARCIA

HISTORIAN

Specializing in Historic Reports

HISTORIC RESOURCES DESIGN REVIEW

1037 Harrison Street, Santa Clara, CA 95050

September 13, 2021

INTRODUCTION:

Executive Summary

Report Intent

Lorie Garcia (Beyond Buildings) was retained by Tom Chan, to conduct a Historic Resources Design Review of his proposed rehabilitation project at 1037 Harrison Street, Santa Clara, California. Ms. Garcia was asked to review the exterior elevations, plans and site plan of the project to determine if the proposed project is in compliance with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be the prevailing set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified historic resource.

Qualifications

Lorie Garcia (BS, Paleontology, San Francisco State) - (Post Graduate work, History/Anthropology/Sociology, Santa Clara University) is a historian and the principal of Beyond Buildings. She has over 35 years' experience as a researcher and in preparing historic surveys and evaluation reports for property owners, cities and government agencies. She has guest lectured on Historic Preservation, Historic Research and Preservation Planning at both San Jose State University and Santa Clara University and on various aspects of California history at numerous public meetings. She has served as a Historic Landmarks Commissioner for both the County and City of Santa Clara and is currently an advisor to the City of Santa Clara's Landmarks Commission. She is the City Historian for the City of Santa Clara. Among the recognition she has received for her work in Preservation and Preservation Planning, is a State of California, Governor's Award for Historic Preservation in 2010. Ms. Garcia, a published author of local history and has written numerous articles on California history. Based on the level of her education and experience, Ms. Garcia qualifies as a historian under the Secretary of the Interior's Professional Qualification Standards (as defined in 36 CFR Part 61).

Review Methodology

For this report, Lorie Garcia reviewed the Summer 1979, Historic American Building Survey (HABS NO. CA-2063) on the Harrison Street Block and the Historic Resources Survey Report for the "Harrison Street Block," dated September 22, 1980. Ms. Garcia (Beyond Buildings) had also prepared an updated Historic Resources Survey report for the John Howard House, dated August 25, 2021, which is used in this report.

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior. The Consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for soundness or other safety concerns.

PROJECT DESCRIPTION:

Character of the Existing Resource

The residence located at 1037 Harrison Street, Santa Clara, CA, was previously evaluated for historic significance, as part of a multiple-property submission (The Harrison Street Block) on September 22, 1980 and listed on the City of Santa Clara's inventory of Architecturally or Significantly Properties. The property underwent an updated Historic Resource Survey (August 25, 2021) to re-evaluate the historic significance of the building, in order to determine if the residence still qualified as an historically significant property. The updated survey and evaluation consisted of a records search, a field survey, research on the history and context of the property use, an evaluation for significance using criteria of the National Register of Historic Places, the California Register of Historical Resources and the City of Santa Clara Criteria for Local Significance, with recordation of the property on California Department of Parks and Recreation DPR523 series forms as the John Howard House. These forms provide summary information about the property within a standard recording format, as well as supplementary photographs. The DPR523 forms were prepared in accordance with the most recent edition of guidelines published by the California State Office of Historic Preservation Instructions for Recording Historical Resources.

In the original 1980 Historic Resources Survey Report (HRSR), 1037 Harrison Street is not individually described but in the updated 2021 HRSR it is. Designated the John Howard House it is described as a Shingle residence. The updated HRSR points out that this “was an unusually free-form and variable style defined mainly by its shingle cladding.”

Constructed in 1892, the John Howard House was originally erected in a local interpretation of this architectural style as a single-family, 1,274 sq. ft., two and one-half story house, wood-framed, residence, clad in “narrow wooden bevel siding with a kick at the base on the main floor, while simple horizontal wood siding sheathes the basement level” and “wooden square butt shingles sheath the home’s gambrel and gable faces.” It is also recorded in that updated HRSR that as “is typical of shingle houses, the walls are uninterrupted at the corners (no corner boards” and that the house has a “two-story extension at the rear, which has “bevel siding with no kick at the base on the main floor level and simple horizontal wood siding on the basement level.”

The updated August, 2021 HRSR notes the house is slightly offset on a 5,740 sq. ft. lot and that it was “designed in an asymmetrical plan with an irregular roof line, typical of a Shingle style home.” The HRSR records that it “has a prominent side-facing (east-west) gambrel roof (one of the Shingle style five principle sub-types) that is punctuated by a subordinate, centered, hipped roof that projects from its north slope towards the rear and a small front-facing gable roof” and that “the gable roof is set over a full-height square bay. that projects from the front.” An eyebrow dormer is set into the gambrel roof’s steepest slope opposite the gable roof. It notes that that “characteristic of this architectural style, the eaves are set close to the wall, so as not to distract from the shingle wall covering” and that “A brick fireplace chimney projects through the slope of the gambrel roof.” The updated August 25, 2021 HRSR further notes that, “A lower, smaller, hipped roof covers [the] two-story extension that projects from a portion of the home’s rear-elevation.”

It is pointed out in the updated HRSR form that “Porches in Shingle houses were integrated into the overall design rather than built as separate attachments” and records that the “front porch of this house was designed in this manner, set under the main roof line and partially absorbed into the body of the house, typical of this style.” The updated HRSR notes that “roof over the porch is supported by two column-like posts with rounded arch openings on either side” and is as originally constructed.

According to the updated HRSR, the windows found on this residence are “mainly of simple one-over-one, vertically orientated, wood-framed windows” on the main level of the side elevations, with Architrave trim found on top of each window. The basement windows are simpler and multi-paned. Those on the porch, bay, gable face and each of the faces of the gambrel roof are far more decorative and exhibit the type of elaborations that can be found in Shingle-style homes. They are all original. However, as noted in the updated HRSR, the “windows on the rear two-story projection are not original and appear to be vinyl-clad, sliding windows.”

The main level of the front-facing full height square bay, which is set under the gable roof, is original. However, the basement level was altered when, prior to 1979 a portion of basement was “converted to a garage with an “opening for the garage door cut into front façade’s basement wall.” While this alteration somewhat diminished the architectural integrity of this structure, the updated HRSR points out that “it is reversible.”

Along with identifying the garage door and rear window alterations to the building, the updated HRSR also records that the front door is a replacement and the three rear entry doors are not original, nor are the rear steps and landing.

In conclusion, the August 25, 2021 HRSR points out that “the property is in good condition and with the exception of alteration to the rear windows and stairs and the addition of a garage in the basement level, appears to have had minimal to no external alteration since its construction in 1892.

Positioned near the middle of the block on the northside of Harrison Street, the subject home is located on a portion of Block 4 North, Range 1 West, framed by Lewis, Washington, Harrison and Main Streets, which was developed from 1891 to the mid-1890s. The updated 2021 HRSR records that “Known as the Harrison Street Block, this group of seven homes consists of one-and-one-half to three story variations of the architectural styles popular during this period; Queen Anne, Stick, Eastlake, and Shingle. All are neatly tied together through the use of similar materials and scale.”

The updated HRSR references the fact that, constructed by the noted contractor and builder Zibeon O. Field, this property is one of the block’s original homes and that “its shingle sheathing and its gambrel roof provide a strong symbolic and visual appeal as a rare example in Santa Clara of an 1890s Shingle style residence. It also points out that the, form, massing and sheathing of both the main body of the house and roof at 1037 Harrison Street and that of the neighboring house at 1025 Harrison Street are identical.

In its evaluation of 1037 Harrison Street, the updated 2021 HRSR records that “located within Santa Clara’s ‘Old Quad’ area, the neighborhood in which the residence at 1037 Harrison Street was constructed was described in 1892 as “the ‘handsomest residential block in Santa Clara.’ Exhibiting housing built in the last decade of the 19th century, which has been basically unchanged for over 120

years, the Harrison Street Block is undoubtedly one of the most historically important in the City of Santa Clara. As the 1979 Historic American Building Survey made of the Harrison Street Block states: "These seven Harrison Street residences [from 1009 to 1091 Harrison Street] are the oldest continuous block of houses in the City of Santa Clara which have not been significantly altered... A picturesque and harmonious streetscape is provided by these eclectic wooden residences which mix stylistic characteristics ~ the Queen Anne, Eastlake, Stick and Shingle idioms. Variegated shingles, decorative bargeboards, scrolled brackets and incised ornamentation reflect the heyday of intricate millwork and the influence of pattern books. In the 1890s and well into the 1920s, this block on Harrison Street was always considered one of the finest, where the leading merchants and tradesmen lived. The street has basically retained its integrity ... Much of the original architectural ambiance of the street has been carefully preserved by house owners."

In its evaluation of 1037 Harrison Street, the updated HPSR found that, as a whole the Harrison Street Block appears eligible for listing as a National Register of Historic Places District. Specific to the subject property, the updated HRSR summarized that due to its architectural style, "the residence at 1037 Harrison Street does "embody the distinctive characteristics of a type, period, or method of construction" and "represent[s] a significant and distinguishable entity whose components may lack individual distinction" and does contribute to a potentially eligible Historic District" and that "therefore, it does appear that the building may be eligible for the National Register of Historic Places under Criterion C." It also found that "Based on its rare architectural style it appears to reach the level of significance necessary to be eligible individually for the California Register under Criterion 3" and that under the City of Santa Clara's Criteria for Local Significance of A. (Historical or Cultural significance), B. (Architectural significance) and C. (Geographic significance), as of the time of the 2021 evaluation retained its eligibility for listing locally as a Architecturally or Historically Significant property.

All seven of the homes on this Harrison Street block face, from Washington to Main Streets were constructed between 1891 and 1893. All maintain their original configuration and integrity from the time of their construction and are currently listed on the City of Santa Clara's list of Architecturally and/or Historically Significant Properties. The August 25, 2021 HRSR found that due to the fact that no significant changes to either the residence or its lot configuration have occurred since its construction in 1892, "this residence's architectural style, form and massing and character-defining details are all compatible with the neighboring and historic homes on this block, making it an essential contributor to the block's historic integrity."

Summary of the Proposed Project

As shown on the preliminary plans by Xueman Jiang, dated August 8, 2021 the proposed project for the John Howard House consists of replacement of the foundation and alteration to the rear, or secondary elevation of the building to accommodate the conversion of the basement and attic to add 1,994 sq. ft. of additional living space. There will be no external alterations made to either the front façade or east and west elevations of the main house or the home's original gambrel roof, the alterations will be confined to both the main/living and basement levels of the home's rear (north) façade, the offset two-story rear projection and rear of the home's original hip roof. These include the removal of the exterior rear stairs and landing (built 2016) and the main/living level exterior door (not original), which provides access

into the house from the rear projection, modification of windows, which are not original, modification of the basement level entry door in the rear of the main house and the addition of new windows and doors including the addition of a new window in the main/living level. Alteration of the original hip roof will result from the construction of a large shed roofed dormer that will project from the hip roof, towards the rear yard and alley. The project involves the following proposed items:

1. Replacement of the foundation.
2. Replacement of the basement floor in order to increase ceiling height.
3. Removal of rear exterior wood stairs and landing.
4. Conversion of existing garage space in basement to create additional 1274 sq. ft. of living space. Exterior alterations at the basement level will include replacement of the non-original wood-framed entry door, located at the rear façade of the main house at the basement level, with new 10'6" x 6'8" glass sliding patio doors along with construction of a new 2'8" x 6'8" French door and a 4' x 6'8" glass sliding patio door in the two-story rear projection's west elevation. The existing non-original wood-framed entry door opening into the rear elevation of the two-story rear projection's basement level will be replaced with a 2'8" French door with a new 5' x 6' picture window constructed adjacent to the door. Trim on the proposed new doors and windows to match the 4" flat wood trim, which exists on the current ones (which are not original).
5. Exterior alterations at the main/living level include removal of the non-original rear entry stairs and landing and rear door, which provide entry into the main/living level of the two-story rear projection with a new 2'8" x 4' picture window and new siding placed into the previous door opening. A new 4' x 4' sliding window will be constructed in the rear of the main/living level of the main house, which currently is unbroken by any openings. Trim on the proposed new doors and windows to match the 4" flat wood trim, which exists on the current ones (which are not original).
6. Addition of 720 sq. ft. of living space in attic "Loft" area requiring construction of new shed dormer in rear face of hipped roof. Siding for proposed new dormer to match existing rear siding. Addition of 96" x 60," 4-paned sliding window in dormer's rear-facing elevation. Window trim to be 4" flat wood trim.

SECRETARY'S STANDARDS REVIEW:

Analysis

1. **"A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. "**

Analysis:

No change in the property's historic use is contemplated. Originally constructed as a single-family residential property, the John Howard House will continue to be used as a single-family residence.

2. **"The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."**

Analysis:

In the proposed project, items 1 and 2 are restoration/renovation projects. The replacement of the foundation preserves the property and the increase in the basement height is strictly internal. Item 3 involves the removal of the non-original exterior wood stairs and landing at the rear of the two-story projection that provide to the main/living level. Their current location appears to not be the original location of the rear stairs. Item 4 consists of renovation projects affecting the home's basement level. These include replacement a non-original wood door with a new glass sliding door in the basement level of the main body of the home's basement level, which will involve enlarging the opening. A new glass French door and a glass sliding patio door will be placed in the west side-elevation of the two-story projection in what is currently solid wall space. The non-original wood door in the rear of the two-story projection will be replaced with a glass French door and a new picture window will be constructed adjacent to it, in what is currently solid wall space. Item 5. Consists of projects affecting the home's main living level (2nd-story). A new sliding window will be inserted into what is currently solid wall space in the main body of the house. The non-historic door located in the two-story projection at the top of the exterior stairs, will be removed and the opening filled with a new picture window and new siding. Items 4 and 5 involve the replacement of non-historic doors along with the construction of 2 new doors and two new windows into what is currently solid wall space. Both of the latter will involve some removal of original historic siding. The insertion of the window into the main/living level removes original narrow bevel siding, which is a distinctive material that characterizes this level of the property. Items 3-5 only remove a minimal amount of distinctive historic materials (original siding) and affect the rear or secondary elevation of the building. The historic character of the property as viewed from the street will be retained and the alterations will not cause visual impacts to the features, spaces and spatial relationships that historically characterize the property. **See Appendix A, Photos 1, 2 and 3.**

Item 6 involves construction of a new shed dormer in rear face of building's rear hipped roof to allow for the addition of living space in the attic "Loft" area, along with a 4-paned sliding window in dormer's rear-facing elevation. The addition of a new shed dormer will alter a portion of the roof and result in the alteration of the distinctive roof form that characterizes the property. While not visible from the street, it will be highly visible from the alley that runs behind the Harrison Street properties on this block. **See Appendix A, Photos 4, 5 and 6.**

3. **"Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken."**

Analysis:

No changes are contemplated that would create a false sense of historical development.

4. **"Changes to a property that have acquired historic significance in their own right will be retained and preserved."**

Analysis:

No changes to the building that have acquired historic significance in their own right are contemplated.

5. **"Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved."**

Analysis:

The proposed project will preserve the distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the property.

6. **"Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."**

Analysis:

No historic features are proposed to be replaced. "Non-historic" doors will be removed and replaced with new with new and different doors. If necessary to replace the siding on patched areas, the siding will be similar to the original materials as substantiated by the physical evidence existing in the building's original construction.

7. **"Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used."**

Analysis:

No chemical treatments will be undertaken that will cause damage to historic materials.

8. **"Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken."**

Analysis:

Archaeological resources are not evaluated in this report.

9. **"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials,**

features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

Analysis:

Items 3 through 6 involve alteration of the rear or secondary façade and related new construction. As shown on the plans dated 08/08/21, E. Rear Elevation (Northwest) and Proposed Rear Elevation (Northwest), E. Left Elevation (Southwest) and Proposed Left Elevation (Southwest), the alterations proposed for the rear façade of the main house include the replacement of a non-original wood entry door with sliding patio doors at the basement level and the construction of a window into the rear of the main/living level, which is currently an unbroken wall. Those proposed for the west and rear elevations of the hipped roof two-story projection, include the removal of this projection's stairs landing, and entry door into the main/living level and insertion of a picture window into part of the space once occupied by the entry door, replacement of a non-original wood entry door with a glass French door into part of the basement level and construction of a large picture window adjacent to the door in what is currently an unbroken wall, along with construction of two new entry doors in the projection's west side elevation's basement level. Also proposed is the creation of a new shed-roofed dormer with a sliding window in the rear face of the original hipped roof. **See Appendix B.**

Item 3 proposes removing the exterior rear stairs and landing that provide access to an entry door opening into the main/living level of the rear projection. These are not original (rebuilt in 2016). Also, the location of the exterior stairs appears to have at some time been moved from the original site of the rear entry stairs. Removing the stairs and landing will not destroy historic materials, features, and spatial relationships that characterize the property. **See Appendix A. Photo 1.**

Item 4. The replacement of the two non-original wood entry doors with new glass doors along with the construction of two new glass doors and a new picture window in the rear of the basement level of the main house and the two-story projection will only minimally destroy historic basement siding on the lowest level on a secondary (rear) elevation. **See Appendix A. Photos 1, 2, and 3.**

Item 5. As proposed, the placement of a new 2'8" x 4' picture window and new compatible siding into the previous door opening utilizes the space once occupied by the non-original rear door that provided access to the main/living level of the two-story rear projection and will not destroy historic materials or features that characterize the property. **See Appendix A. Photo 1.**

However, a new 4' x 4' sliding window is proposed to be constructed in the rear of the main/living level of the main house, which currently is unbroken by any openings. The removal of original narrow bevel siding on the main/living level to insert the window will destroy historic material. While currently the non-original windows on the two-story rear projection are sliding windows, this new 4' x 4' sliding window in the main/living level of the body of the house will not be compatible with the original, historic, vertically orientated, wood-framed double-hung window style that exists on this level of the house's front and side elevations. **See Appendix A, Photo 3.**

Item 6. The shed roofed dormer proposed to be constructed in the rear face of the main house's original hipped roof in order to allow creation of a "Loft" or livable space in the attic, will be a compatible feature, as a shed -roofed dormer is a typical dormer for this architectural style. It will have horizontal siding that is compatible with the original horizontal siding of the house however, the sliding window is not a compatible window style as these dormers typically had a row of individual windows. **See Appendix A, Photo 4.**

The home has a prominent side-facing (east-west) gambrel roof (one of the Shingle style five principle sub-types) that is punctuated by a subordinate, centered, hipped roof that projects from its north slope towards the rear. The new addition of a dormer in the rear face of the original hipped roof will destroy historic materials, features, and spatial relationships that characterize the historic roof form and does create a visual impact to the historic property. However, this impact is almost completely limited to a secondary elevation (the rear or north facade). While it will be fully visible from the alley, it will have only a slight visibility (if any) from Harrison Street. **See Appendix A, Photo 5.**

Currently the John Howard House is located in the middle (no. 3) of a row of seven houses constructed in 1891-94 and that is the only area in the City of Santa Clara important enough to be included in the National Park Service's Historic American Building Survey. The seven Harrison Street residences on the north side of the block (1009 to 1091), located between Washington and Jackson Streets with an alley that runs behind them, are the oldest continuous block of houses in the City, which have not had their original form or massing significantly altered.

The subject historic property is bordered on the east property line by an unmodified residence constructed at the same time as this one and the form, massing and materials on both the main body of the house and the roof on this building and the neighboring house are identical. The addition of a shed roof dormer in the rear face of the subject historic property's original rear hipped roof will alter that identical appearance and thus impact the integrity of the immediate environment. **See Appendix A, Photo 6.**

10. "New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Analysis:

The new shed-roofed dormer proposed to be constructed in the rear of the building's rear facing hipped roof would be able to be removed in the future with no impairment to the essential form and integrity of the historic property and its environment.

Evaluation Summary of the Proposed Project

The Secretary of the Interior Standards for Rehabilitation define "Rehabilitation" as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient

contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." In other words, the Standards recognize that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The evaluator finds that in line with the Secretary of the Interior Standards for Rehabilitation, as analyzed above, the proposed project for the property at 1037 Harrison Street does appear to "make possible an efficient contemporary use and while there will be alteration to some materials and features, those portions and features of the property that are significant to its historic, architectural and cultural values," will be preserved.

APPENDIX A

1037 Harrison Street, Santa Clara, CA 95050

NORTH

Alley



1037 Harrison Street

SOUTH

THE HARRISON STREET BLOCK

2021 Google Aerial



Photo 1. View of the rear (north) facade. A - marks the rear exterior stairs and landing proposed for removal. B - marks the wood entry door opening into the main/living level to be removed and replaced with a new 2'8" x 4' picture window and new compatible siding placed into the previous door opening. C - marks the existing non-original wood-framed entry door opening into the rear elevation of the two-story rear projection's basement level. It will be replaced with a 2'8" French door with a new 5' x 6' picture window constructed adjacent to the French door (area covered in photo by staircase).



Photo 2. View of the rear two-story projection's (west) side elevation. Note the two existing non-original sliding windows in the projection's main/living level. A new 2'8" x 6'8" French door and a 4' x 6'8" glass sliding patio door are proposed to be placed in the solid basement level's wall beneath these windows.



Photo 3. View of the main body of the house's rear (north) façade and partial west side elevation showing existing non-original ground level basement entry door to be removed. New 10'6" x 6'8" glass sliding patio doors to be inserted into this space. A new 4' x 4' sliding window is proposed to be constructed in the main/living level, shown currently unbroken by any openings. Note the existing original, historic, vertically orientated, wood-framed double-hung window style that exists on this level of the house as shown on the side elevation.



Photo 4. View of the residence's gambrel roof and hipped roof rear faces and that of the two-story rear projection's smaller hipped roof. A – marks the hipped roofs rear face where the shed roof dormer is proposed to be placed.



Photo 5. View of the residence's rear façade as seen from the alley that runs behind the subject historic property. Note how clearly visible the new shed roof dormer will be when placed in rear face of the main hipped roof.

Photo 6. GOOGLE 2021 AERIAL VIEWS OF 1037 AND 1025 HARRISON Street



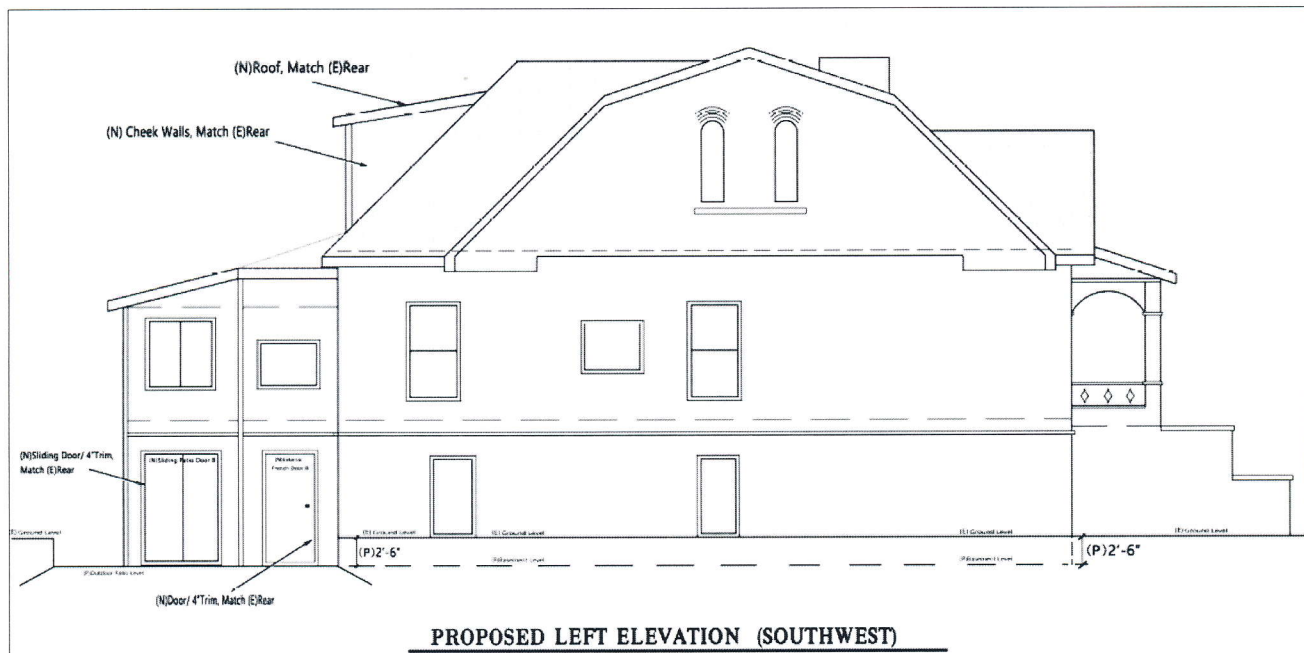
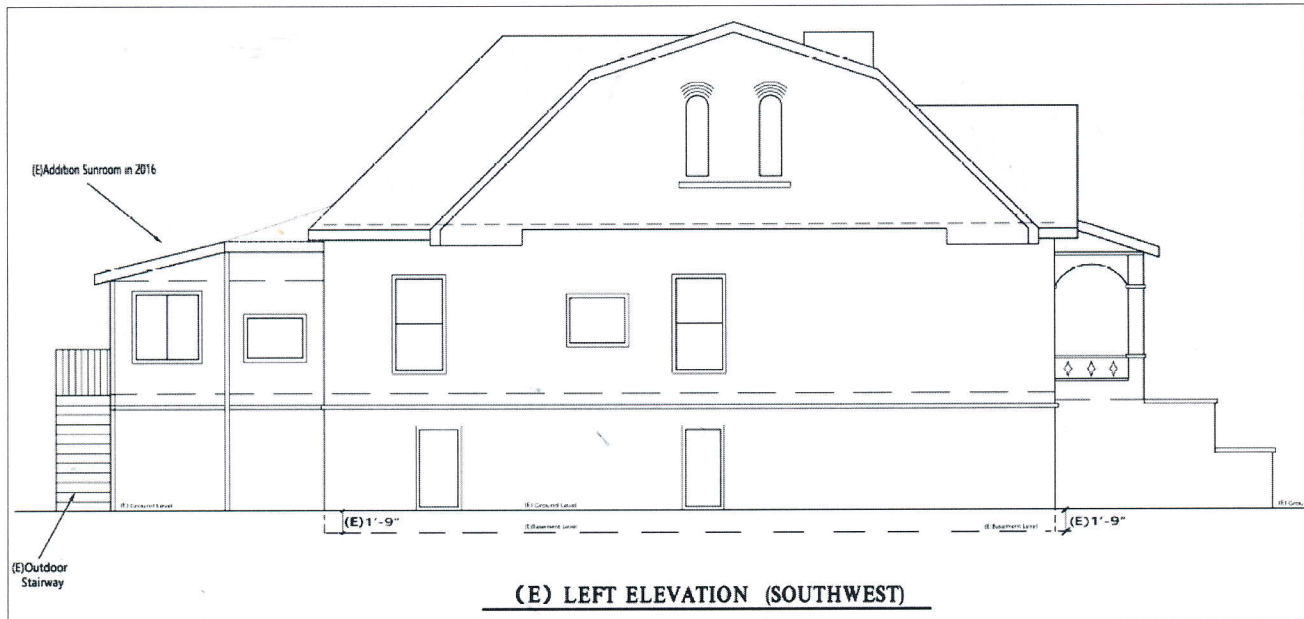
These Photos show the existing identical roof forms on the main body of the two adjacent houses. The proposed shed-roofed dormer for the “Loft” will project from the rear face of the large hipped roof that projects from the rear of the gambrel roof on 1037 Harrison St.

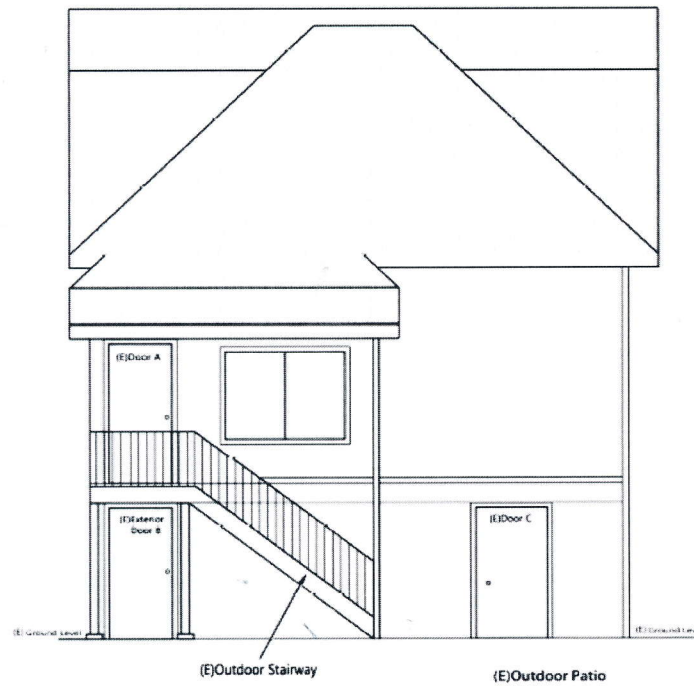


marks the rear of 1037 Harrison Street on the above photos.

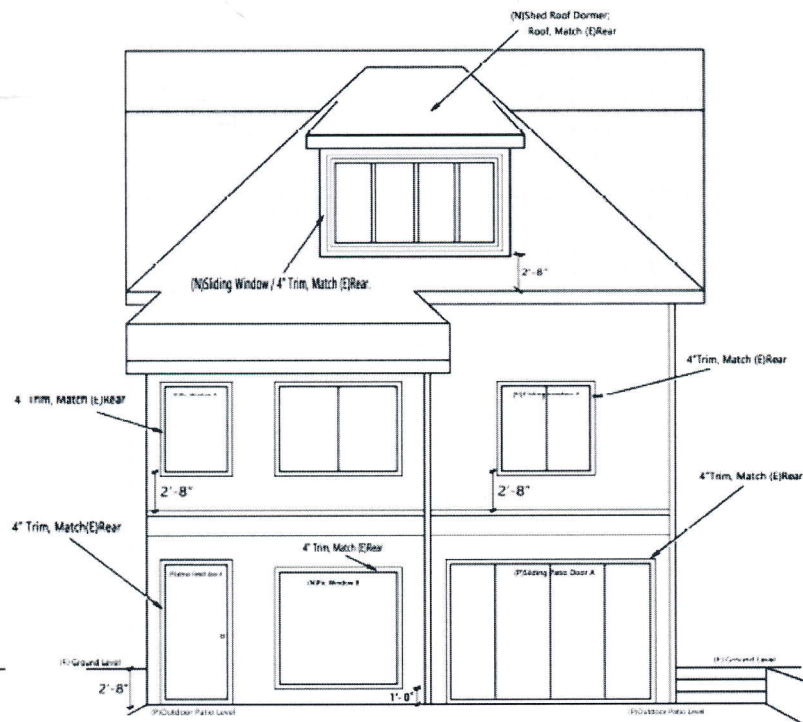
APPENDIX B

Preliminary plans, dated August 8, 2021
Existing and Proposed elevations





(E) REAR ELEVATION (NORTHWEST)



PROPOSED REAR ELEVATION (NORTHWEST)

FOUNDATION & FULL REMODEL

JIANG FAMILY RESIDENCE
1037 HARRISON ST. SANTA CLARA, CA 95050

SHEET INDEX

[illegible]

PROJECT SUMMARY

ASSESSOR'S PARCEL NO:	26905045
ZONING:	R1-4L
JURISDICTION:	SANTA CLARA CITY
TYPE OF CONSTRUCTION:	TYPE V-B, NON-SPRINKLERED
BUILDING OCC. GROUPS:	R-3/U [SINGLE FAMILY RESIDENTIAL]
EXISTING BUILDING/LOT DATA	
LOT AREA:	5,740 SF
PROPERTY SETBACKS:	25'-0" FRONT, 58'-0" REAR, AND SIDE SETBACKS OF 8'-0" & 6'-8"
EXISTING FLOOR AREA: TOTAL	1,274 SF
2ND FLOOR	1,274 SF
NO. OF STORIES:	2
EXISTING BEDROOM:	2
EXISTING BATH:	1
PROPOSED FLOOR AREA: TOTAL	3268 SF +/-
1ST Floor :	1274 SF
2ND Floor :	1274 SF
LOFT Floor :	720 SF +/-
NO. OF STORIES:	2 + LOFT
PROPOSED BEDROOMS :	4
PROPOSED BATHS :	4
EXISTING COVERED FRONT PORCH:	90 SF
EXISTING TOTAL HEIGHT:	28'-8" FT +/-
YEAR BUILT:	1900

APPLICABLE CODES

APPLICABLE CODES

SANTA CLARA MUNICIPAL CODE

2019 CALIFORNIA RESIDENTIAL CODE, CRC

2019 CALIFORNIA FIRE CODE, CFC

2019 CALIFORNIA BUILDING CODE, CBC

2019 CALIFORNIA MECHANICAL CODE, CMC

2019 CALIFORNIA PLUMBING CODE, CPC

2019 CALIFORNIA ELECTRICAL CODE, CEC

2019 CALIFORNIA GREEN BUILDING STANDARDS

2019 ENERGY EFFICIENCY STANDARD, TITLE 24

2019 CALIFORNIA ADMINISTRATIVE CODE, CAC, TITLE 24

2019 CALIFORNIA REFERENCED STANDARDS, TITLE 24

SCOPE OF WORK

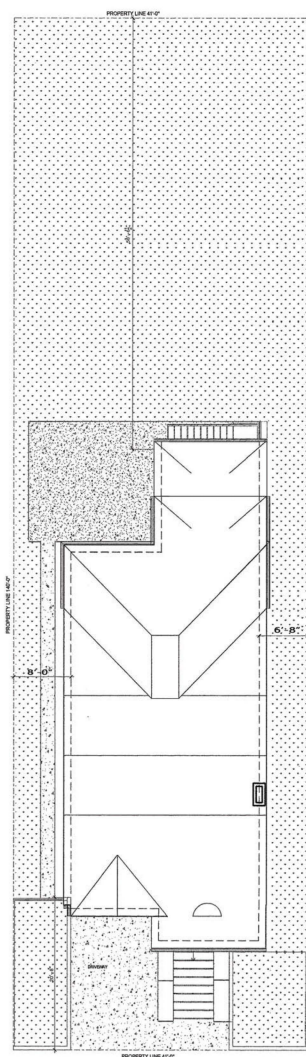
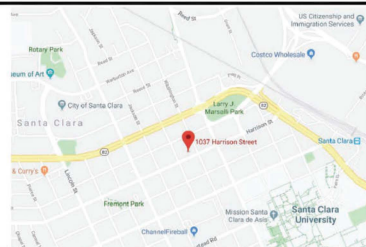
- 1, Full foundation replacement, including the ceiling high from 7'-9" to 8'-6";
creat two rooms and two baths;
replace existing outdoor patio (the 1st Floor Plan)
- 2, Existing living area full remodel, addition the (P)interior stairway between
floors and demolition the (E)xterior stairway (the 2nd Floor Plan)
- 3, Addition the (N)shed roof dormer/Finished wall instlation (the Loft Floor Plan)
- 4, Replacement plumbing and electrical.

SPECIAL NOTES

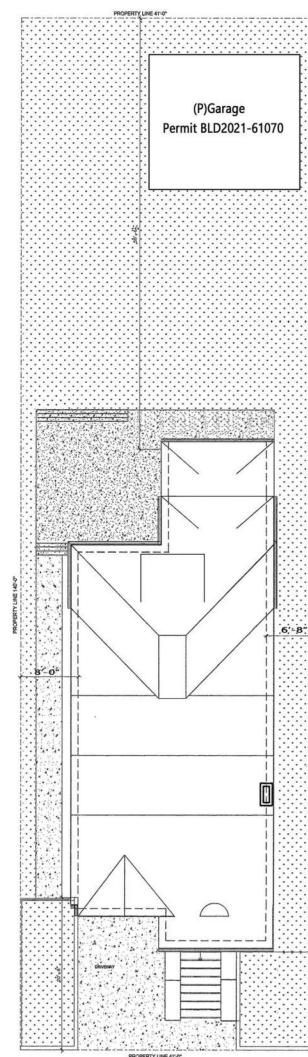
- 1, Not changing to the existing front and sides of the external house.
- 2, (P)(N)Windows/Doors/Trims/Siding/Roof/Wood, Match (E)Rear.

DEFERRED SUBMITTALS

LOCATION MAP



(E) SITE AND ROOF PLAN



(P) SITE AND ROOF PLAN

Designer:

XUEMAN JIANG

1037 Harrison St,
Santa Clara, CA 95050

650 666 7379

m.artspace.m@gmail.com



Xueman Jiang

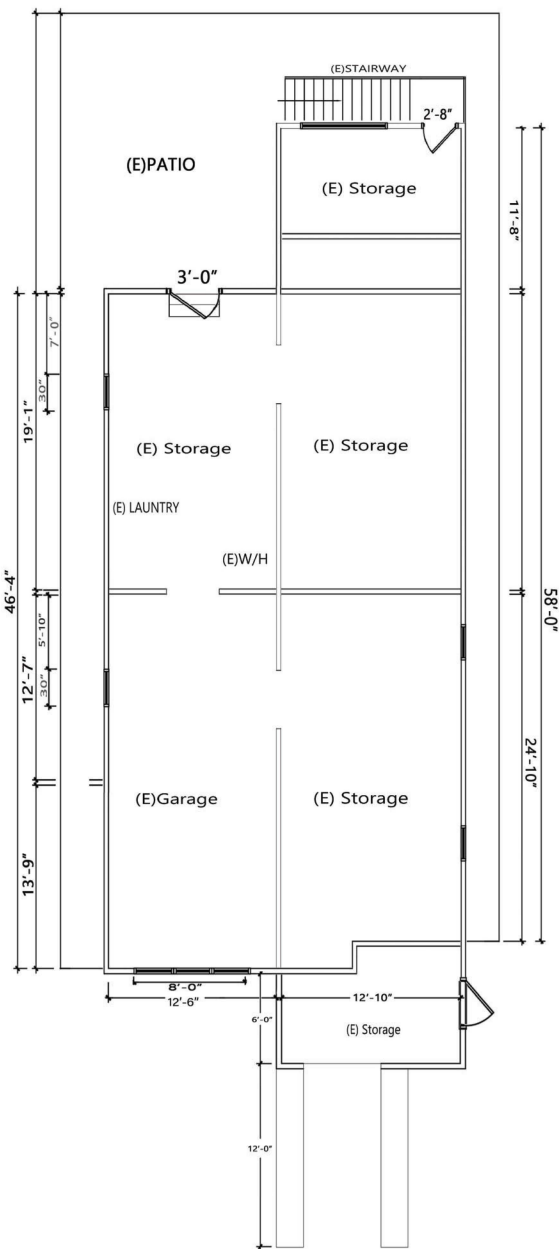
JIANG RESIDENCE
1037 HARRISON ST, SANTA CLARA, CA 95050
OWNER: XUEMAN JIANG
TEL: 650 666 7379

DRAWN XUEMAN JIANG
DATE 08/8/2021
SCALE NOTED

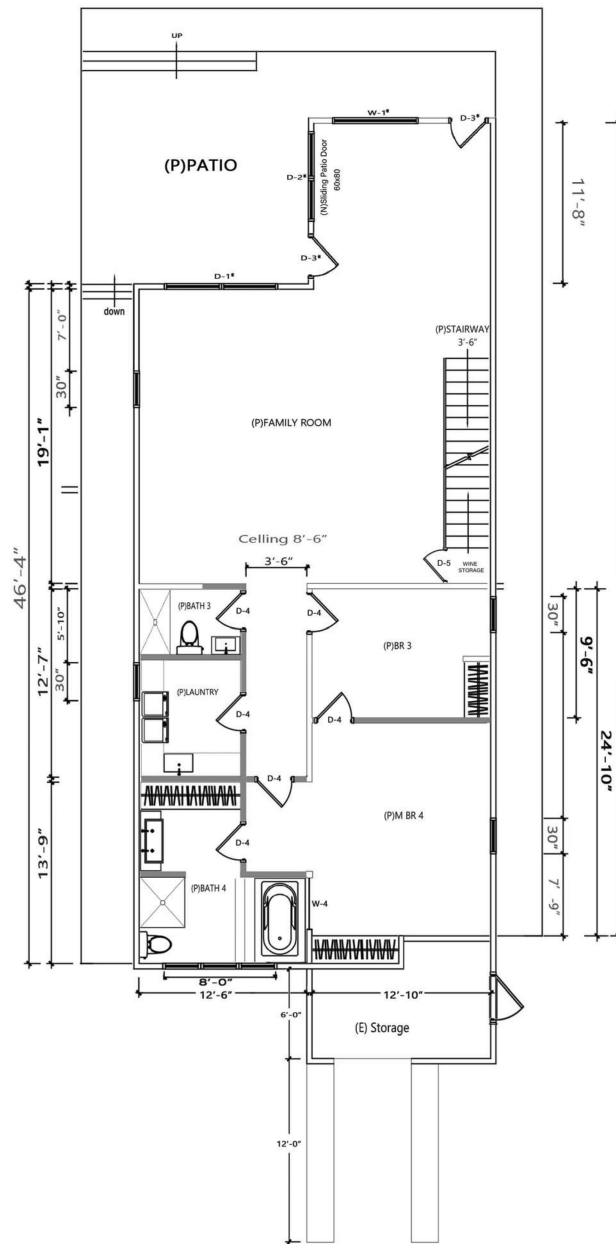
COVER SHEET

SCALE: 1/8"=1'-0"

A0.0



(E) 1ST (FOUNDATION) FLOOR PLAN



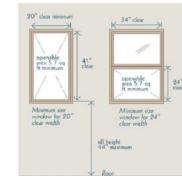
PROPOSED 1ST (FOUNDATION) FLOOR PLAN

Work In The 1st Floor :

1. Full foundation replace / the basement floor replace, increase ceiling high from 7-9 to 8-6".
2. Conversion the floor 1274sf to the living space (create two bedrooms / two baths / Laundry room, Including conversion of the existing garage space).
3. (E) Exterior Door C change to the (P) Sliding Patio Door;
Replace the (E) Exterior Door B to the (P) Exterior French Door A;
Create the (N) Picture Window B / (N) Sliding Patio Door / (N) Exterior French Door B.
Addition (P) Interior Stairway to the 2nd floor.
4. Replacement plumbing/electrical
5. Replace existing outdoor patio.

Note:

All works NOT change the sides/front of the property.



#	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 4'0"	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 6'0"	Interior picture window		

* Exterior Door/Window

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

Designer:

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JIANG RESIDENCE
ADDRESS: 1037 HARRISON ST. SANTA CLARA, CA 95050

OWNER: XUEMAN JIANG
TEL: 650 666 7379

DRAWN : XUEMAN JIANG

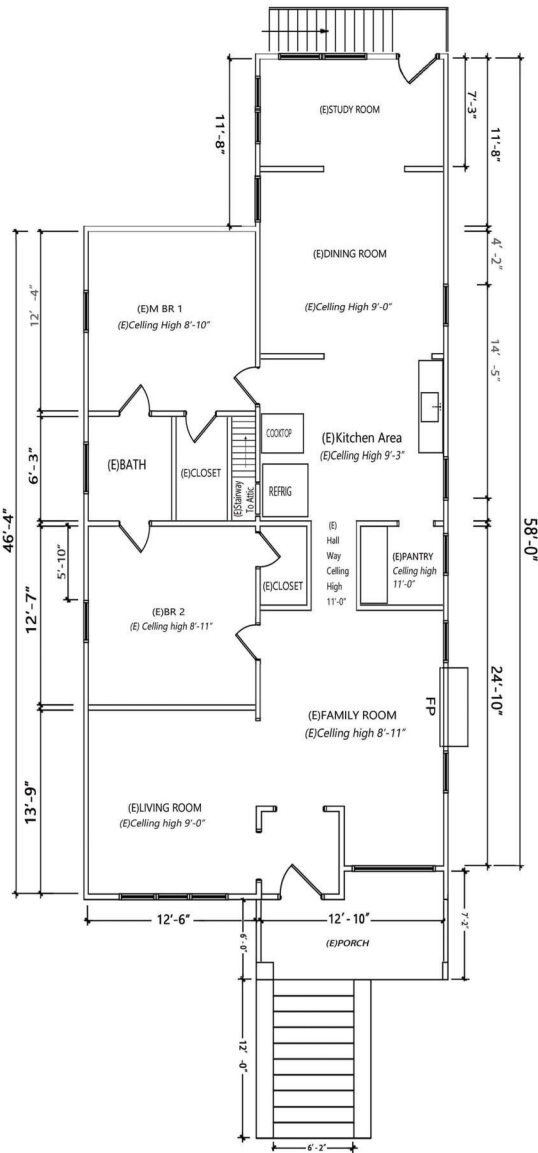
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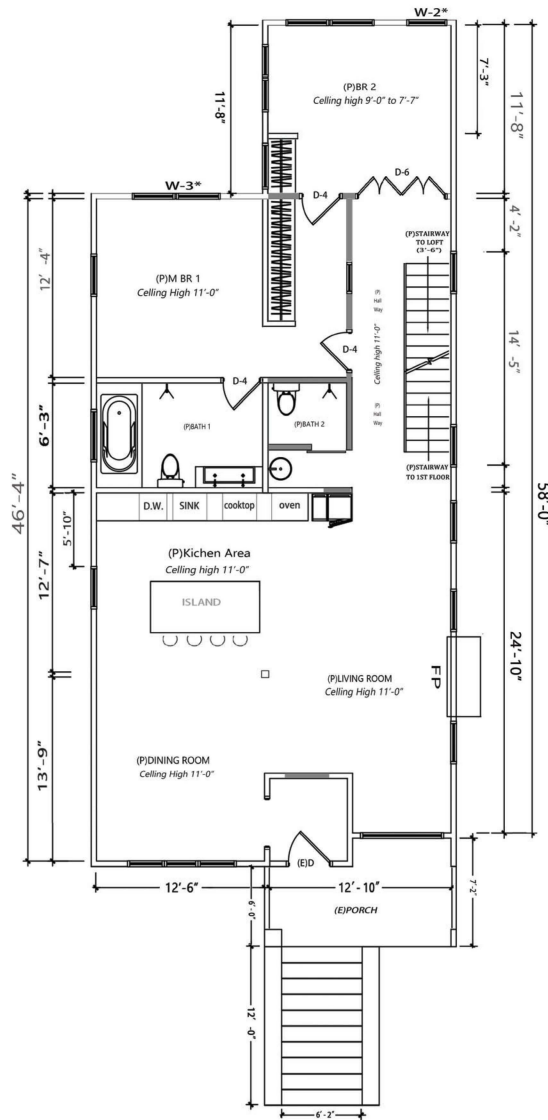
PROPOSED
1ST FLOOR PLAN

SCALE: 1/4"=1'-0"

A1.0



(E) 2ND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN

Works In The 2nd Floor :

- 1, Full remodel, including kitchen/bathroom;
Demolition some (E)walls / Create some (N)walls;
Demolition the (E)stairway and create the (N)stairway to the loft floor; Recover to the Original ceiling high to 11'-0" from (E)ceiling high of the 9'-0" (-+).
- 2, Create the (P)bath 2, and addition (N)sliding window (W-3) in the (P)M Bedroom1.
- 3, (E)door of the rear change to the (P)Pic window (W-2).
- 4, The (E)bedroom 2 change to the (P)kitchen area;
Create the (P)bedroom 2 in the (E)study room area.
- 5, Replace plumbing/electrcal.

NOTE:

All works NOT change the sides/front of the proterty.

#	SIZE	STYLE	MATERIAL	NOTE
W2	2'8"x 4'0"	Picture	Wood	4"Trim, Match
W-3	5'0"x 4'0"	Sliding	Wood	4"Trim, Match
D-4	2'8"x 6'8"	Swing		
D6	6'0"x 6'8"	Fold French		

APPLICABLE CODES

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 2019 ENERGY EFFICIENCY STANDARD, TITLE 24
 2019 CALIFORNIA ADMINISTRATIVE CODE, CAC, TITLE 24
 2019 CALIFORNIA REFERENCED STANDARDS, TITLE 24

- (E)WALL
- (N)WALL
- (N)POST

Designer:

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Xueman Jiang

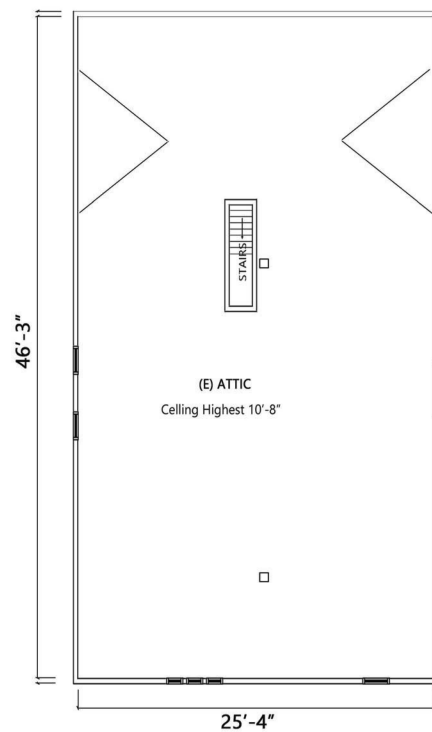
JIANG RESIDENCE
 ADDRESS: 1037 HARRISON ST. SANTA CLARA, CA 95050
 OWNER: XUEMAN JIANG
 TEL: 650 666 7379

DRAWN: XUEMAN JIANG
 DATE: 08/8/2021
 SCALE: Noted

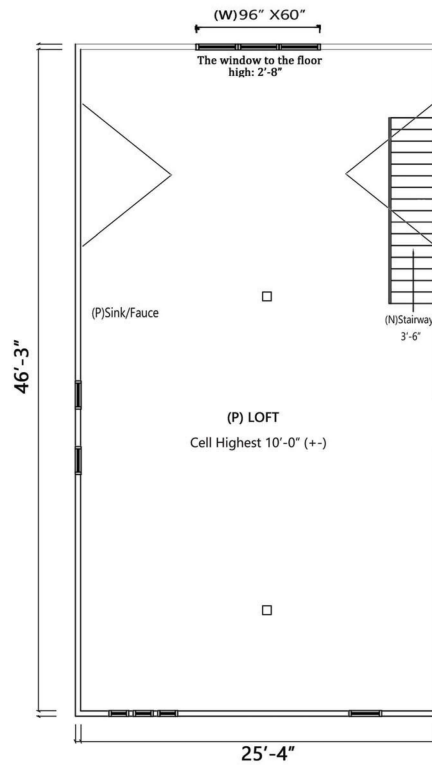
PROPOSED
 2ND FLOOR PLAN

SCALE: 1/4"=1'-0"

A2.0



(E) ATTIC FLOOR PLAN



(P) LOFT FLOOR PLAN

Works In The Loft:

- 1, Create the (N)shed roof dormer on the rear of the loft floor.
- 2, Finished the flooring and the wall insulation;
conversion the 720sf (+-) to the living space.
- 3, Finish the Lights/electrical/plumbing on the loft floor;
addition a sink/faucet.

Note:

APPLICABLE CODES

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 2019 CALIFORNIA ADMINISTRATIVE CODE, CAC, TITLE 24
 2019 CALIFORNIA REFERENCED STANDARDS, TITLE 24

□ (E)POST

Designer:

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Xueman Jiang

JIANG RESIDENCE
 ADDRESS: 1037 HARRISON ST. SANTA CLARA, CA 95050
 OWNER: XUEMAN JIANG
 TEL: 650 666 7379



DRAWN : XUEMAN JIANG

DATE: 08/8/2021

SCALE: Noted

**PROPOSED LOFT
FLOOR PLAN**

SCALE: 1/4"=1'-0"

A3.0

Xue man Jian

A4.0

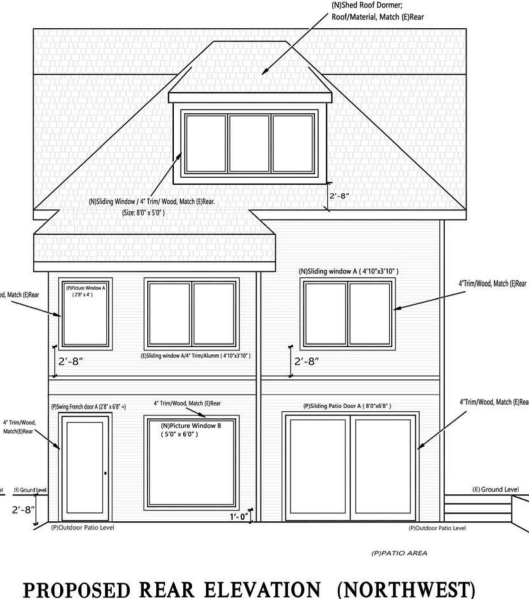


Exhibit 1 – Doors and Windows



INTERIOR EXTERIOR

A-SERIES

GLIDING PATIO DOOR

★★★★★ 4.8 (21)

With their wider panel style, Andersen® A-Series gliding patio doors give your home the old-world character of traditional French doors along with the convenience and space savings no hinged door can provide. Made of wood protected by fiberglass, it's our best-performing gliding patio door.

- Our best-performing gliding patio door
- Wood protected by fiberglass
- Designed for architectural authenticity
- Available in standard sizes as single panel, 2-panel, 3-panel and 4-panel configurations. Custom sizes also available.

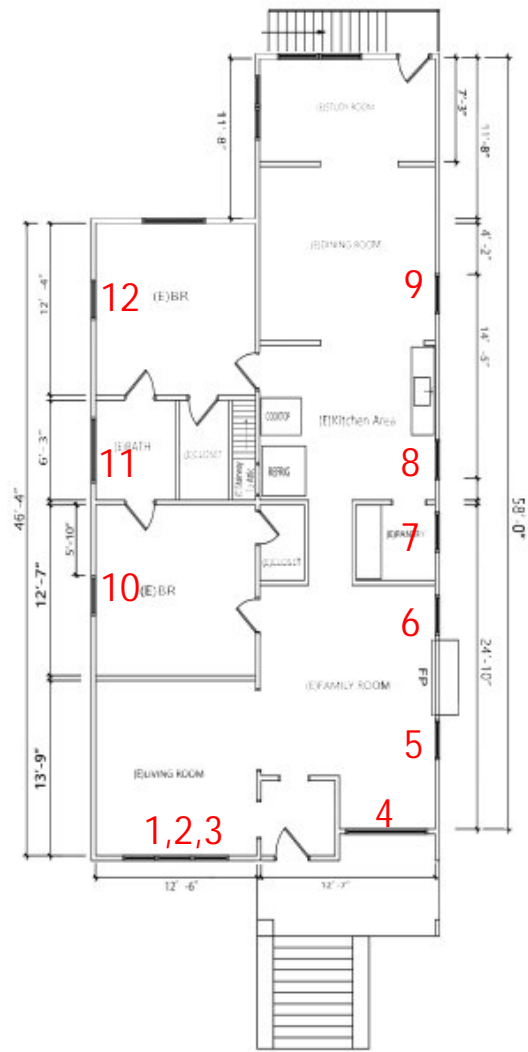
Need help? Find an [Andersen Certified Contractor](#) in your area.

VIEW IN AR 

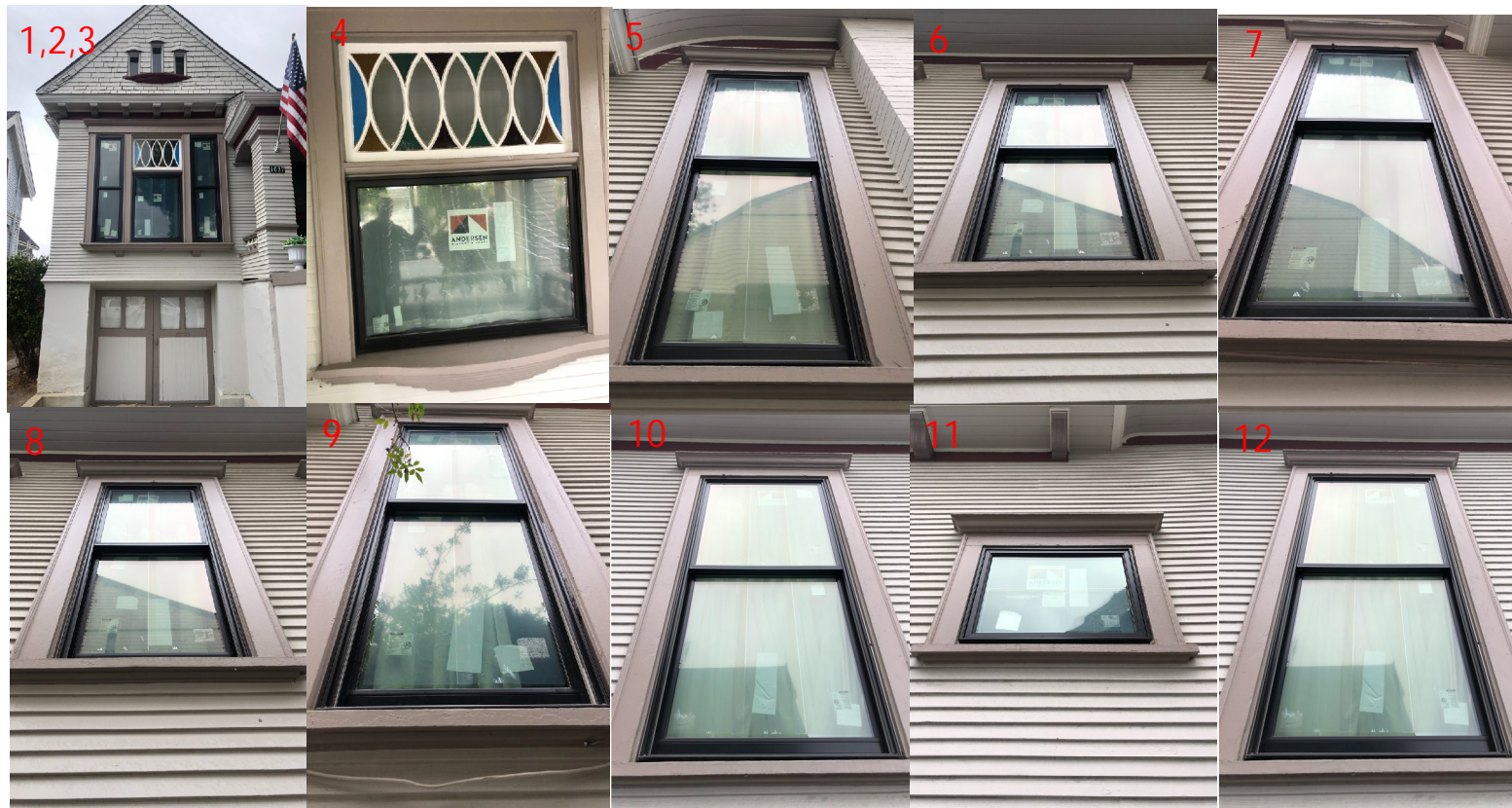
DESIGN THIS DOOR

REQUEST A QUOTE

Exhibit 2 – Window replacement of recently removed windows without SPA Permit



(E) 2ND FLOOR PLAN



400 SERIES

DOUBLE-HUNG WINDOW

★★★★★ 4.4 (56)

400 Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by a vinyl exterior, it's our best-selling double-hung window.

- Our best-selling double-hung
- Wood protected by vinyl exterior
- Durable and time-tested
- Standard sizes up to 3'10 1/8" wide and 7'8 7/8" high. Custom sizes available.

Conditions of Approval
1037 Harrison Street

GENERAL

- G1. Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against the City by reason of its approval of developer's project.
- G2. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

COMMUNITY DEVELOPMENT

- C1. Obtain required permits and inspections from the Building Official and comply with all building code requirements and conditions thereof.
- C2. Applicant is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- C3. Garage or carport shall be maintained clear and free for vehicle parking use at all times. It shall not be used as only storage.
- C4. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- C5. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits.
- C6. The property owner shall submit a SPA Permit application for evaluation and appropriate replacement of the windows not shown on the Development Plans that have been removed to date without the requisite analysis.



Agenda Report

21-1507

Agenda Date: 11/4/2021

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Significant Property Alteration (SPA) Permit to add 528 square feet to the rear of the first floor and to convert an existing 567 square foot basement to habitable space for an existing historic single-family residence located at 450 Monroe Street

BACKGROUND

The subject property is listed as a historic resource on the City's Historical Resources Inventory (HRI). The project is before the Historical and Landmarks Commission (HLC) for a recommendation to the Director of Community Development in accordance with the City's Historic Preservation Ordinance, which requires projects with significant modifications to a historic structure be referred to the Commission for review. As the project scope includes a 528 square foot first-floor rear addition and a conversion of the existing basement floor into living area, the project would be approved at the staff level following HLC review.

DISCUSSION

The subject property is a 7,625 square foot (sf) lot with an existing 1,310 sf one-story residence with an unconditioned basement and a one-car garage. In August 2019, the property received planning approval to construct a new detached 797 square feet Accessory Dwelling Unit (ADU) with a 311 square foot one-car garage with a variance to allow an increased height of 22'-6".

As indicated on the proposed development plans, the project includes a 528 square foot addition to the rear of an existing 1,310 square foot, 2-bedroom, 2-bathroom one-story residence resulting in a 3-bedroom, 4-bathroom residence. The project involves the conversion of the 567 square foot basement to a game room, mechanical closet, and bathroom. The main entry to the residence is from the front porch and is to remain unaltered. The new addition will be clad in exterior horizontal siding and composition shingle roofing material which will match the existing roofing material. The exterior siding boards are proposed be a minimum one-half inch wider than the existing horizontal house siding to differentiate between the new addition and the existing historic residence. The project also proposes to add a three-inch vertical trim board at the transition points to the rear addition on both side elevations. As the project proposes to add more than 500 square feet to the existing residence, two parking spaces must be provided on-site which will be fulfilled by a new detached 200 square foot one-car carport to be located mostly behind the house.

Analysis

A copy of the Historic Resources Survey Report (State Department of Parks and Recreation form, or DPR form) from City records is attached to this report, which was prepared on November 8, 1980. According to this survey report, the existing house is of Pioneer Cottage style architecture constructed circa 1895. Per guidance provided by the State Office of Historic Preservation that local surveys over five years of age be updated to ensure that local planning and preservation decisions

are based on the most current information available, staff has requested the applicant prepare an updated DPR and Secretary of the Interior Standards Analysis for the proposed project and the applicant has declined. The applicant has submitted a letter of justification for the proposed project in which the applicant states their intent to save all exterior siding, doors, and historic materials that are in reusable condition, and further will repurpose exterior doors to be removed as part of the construction for use as some of the interior doors. As the project will distinguish the addition from the existing house through differentiated siding and vertical trim boards on the side elevations, and further that the applicant proposes to salvage and reuse historic materials that would be removed for the addition, staff finds that the proposed project does not change the historic use and would not adversely impact the architectural integrity of the resource. The project involves limited exterior changes to rear portion of the residence that includes new roofing and siding that will match or be similar to the exterior materials and are not visible from the streetscape. The historic features of the resource are retained and new materials are to designed to be compatible with the existing. The conversion of the basement to living area would allow for an efficient use of the residence and increase useable living area for the residents.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 - Existing Facilities, in that the project involves the repairs and alterations to a historic single-family residence.

PUBLIC CONTACT

On October 21, 2021, a notice of public hearing of this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site. At the time of this staff report, no public comment has been received by the Planning Department in favor or opposition to the proposed project.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission find that the proposed project located at 450 Monroe Street would not have a significant adverse effect on the integrity of the designated property; that the alterations are compatible with the existing structure; that the rehabilitation of the structure meets the Secretary of Interior Standards; and recommend approval of the SPA Permit to the Director of Community Development, subject to conditions.

Prepared by: Tiffany Vien, Assistant Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Project Data Sheet
2. Development Plans
3. Applicant Letter
4. DPR

Project Data Sheet

File: **PLN21-15090**
Location: **450 Monroe Street**, a 7,625 square-foot lot located on the west side of Monroe Street, approximately 150 feet south of Bellomy Street; APN: 269-41-092; property is zoned Single-Family Residential (R1-6L)
Applicant: Daniel Warren
Owner: Laura Esber
Request: Special Alteration Permit to add 528 square foot to the rear of the first floor and to convert an existing 567 square foot basement to habitable space for an existing historic single-family residence located at 450 Monroe Street
CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities
Project Planner: Tiffany Vien, Assistant Planner
Staff Recommendation: Approve, subject to conditions of approval

Project Data

Lot Size: 7,625 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed addition (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	1,310	528	1,838
Basement	567		567
Front Porch	102		102
Side Porch	63		63
Patio	80		80
Detached Garage	311	200	511
Detached Sheds	170	-79	91
ADU (2-story)	797		797
Gross Floor Area	1,877 / 7,625 = 0.25		2,405 / 7,625 = 0.32
Lot Coverage	2,373 / 7,625 = 31%		3,022 / 7,625 = 40%
Bedrooms/Baths	2 / 2		3 / 4
Flood Zone	X		X

ESBER RESIDENCE
ADDITION / REMODEL
450 MONROE STREET
SANTA CLARA, CALIFORNIA

WARREN DESIGN
STEVE CAMPBELL, AIA, LEED AP
P: 650.609.2820

These drawings are prepared for the project described in the title block. It is the responsibility of the user to ensure that the drawings are used only for the project and location specified. No part of these drawings shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from Warren Design.

CALIFORNIA

ESBER RESIDENCE
ADDITION / REMODEL
450 MONROE STREET

SANTA CLARA

CALGREEN MANDATORY MEASURES	FIRE DEPARTMENT NOTES	GENERAL NOTES	SHEET INDEX																																																																																																						
<p>A4.1 PLANNING & DESIGN SITE DEVELOPMENT</p> <p>4.106.2 A PLAN IS DEVELOPED & IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.</p> <p>4.106.3 THE SITE SHALL BE PLANNED & DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEMS WILL MANAGE ALL SURFACE WATER FLOWS.</p> <p>A4.2 ENERGY EFFICIENCY</p> <p>4.201.1 LOW RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY STANDARDS.</p> <p>A4.3 WATER EFFICIENCY & CONSERVATION</p> <p>4.303.1 INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:</p> <p>1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED.</p> <p>2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED.</p> <p>4.303.2 WHEN USING THE CALCULATION METHODS SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES</p> <p>4.303.3 PLUMBING FIXTURES (WATER CLOSETS & URINALS) & FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.</p> <p>OUTDOOR WATER USE</p> <p>4.304.1 AUTOMATIC IRRIGATION SYSTEMS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOILED-BASED.</p> <p>A4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY</p> <p>4.404.1 JOINTS & OPENINGS</p> <p>ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.</p> <p>4.404.1.1 A MINIMUM OF 70% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED EITHER BY USING CITY PERMITTED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPT.</p> <p>4.408.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.</p> <p>4.410.1 AN OPERATION & MAINTENANCE MANUAL, WHICH BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.</p> <p>A4.5 ENVIRONMENTAL QUALITY POLLUTANT CONTROL</p> <p>4.504.1 DUCT OPENINGS & OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.</p> <p>4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS.</p> <p>4.504.2.2 PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.</p> <p>4.504.2.3 ALL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MMR LIMITS FOR ROD & OTHER TOXIC COMPOUNDS.</p> <p>4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC MIT FISH MATERIALS HAVE BEEN USED.</p> <p>4.504.3 CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.</p> <p>4.504.4 40% OF FLOOR AREA RECEIVING RESIDENT FLOORING, SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESIDENT FLOOR COVERING INSTITUTE (IFCI) FLOORCOVERING PROGRAMS.</p> <p>4.504.5 PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS. SPECIFY THE LIMITS ON THE PLANS IN ACCORDANCE WITH:</p> <p>4.506.2 VAPOR RETARDER OR CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.</p> <p>4.506.3 MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL & FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.</p> <p>INDOOR AIR QUALITY & EXHAUST</p> <p>4.506.1 ENERGY STAR COMPLIANT EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM, CONTROLLED BY A HUMIDITY CONTROL, UNLESS IT IS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.</p> <p>ENVIRONMENTAL COMFORT</p> <p>4.507.1: WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED COVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR COVERS SHALL HAVE A MIN. INSULATION VALUE OF R-4.2.</p> <p>4.507.2: DUCT SYSTEMS ARE SIZED, DESIGNED & EQUIPMENTS IS SELECTED USING THE FOLLOWING METHODS:</p> <p>1. ESTABLISH HEAT LOSS & HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.</p> <p>2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 19.0 (MANUAL D) OR EQUIVALENT.</p> <p>3. SELECT HEATING & COOLING EQUIPMENT ACCORDING TO ACCA 9.6-S (MANUAL S) OR EQUIVALENT.</p> <p>INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS</p> <p>702.11: HVAC SYSTEM INSTALLERS ARE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.</p> <p>702.2: SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.</p> <p>703.1: VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE:</p> <p>CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE.</p>	<p>THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS EASILY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5".</p> <p>SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.</p> <p>AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED AND IN SLEEPING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.</p>	<p>1. CONTRACTOR SHALL COMPLY WITH ALL CONTRACTOR SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2019, CALIFORNIA BUILDING CODE (CBC) 2019, CALIFORNIA MECHANICAL CODE (CMC) 2019, CALIFORNIA ELECTRICAL CODE (CEC) 2019, CALIFORNIA GREEN BUILDING CODE (CGB) 2019, ENERGY EFFICIENCY STANDARDS TITLE 24.</p> <p>2. INSULATION AT ALL EXTERIOR WALLS, WALLS BETWEEN HOUSE AND GARAGE, WOOD FLOOR, FLOOR ABOVE GARAGE, AND CEILINGS SHALL BE (PER T24 CALCUS): FLOOR: R-19, WALLS: R-13 (PERFECTED FIBERGLASS BATT), CEILING (PLAT): R-30 FIBERGLASS BLOWN STAPLE CERTIFICATE ADJACENT TO OVERHEAD DOOR ON INTERIOR OF GARAGE.</p> <p>3. VENTILATION REQUIRED: ATTIC MINIMUM OF 1:500 OF ATTIC SPACE. PROVIDE A MINIMUM OF 50% AT ROOF WITH DORMER VENTS WITH THE BALANCE OF THE REQUIRED VENTING AT EAVES.</p> <p>4. SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 2% SLOPE ON PEROUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.</p> <p>5. FOUNDATION: SOIL UNDER SLAB AND FOOTINGS TO BE 90% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. FOUNDATIONS AND HOUSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 4" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.</p> <p>6. SILL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.</p> <p>7. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 24" D.F. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.</p> <p>8. PROVIDE SOLID BLOCKING AT ALL FURRED CEILINGS AND SOFFITS AT WALLS.</p> <p>9. AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSSES THAT ARE UNBRACED FOR MORE THAN 8'-0" PROVIDE A 2x4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2-1/8" EACH END.</p> <p>10. BOTTOM CHORD OF TRUSS TO BE BRACED AT 12" O.C. (MINIMUM).</p> <p>11. ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.</p> <p>12. POWER DRIVEN FASTENERS: 2X6 @ #200; 2X8 @ #200; 2X10 @ #200 AS MANUFACTURED BY "NLT"; SPACING: 16" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS.</p> <p>13. EXTERIOR FINISH TO BE HORIZONTAL SIDING AT 1st FLOOR AND SHINGLE SIDING AT THE 2nd FLOOR. SEE EXTERIOR ELEVATIONS.</p> <p>14. STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR #1/ CASING BEAD, MILCOR #66 EXTERIOR CORNER, MILCOR #1 EXP. JOINT, INTERIOR CORNER, MILCOR #60 EXP. JOINT.</p> <p>15. ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS.</p> <p>16. ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED, H-S, HORIZONTAL SLIDER, S-H-SINGLE HUNG, OHS-OBSCURE, FXD-FIXED, TEMP-TEMPERED, H/LF-RND-HALF ROUND.</p> <p>17. SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.</p> <p>18. EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE, ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS.</p> <p>19. PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED RAFTERS, AND WOOD TRIM.</p> <p>20. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.</p> <p>21. BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.</p>	<p>T-1 TITLE SHEET SHEET INDEX PROJECT DATA VICINITY MAP GENERAL NOTES</p> <p>A-1 SITE PLAN A-2 EXISTING FLOOR PLAN A-3 EXISTING ELEVATIONS A-4 PROPOSED FLOOR PLAN A-5 EXTERIOR ELEVATIONS A-6 EXTERIOR ELEVATIONS A-7 ROOF PLAN A-8 SECTIONS A-9 CORROPLAN FRAMING PLAN ELEVATIONS</p> <p>E-1 ELECTRICAL PLAN</p>																																																																																																						
	<p>SPECIAL INSPECTIONS</p> <p>ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY. RETROFIT HOLDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTIONS(S).</p>		<p>PROJECT DATA</p> <table><tr><td>PROJECT ADDRESS:</td><td>450 MONROE STREET</td></tr><tr><td>ASSESSOR PARCEL NUMBER:</td><td>269-410-02</td></tr><tr><td>CONSTRUCTION TYPE:</td><td>V-8 (NO FIRE SPRINKLERS) (DOES NOT EXIST IN MAIN RESIDENCE)</td></tr><tr><td>OCCUPANCY TYPE:</td><td>R-3U</td></tr><tr><td>LOT SIZE:</td><td>7,625 S.F.</td></tr><tr><td>EXISTING HOUSE:</td><td>1,310 S.F.</td></tr><tr><td>PROPOSED ADDITION:</td><td>528.42 S.F.</td></tr><tr><td>PROPOSED EXISTING BASEMENT CONVERSION:</td><td>566.4 S.F.</td></tr><tr><td>HABITABLE FLOOR AREA (CONDITIONED):</td><td></td></tr><tr><td>EXISTING</td><td>CHANGE IN</td><td>TOTAL</td></tr><tr><td>MAIN RESIDENCE</td><td></td><td></td></tr><tr><td>1ST FLOOR</td><td>528.42 S.F.</td><td>528.42 S.F.</td></tr><tr><td>EXISTING BASEMENT CONVERSION</td><td>566.4 S.F.</td><td>566.4 S.F.</td></tr><tr><td>TOTAL MAIN RESIDENCE</td><td>1,094.82 S.F.</td><td>2,404.82 S.F.</td></tr><tr><td>ACCESSORY DWELLING</td><td></td><td></td></tr><tr><td>1ST FLOOR</td><td>337 S.F.</td><td>0 S.F.</td></tr><tr><td>2ND FLOOR</td><td>460 S.F.</td><td>0 S.F.</td></tr><tr><td>TOTAL ACCESSORY DWELLING</td><td>797 S.F.</td><td>0 S.F.</td></tr><tr><td>NON-HABITABLE FLOOR AREA (UNCONDITIONED):</td><td></td><td></td></tr><tr><td>EXISTING</td><td>CHANGE IN</td><td>TOTAL PROPOSED</td></tr><tr><td>BASEMENT STORAGE</td><td>566.4 S.F.</td><td>566.4 S.F.</td></tr><tr><td>DETACHED 1 CAR GARAGE</td><td>311 S.F.</td><td>0 S.F.</td></tr><tr><td>DETACHED STORAGE SHEDS</td><td>170 S.F.</td><td>79.06 S.F.</td></tr><tr><td>CARPOR</td><td>0 S.F.</td><td>200 S.F.</td></tr><tr><td>WATER HEATER CLOSET</td><td>26 S.F.</td><td>26 S.F.</td></tr><tr><td>TOTAL</td><td>1,074.4 S.F.</td><td>871.46 S.F.</td></tr><tr><td>COVERED PORCHES & DECKS</td><td></td><td></td></tr><tr><td>EXISTING</td><td>CHANGE IN</td><td>TOTAL PROPOSED</td></tr><tr><td>FRONT ENTRY PORCH</td><td>102 S.F.</td><td>0 S.F.</td></tr><tr><td>FRONT SIDE PORCH</td><td>63 S.F.</td><td>63 S.F.</td></tr><tr><td>REAR COVERED PATIO</td><td>80 S.F.</td><td>123.42 S.F.</td></tr><tr><td>WOOD DECK > 30" ABOVE GRADE</td><td>402 S.F.</td><td>0 S.F.</td></tr><tr><td>TOTAL</td><td>647 S.F.</td><td>525.42 S.F.</td></tr><tr><td>LOT COVERED:</td><td></td><td></td></tr><tr><td>EXISTING</td><td>CHANGE IN</td><td>ALLOWED</td></tr><tr><td>2,133 S.F.</td><td>2,964.18 S.F.</td><td>3,090 S.F.</td></tr><tr><td>(28.2%)</td><td>(39.1%)</td><td>(40%)</td></tr></table> <p>SCOPE OF WORK: CONSTRUCT A NEW ADDITION ADJACENT TO THE EXISTING KITCHEN WITH A FAMILY ROOM, BEDROOM, BATH, LAUNDRY, COVERED PATIO AND CONVERTING EXISTING UNCONDITIONED BASEMENT INTO GAME ROOM FOR THE KIDS WITH BATH, PROVIDE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL AS NECESSARY AND SHOWN ON PLANS.</p> <p>PROPOSED ADDITION IS DESIGNED TO FLOW WITH THE EXISTING HISTORICAL HOME, WITH THE UNDERSTANDING THAT THE CITY OF SANTA CLARA HISTORICAL LANDMARKS COMMISSION WOULD LIKE IT TO NOT MATCH PERFECTLY IN THE INTERESTS OF PRESERVING A DELINEATION OF THE ORIGINAL HOME FROM THIS PROPOSED ADDITION. ALL DOORS, BOARDS AND SIDING ARE IN REUSABLE CONDITION TO BE SALVAGED AND STORED IN EXISTING HISTORICAL SHED ON SITE FOR FUTURE USE, MAINTENANCE & REPAIR NEEDS.</p>	PROJECT ADDRESS:	450 MONROE STREET	ASSESSOR PARCEL NUMBER:	269-410-02	CONSTRUCTION TYPE:	V-8 (NO FIRE SPRINKLERS) (DOES NOT EXIST IN MAIN RESIDENCE)	OCCUPANCY TYPE:	R-3U	LOT SIZE:	7,625 S.F.	EXISTING HOUSE:	1,310 S.F.	PROPOSED ADDITION:	528.42 S.F.	PROPOSED EXISTING BASEMENT CONVERSION:	566.4 S.F.	HABITABLE FLOOR AREA (CONDITIONED):		EXISTING	CHANGE IN	TOTAL	MAIN RESIDENCE			1ST FLOOR	528.42 S.F.	528.42 S.F.	EXISTING BASEMENT CONVERSION	566.4 S.F.	566.4 S.F.	TOTAL MAIN RESIDENCE	1,094.82 S.F.	2,404.82 S.F.	ACCESSORY DWELLING			1ST FLOOR	337 S.F.	0 S.F.	2ND FLOOR	460 S.F.	0 S.F.	TOTAL ACCESSORY DWELLING	797 S.F.	0 S.F.	NON-HABITABLE FLOOR AREA (UNCONDITIONED):			EXISTING	CHANGE IN	TOTAL PROPOSED	BASEMENT STORAGE	566.4 S.F.	566.4 S.F.	DETACHED 1 CAR GARAGE	311 S.F.	0 S.F.	DETACHED STORAGE SHEDS	170 S.F.	79.06 S.F.	CARPOR	0 S.F.	200 S.F.	WATER HEATER CLOSET	26 S.F.	26 S.F.	TOTAL	1,074.4 S.F.	871.46 S.F.	COVERED PORCHES & DECKS			EXISTING	CHANGE IN	TOTAL PROPOSED	FRONT ENTRY PORCH	102 S.F.	0 S.F.	FRONT SIDE PORCH	63 S.F.	63 S.F.	REAR COVERED PATIO	80 S.F.	123.42 S.F.	WOOD DECK > 30" ABOVE GRADE	402 S.F.	0 S.F.	TOTAL	647 S.F.	525.42 S.F.	LOT COVERED:			EXISTING	CHANGE IN	ALLOWED	2,133 S.F.	2,964.18 S.F.	3,090 S.F.	(28.2%)	(39.1%)	(40%)
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Date: 04/19/2021

Drawn By: AGJ

Revisions:

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TITLE SHEET
SHEET INDEX
PROJECT DATA
VICINITY MAP
GENERAL
NOTES

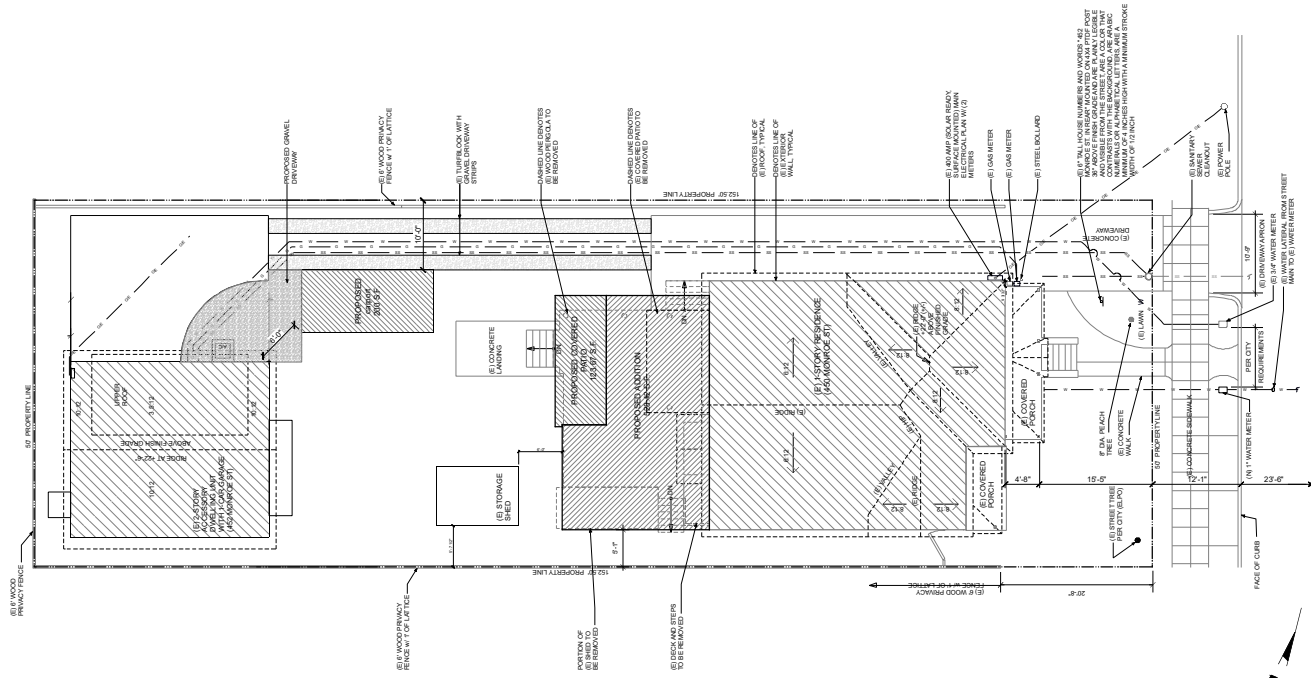
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2118

Sheet No:

T-1

1 of 12



WARREN DESIGN

STEVE CAMPBELL, A/E - CAMPBELL, CA 95008 P: 925.689.2800

ESBER RESIDENCE

ADDITION / REMODEL

450 MONROE STREET

SANTA CLARA CALIFORNIA

Date: 04/19/2021

Drawn By: AGJ

Revisions:

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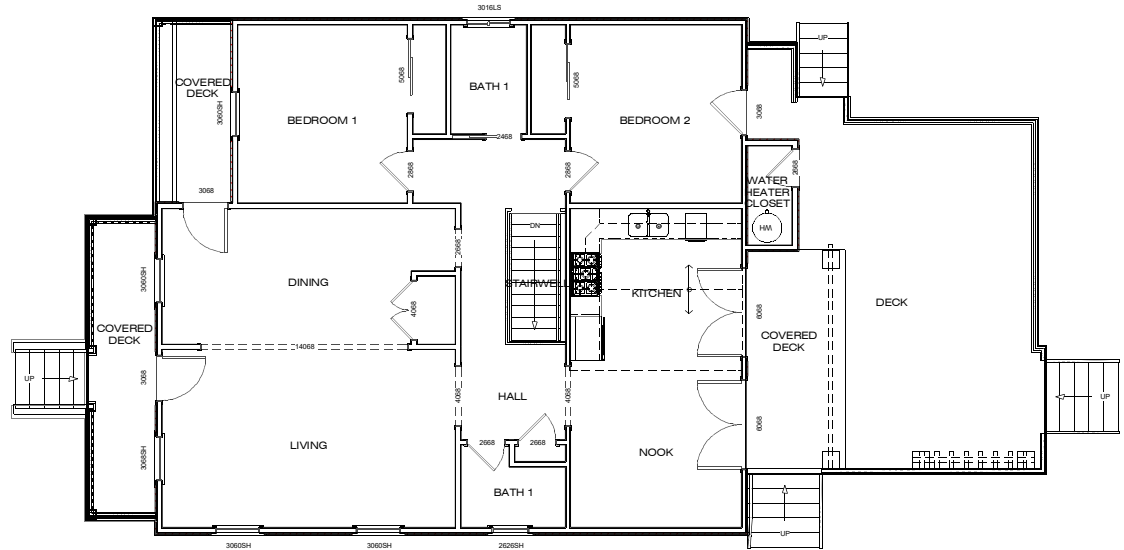
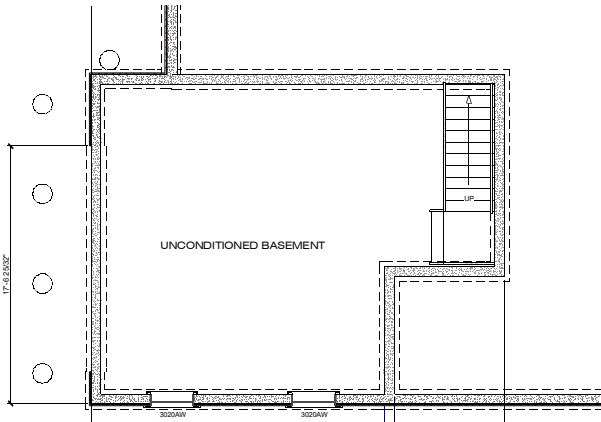
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SITE PLAN

Project No: 2118

Sheet No: A-1

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ALL DOORS, BOARDS AND SIDING ARE IN REUSABLE CONDITION TO BE SALVAGED AND STORED IN EXISTING HISTORICAL SHED ON SITE FOR FUTURE USE, MAINTENANCE & REPAIR NEEDS.

WARREN DESIGN
STEVE CAMPBELL A/E CAMPBELL CA 95008 P: 950.689.2700

ESBER RESIDENCE
ADDITION / REMODEL
450 MONROE STREET
SANTA CLARA CALIFORNIA

Date: 04/19/2021
Drawn By: AGJ

Revisions:



EXISTING
FLOOR PLAN

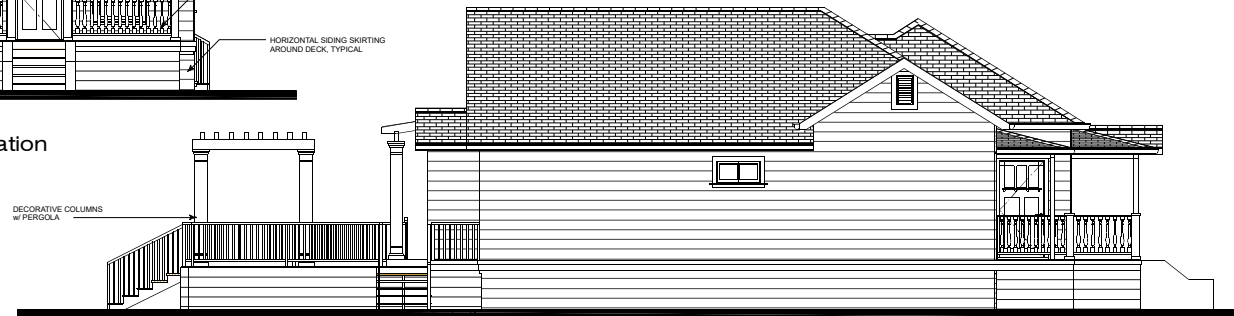
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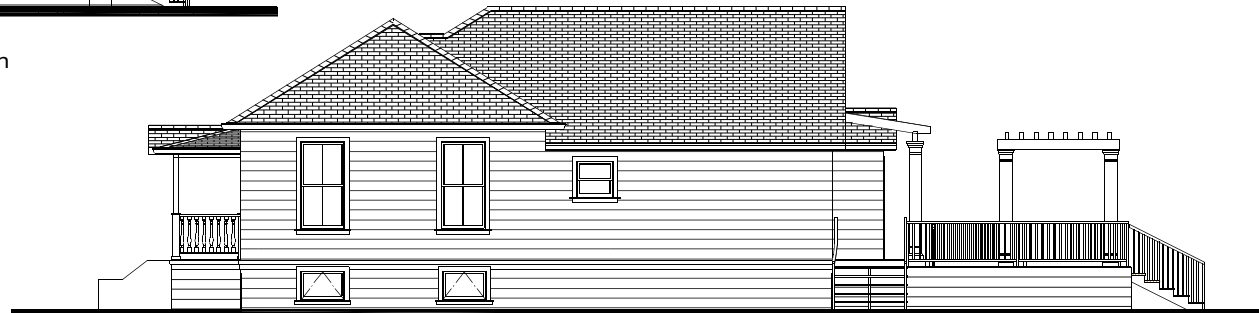
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

ALL DOORS, BOARDS AND SIDING ARE IN REUSABLE CONDITION TO BE SALVAGED AND STORED IN EXISTING HISTORICAL SHED ON SITE FOR FUTURE USE, MAINTENANCE & REPAIR NEEDS.

WARREN DESIGN
STEVE CAMPBELL A/E CAMPBELL CA 95068 P: 950.699.2800

ESBER RESIDENCE
ADDITION / REMODEL
450 MONROE STREET
SANTA CLARA CALIFORNIA

Date: 04/19/2021
Drawn By: AGJ

Revisions:
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EXISTING
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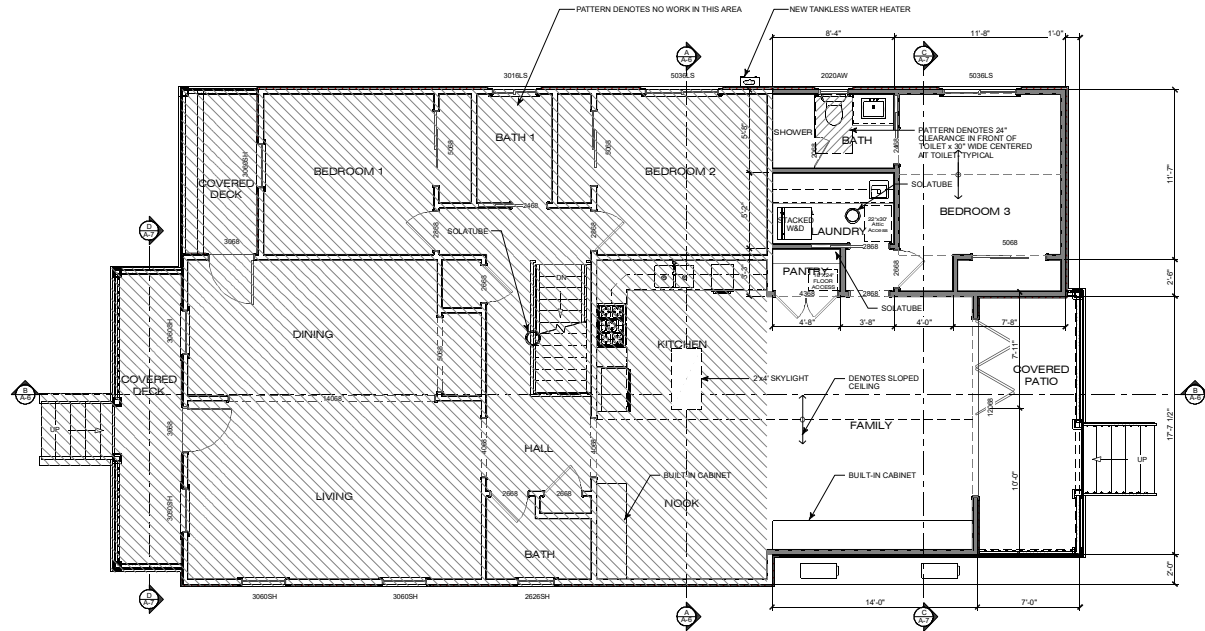
Project No: 2118

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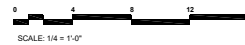
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GENERAL NOTES:

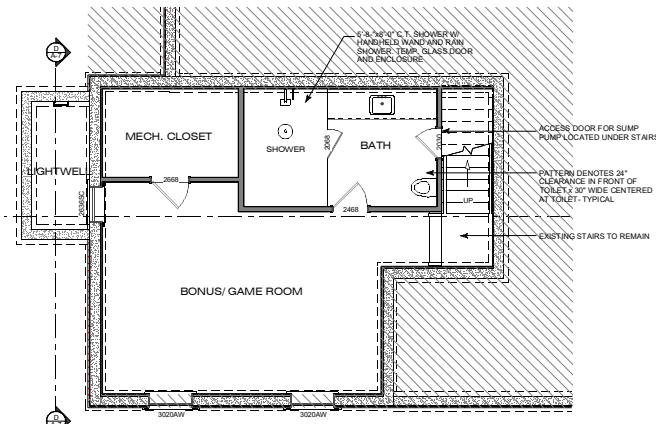
1. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.N.C.)
2. ALL EXTERIOR HEADERS SHALL BE AT LEAST 134" TYP.
3. ALL EXTERIOR DOORS SHALL BE AT LEAST 134" TYP.
4. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED
5. BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH SILL & MIN. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 FEET
6. SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLAYMENT TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES
7. PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.P.C.
8. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAUNDRY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI
9. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
10. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES
11. WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F.
12. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
13. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
14. INSTALL PRE-FAB MET. FIREPLACES PER MFG'S SPECS. PROVIDE I.C.C. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION
15. PROVIDE FIRE-STOPPS IN OPENINGS OF DOOR & CEILING OF ALL FIREPLACES
16. PROVIDE A.C.D.C. SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA. ALL DETECTORS TO BE INTERCONNECTED TYPICAL
17. LANDINGS NO MORE THAN 7.75' LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 112" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0" DEEP MIN.
18. ALL OYSPUM BOARD TO 58" TYP. U.N.C.
19. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9
20. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CIBC SECTION 117)
21. THE FIRST 5' OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2" (150/102) C.E.C.
22. VENTING FOR ISLAND FEATURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 508 OF THE 2019 CALIFORNIA PLUMBING CODE.



Floor Plan



WALL SCHEDULE	
	2X4 NEW EXTERIOR
	2X4 EXTERIOR EXISTING
	2X4 INTERIOR EXISTING
	2X4 NEW INTERIOR
	1" CONCRETE 2" INT. WALL EXT SIDING
	1" CONCRETE 2" INT. WALL
	1" CONCRETE EXT SIDING



Basement Plan

WARREN DESIGN

STEVE CAMPBELL A/E CAMPBELL CA 80065 P: 650.699.2800

ESBER RESIDENCE

ADDITION / REMODEL

450 MONROE STREET

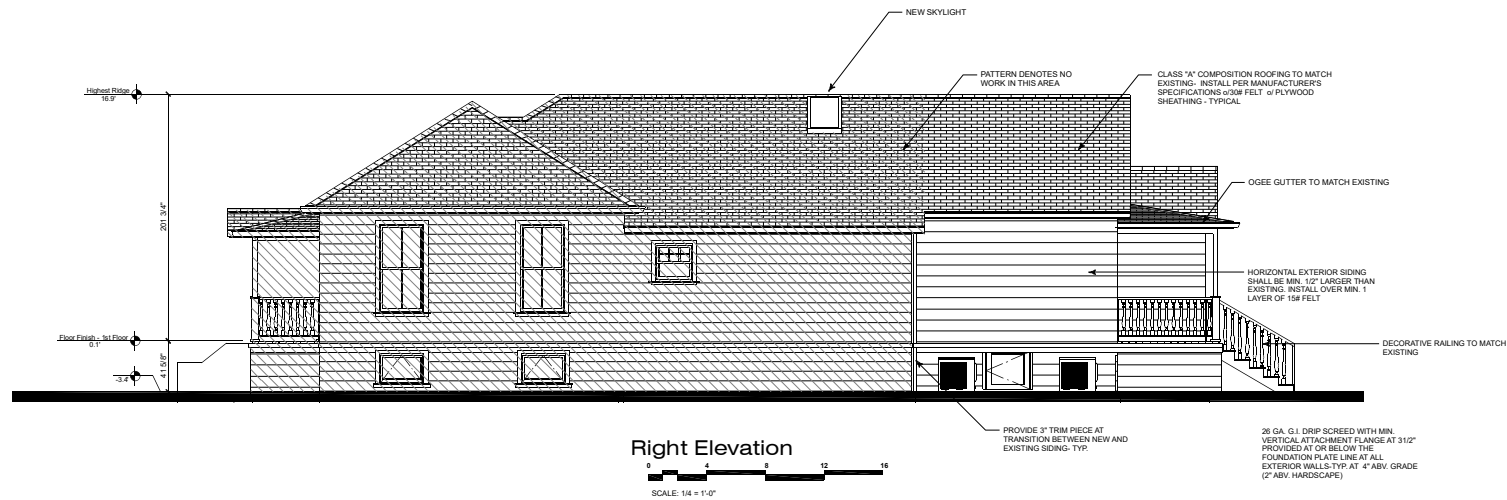
SANTA CLARA

CALIFORNIA

Date: 04/19/2021
 Drawn By: AGJ
 Revisions:
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PROPOSED FLOOR PLAN

Project No: 2118
 Sheet No: A-4



Rear Elevation

WARREN DESIGN

STEVE CAMPBELL A/E CAMPBELL CA 95068 P: 950.689.2800

ESBER RESIDENCE
ADDITION / REMODEL
450 MONROE STREET
SANTA CLARA CALIFORNIA

Date: 04/19/2021
Drawn By: AGJ

Revisions:

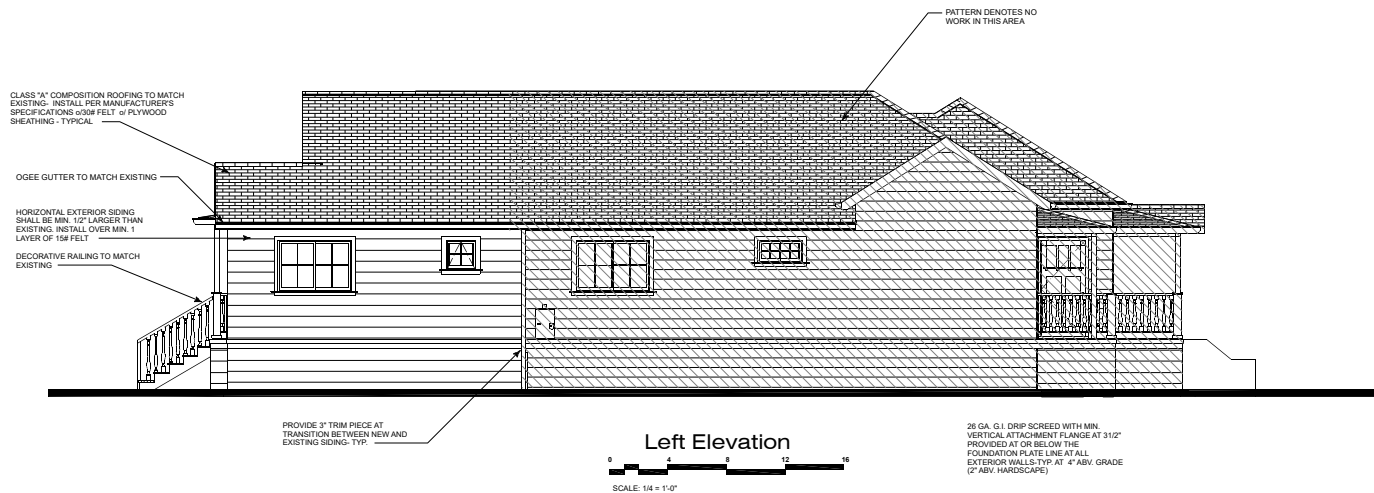
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EXTERIOR
ELEVATIONS

Project No:
2118

Sheet No:
A-5

6 of 12



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SANTA CLARA CALIFORNIA

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Drawn By: AGJ

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EXTERIOR
ELEVATIONS

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2118

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ROOF PLAN NOTES:

ARROWS INDICATE DIRECTION OF ROOF SLOPE.
OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.O.).
PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL.
INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
INSTALL "ODGE" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.
PROVIDE CONCRETE SPRAIN BLOCKS AT DOWNSPOUT LOCATIONS FOR
DRAINAGE AWAY FROM STRUCTURE - TYPICAL.
ALL MATERIALS BELOW RFE SHALL BE RESISTANT TO FLOOD DAMAGE.

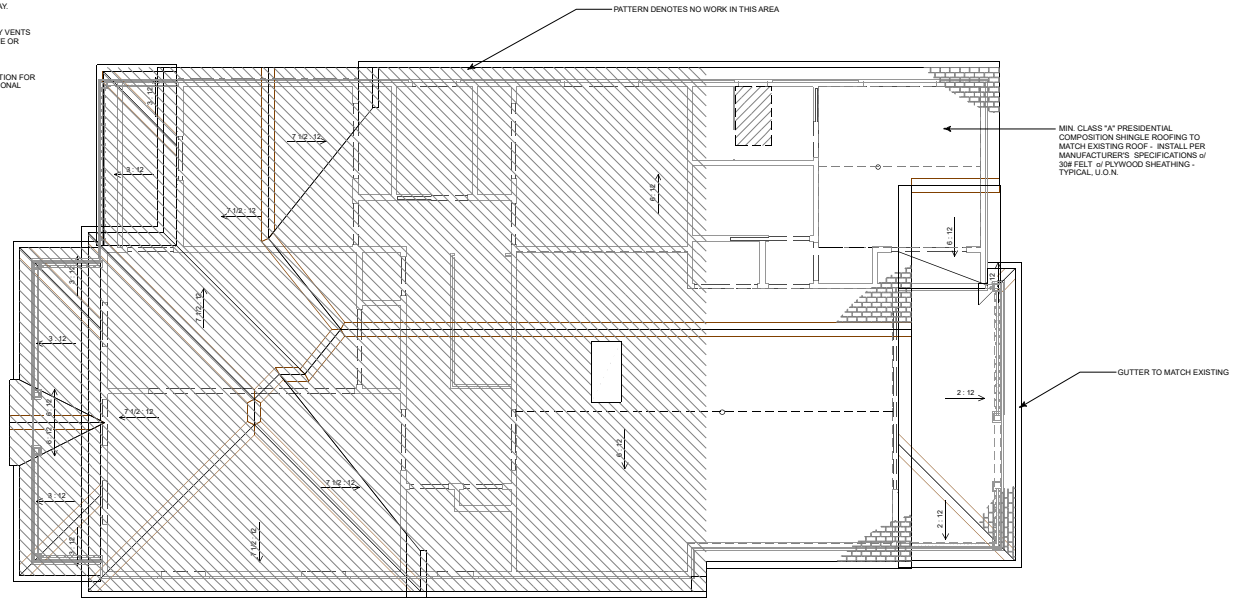
ATTIC VENTILATION:

2,434.89 S.F. OF ATTIC SPACE / 300 = 7.4 S.F.
8.12 S.F. x 144 SQ. INCHES = 1,169.28 SQ. INCHES REQ'D
1,169.28 SQ. INCHES / 2 = 584.64 SQ. INCHES

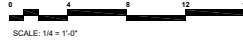
584.64 SQ. INCHES REQ'D / 72 SQ. INCHES = 8.12 S.F. OF CHAGIN FLAT ROOF VENTS.
PROVIDE (8) 2" DIA. HOLES AT FREEZE BLDG (8 SQ. INCHES OF VENTING PER BLOCK)
584.64 SQ. INCHES REQ'D / 9 SQ. INCHES = 65 FREEZE BLOCKS REQUIRED.
PROVIDE VENTING BLOCKS SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

NOTE:
AT LEAST 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS
LOCATED NOT MORE THAN 3' BELOW THE RIDGE AND THE REMAINING VENTS LOCATED AT THE EAVE OR
CORNICHE PER C.R.C.

FOUNDATION VENTILATION:
8"X16" SIMPSON G.I. FOUNDATION VENTS TO BE EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR
CROSS VENTILATION REQUIREMENTS. WHERE EXISTING VENTILATION ARE COVERED UP PROVIDE ADDITIONAL
VENTS AS NECESSARY. VENTS SHALL NOT BE LOCATED AT SHEARWALLS
2,261.26 S.F. / 150 S.F. = 14 S.F.
8"X16" = 72 S.F.
15.0 S.F. / 72 = 21 VENTS MIN. REQ'D



Roof Plan



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ADDITION / REMODEL
450 MONROE STREET
SANTA CLARA, CALIFORNIA

Date: 04/19/2021
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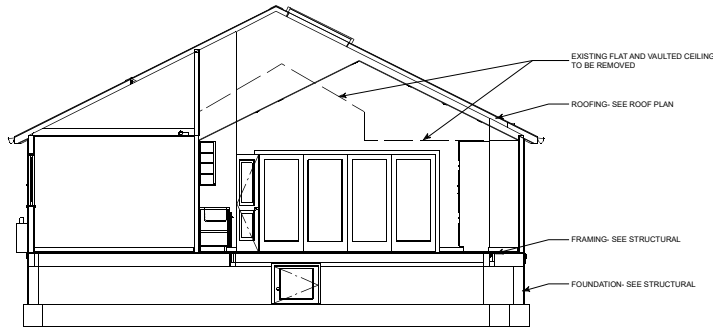


ROOF PLAN

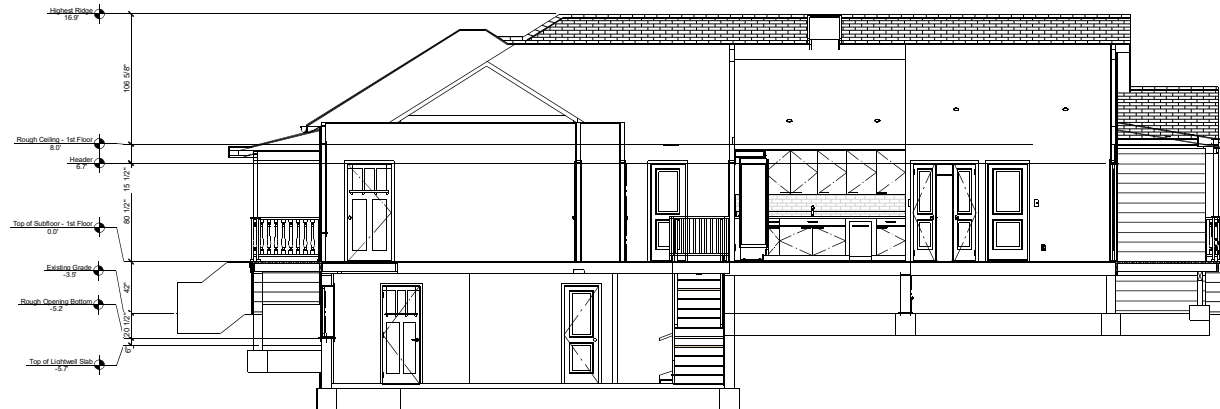
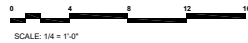
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2118

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Section A-A



Section B-B

GENERAL NOTES:

1. ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.
2. FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC:
 - 2.a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
 - 2.b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - 2.c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - 2.d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 - 2.e. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

INSULATION REQUIREMENTS:

- WALL INSULATION: R-21
FLOOR INSULATION: R-19
ATTIC INSULATION: R-38

PROVIDE RADIANT BARRIER AT UNDERSIDE OF ROOF AND GABLE END WALLS PER TITLE-24

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450 MONROE STREET
SANTA CLARA
CALIFORNIA

Date: 04/19/2021

Drawn By: AGJ

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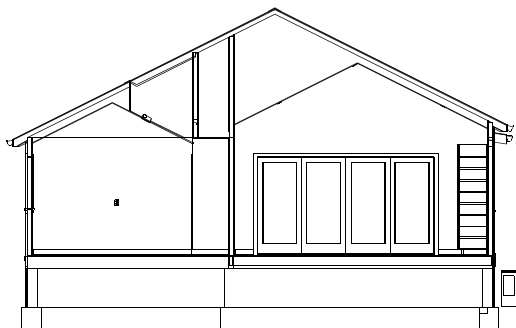
SECTIONS

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Section C-C



Section D-D

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79 E. CAMPBELL, A/E. CAMPBELL, CA 95008 P. 650.469.3780

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ADDITION / REMODEL
450 MONROE STREET
SANTA CLARA CA

Date: 04/19/2021

Drawn By: ACJ

Revisions:



SECTIONS

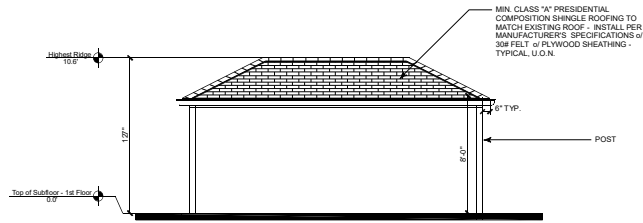
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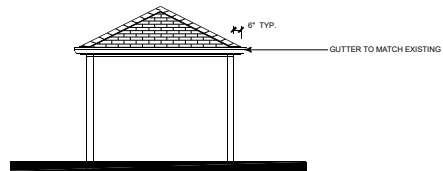
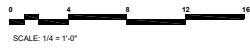
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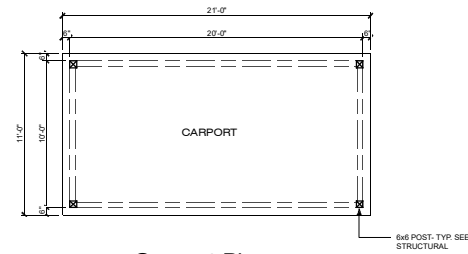
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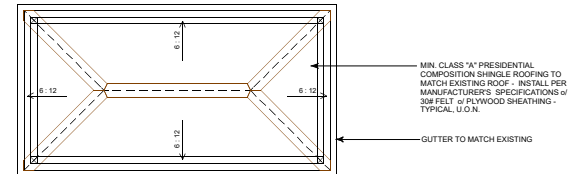
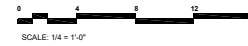
Front Elevation (Rear Similar)



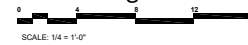
Left Elevation (Right Similar)



Carport Plan



Framing Plan



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ADDITION / REMODEL
450 MONROE STREET
SANTA CLARA CALIFORNIA

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CARPORT
PLAN
ELEVATIONS
FRAMING PLAN

Project No:
2118
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ELECTRICAL - DATA - AUDIO LEGEND

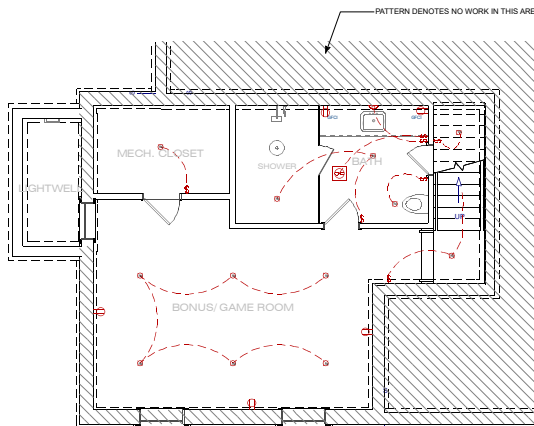
SYMBOL	DESCRIPTION	
	Ceiling Fan	Switches: Dimmer, Timer
	Ventilation Fans: Ceiling Mounted, Wall Mounted	Audio Video: Control Panel, Switch
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage	Speakers: Ceiling Mounted, Wall Mounted
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Chandelier Light Fixture	Telephone Jack
	LED Light Fixture	Carbon Monoxide Alarm: Ceiling Mounted, Wall Mounted
	110V Receptacles: Duplex, Weather Proof, GFCI	Gas
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way	Door Chime, Door Bell Button
		Smoke Alarm: Ceiling Mounted, Wall Mounted
		Electrical Breaker Panel

MECHANICAL GENERAL NOTES:

1. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (BATH FANS, DOMESTIC RANGE VENT, ETC.) SHALL BE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING (CMC 504.5).
2. THE DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED 14'-0" MIN. OF 4" DIAMETER WITH A BACKDRAFT DAMPER TO BE METAL OR MOISTURE RATED PVC WITH A SMOOTH INTERIOR SURFACE WITHOUT SCREWS. DUCT SHALL TERMINATE AT LEAST 3'-0" FROM OPENINGS INTO THE BUILDING.
3. MECHANICAL CONTRACTOR TO INSTALL A COMPLETE & OPERATING HEAT SYSTEM TO MEET ALL APPLICABLE CODE REQUIREMENTS.
4. MECHANICAL CONTRACTOR SHALL DETERMINE LOCATIONS OF THERMOSTATS & COLD AIR RETURNS.
5. PROVIDE COMBUSTION AIR FOR FUEL-BURNING EQUIPMENT PER C.M.C.
6. ALL VENT TERMINATIONS MUST BE 4' AWAY HORIZONTAL AND VERTICAL FROM ANY DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO ANY BUILDING. THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.2)
7. BATHROOM REQUIRE 50 CFM MINIMUM HUMIDITY CONTROLLED EXHAUST FANS (BY FAN OR SWITCH) PER 8405.8 AND BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
8. THE VENT TERMINAL OF A DIRECT-VENT APPLIANCE WITH AN INPUT OF 10,000 BTU/H OR LESS SHALL BE LOCATED AT LEAST 6" FROM ANY AIR OPENING INTO A BUILDING, AND SUCH AN APPLIANCE WITH AN INPUT OVER 10,000 BTU/H BUT NOT OVER 50,000 BTU/H SHALL BE INSTALLED WITH A 6" OF VENT TERMINATION CLEARANCE, AND AN APPLIANCE WITH AN INPUT OVER 50,000 BTU/H SHALL HAVE AT LEAST A 12" OF VENT TERMINATION CLEARANCE. THE BOTTOM OF THE VENT TERMINAL AND THE AIR INTAKE SHALL BE LOCATED AT LEAST 12" ABOVE GRADE. (CMC 802.8.3)
9. KITCHEN HOOD VENT TO HAVE DAMPER AND BE DUCTED TO THE EXTERIOR WITH SMOOTH WALL SHEET METAL PER MANUFACTURER'S INSTALLATION REQUIREMENTS. EXHAUST FAN MUST PROVIDE A MINIMUM OF 100 CFM.
10. THE SCOPE OF THIS PROJECT TRIGGERS THE REQUIREMENTS FOR A MERS HVAC TESTING.
11. HEATING VENTILATION AND AIR CONDITIONING SYSTEM SHALL HAVE MERV 13 FILTERS OR BETTER. CEC 150.0(m)(5).

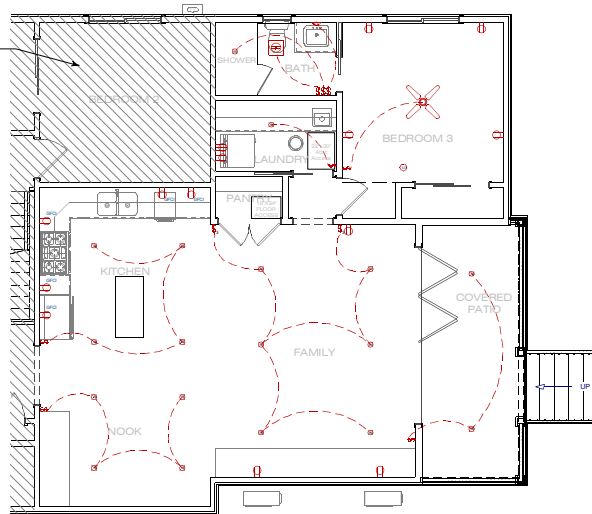
ELECTRICAL GENERAL NOTES:

1. PROVIDE AT LEAST (1) 20-AMP BRANCH CIRCUIT FOR BATHROOM & LAUNDRY ROOM OUTLETS WITH NO ADDITIONAL LIGHTS, OUTLETS, FANS, ETC. CONNECTED PER CEC.
2. PROVIDE (2) OR MORE 20-AMP BRANCH CIRCUITS EVENLY PROPORTIONED IN THE KITCHEN AREAS PER CEC 220.4(B) & 210.5(B)(2).
3. ARC-FAULT (AF) ARE REQUIRED IN FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENIS, BEDROOMS, SUN ROOMS, REC. ROOMS, CLOSETS, AND HALLWAYS AND LIGHTING. GROUND FAULT (GFCI) ARE REQUIRED AT BATH ROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWL SPACES, DISHWASHERS, AND DISPOSALS. COMBINATION (ARC/GFCI) ARE REQUIRED IN KITCHENS, AND LAUNDRY AREAS. 2019 CEC 210.8 & 210.12
4. ALL RECESSED INCANDESCENT FIXTURES SHALL BE LABELED AS BEING CERTIFIED TO HAVE A LEAKAGE RATING OF LESS THAN 2.0 AT 70 PAISCAL.
5. PROVIDE GFI PROTECTION FOR ALL WEATHERPROOF RECEPTACLE OUTLETS PER CEC 210.32.
6. ALL MULTIWIRE BRANCH CIRCUITS, (DISHWASHER & GARAGE DISPOSAL CIRCUITS) WILL DISCONNECT SIMULTANEOUSLY ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. 2019 CEC 210.4
7. PROVIDE A DEDICATED CIRCUIT FOR THE FURNACE. 2019 CEC 422.12
8. BRANCH CIRCUITS FOR LIGHTING & APPLIANCES, INCLUDING MOTOR-OPERATED APPLIANCES, SHALL BE PROVIDED TO SUPPLY THE LOADS CALCULATED IN ACCORDANCE WITH 2019 CEC ARTICLE 220.10 IN ADDITION, BRANCH CIRCUITS SHALL BE PROVIDED FOR SPECIFIC LOADS NOT COVERED BY 220.10 WHERE REQUIRED ELSEWHERE IN THIS CODE & FOR DWELLING UNIT LOADS AS SPECIFIED FOR 2019 CEC ARTICLE 210.11. (C) BRANCH CIRCUITS REQUIRED.
9. THE NUMBER OF BRANCH CIRCUITS SHALL BE DETERMINED FROM THE TOTAL CALCULATED LOAD & THE SIZE OF RATING OF THE CIRCUITS USED. IN ALL INSTALLATIONS, THE NUMBER OF CIRCUITS SHALL BE SUFFICIENT TO SUPPLY THE LOAD SERVED. IN NO CASE SHALL THE LOAD ON ANY CIRCUIT EXCEED THE MAX. SPECIFIED BY 2019 CEC ARTICLE 220.18 NUMBER OF BRANCH CIRCUITS.
10. PROVIDE A DEDICATED 20-AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTABLES, LIGHTS, FANS, ETC. (EXCEPTION - WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED) CEC 210.11(C)(3) AND 210.52.
11. ELECTRICAL LIGHTING & MECHANICAL DEVICES SHOWN ON DRAWINGS INDICATES ARCHITECTURAL DESIGN INTENT ONLY. ELECTRICAL & MECHANICAL SUBCONTRACTOR TO MEET WITH OWNER FOR FINAL APPROVAL AND/OR REVISIONS.
12. SEE OWNER FOR LOW VOLTAGE SWITCHING.
13. VERIFY PHONE & T.V. JACK LOCATIONS WITH OWNER PRIOR TO INSTALLATION - TYPICAL SPECIFICATIONS.
14. ALL ELECTRICAL FIXTURES & APPLIANCES MAKE AND MODEL PER OWNERS SPECIFICATIONS.
15. ALL DUPLEX RECEPTABLES SHALL BE LISTED "TAMPER-RESISTANT RECEPTABLES".
16. LIGHTS IN CLOSETS MUST HAVE AN ENCLOSED BULB TYPICAL.
17. LIGHTS OVER SHOWER AND TUBS MUST BE LABELED "SUITABLE FOR DAMP LOCATIONS" PER CEC.
18. PROVIDE ACID SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ALL SMOKE DETECTORS TO BE 110V INTERCONNECTED AND BE WIRED TO THE HOUSE PRIMARY WIRING AND SHALL ALSO HAVE BATTERY BACKUP (TYPICAL). SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE RESIDENCE PER CEC. APPROVED COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL INCLUDING BASEMENTS IN DWELLING UNITS THAT HAVE FUEL-FIRED APPLIANCES OR ATTACHED GARAGES. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AND ALARMS SHALL BE INTERCONNECTED.
19. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM TWO (2) FOR SMALL KITCHEN APPLIANCES PER CEC.
20. PROVIDE SEPARATE 20 AMP CIRCUIT MINIMUM ONE (1) FOR LAUNDRY APPLIANCES PER CEC.
21. ALL RECESSED FIXTURES IN CEILINGS THAT ARE REQUIRED TO BE INSULATED MUST BE I.C. TYPE FIXTURES.
22. ALL NEWLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY COMPLIANT TO TABLE 150A CEC, INCLUDING SCREW-BASED WHICH MUST CONTAIN ALL COMPLIANT LAMPS. ALL COMPLIANT LIGHT SOURCES IN CEILING RECESSED DOWNLIGHTS AND LED'S ARE TO BE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
23. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTS.
24. AT LEAST ONE FIXTURE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM(AREAS) MUST BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION) CEC 150.0(m)(2).
25. NEW OUTDOOR LIGHTING MUST BE HIGH EFFICACY AND INCLUDE A MANUAL ON/OFF SWITCH AS WELL AS ONE OF THE FOLLOWING: PHOTOCONTROL AND MOTION SENSOR PER ENERGY 110.9.
26. EXTERIOR LIGHTS SHALL BE CONTROLLED BY PHOTOCELL AND MOTION PER ENERGY 110.9.
27. UNDER CABINET LIGHTING SHALL BE CONTROLLED BY SEPARATE SWITCHING.



Basement Electrical Plan

SCALE: 1/4" = 1'-0"



Electrical Plan

SCALE: 1/4" = 1'-0"

1. PLUMBING GENERAL NOTES:

1. PROVIDE AN ACCESSIBLE SHUTOFF VALVE INSTALLED IN THE FUEL-SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERE TO. AN APPLIANCE FUEL CONNECTOR SHALL NOT BE CONCEALED WITHIN OR EXTEND THROUGH A WALL, FLOOR, OR PARTITION AND SHALL NOT EXTEND THROUGH THE APPLIANCE HOUSING OR CASING 2019 CMC 1312.3
2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (i.e. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2019 CPC 609.10
3. IN ADDITION TO PRIMARY CONDENSATE DRAINS, WHEN COOLING COILS ARE LOCATED IN AN ATTIC, A SECONDARY OR OVERFLOW SHALL BE PROVIDED. THE REQUIRED OVERFLOW LINE SHALL BE SEPARATE FROM THE PRIMARY AND SHALL TERMINATE WHERE IT IS READILY OBSERVABLE (i.e. ABOVE WINDOWS OR DOORS). CMC 310.2
4. ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
5. PROVIDE DBL. SEISMIC STRAPPING AT ALL WATER HEATERS
6. PLUMBING CONTRACTOR SHALL PROVIDE T & P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR, C.B.C.
7. IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC.
8. NO UNDESIRED DOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR, OR DRAIN HOLE PER CPC.
9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM OF THE GAS LINE INDICATING THE DISTANCE FROM THE METER TO EACH GAS-FIRED APPLIANCE. HE SHALL INCLUDE THE SIZE OF THE GAS PIPE TO EACH APPLIANCE, GAS PIPE SIZING TO BE PER TABLE 15-8 2019 CPC 1271. DIAGRAM SHALL BE PROVIDED AT TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL AT CONTRACTOR'S RISK.
10. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL, BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 408.3)
11. EXTERIOR WATER HEATER PIPING SHALL BE INSULATED AND WRAPPED TIGHTLY WITH A UV RESISTANT TAP (150 CEC).
12. DISHWASHER SHALL BE FITTED WITH AN AIR GAP OR A HIGH LOOP IF THE MANUFACTURER'S INSTALLATION GUIDELINES ALLOW.
13. ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.
14. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAUNDRY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 80 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
15. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
16. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED.
17. AIR DUCTS IN GARAGE THAT PASS THRU LIVING/GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER.
18. THE FIRST 6'-0" OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (75%) THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150)(2) CEC).

FIXTURE	IF THE WATER USAGE EXCEEDS	IT MUST BE REPLACED WITH
WATER CLOSET	1.6 GAL / FLUSH	1.28 GAL / FLUSH
SHOWER HEAD	2.5 GAL / MINUTE	1.8 GAL / MINUTE
LAUNDRY FAUCET	2.2 GAL / MINUTE	1.2 GAL / MINUTE
KITCHEN FAUCET	2.2 GAL / MINUTE	1.8 GAL / MINUTE

15. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
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FLOOR PLAN

ASHRAE Standard 62.2 Equation 4.1a)
The whole-building exhaust shall provide a minimum ventilation rate according to Equation 4.1a below:
$$V_{\text{min}} = 0.01A + 7.5(N+1) \quad Q = 0.01(2499 \text{ ft}^2) + 7.5(4+1) = 25 + 55.5 = 80.5 \text{ cfm}$$

Where:
 Q_{min} = fan flow rate
 A = conditioned floor area, ft²
 N = number of bedrooms, not to be less than one

WHOLE-BUILDING VENTILATION RATE SUMMARY

CONTINUOUS FAN FLOW (cfm) = 62.5

USE THE FAN FLOW RATE FROM THIS SUMMARY FOR THE SELECTION OF THE WHOLE BUILDING VENTILATION FAN AND FOR THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM FROM TABLE 7.1

DUCT SIZE = 8"

MAXIMUM ALLOWABLE DUCT LENGTH (ft) = 70'

WARREN DESIGN

STEVE CAMPBELL, AIA, LEED AP, CANNELL, CA 90605 P: 650.699.2870

W

ESBER RESIDENCE

ADDITION / REMODEL

450 MONROE STREET

SANTA CLARA

Date: 04/19/2021

Drawn By: AGJ

Revisions:

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ELECTRICAL PLAN

Project No:

2118

Sheet No:

E-1

12 of 12

10/17/2021

Historical & Landmarks Commission
November 4th, 2021 Docket

RE: 450 Monroe St.

Subject: Home Addition

Hi! We are Paul and Laura Esber – very proud owners of our historical home at 450 Monroe Street built in 1895. We absolutely love the home and the Old Quad area. We are seeking to add space to the home to allow for our growing family while subsequently continuing to help preserve the history of this home and area.

Some of you on this committee may know us from the ADU we recently built in our backyard (2019). If so, you'll recall we worked with this committee to come up with a plan that was able to preserve the historic charm of this home. We set it directly behind the house (even though the driveway would have made for a nice straight shot), just so we could avoid it being seen and preserve the historical view from the street. We made sure to preserve as much of the historical items in the yard, including the historical shed. We also designed it as a 1.5 story structure just so we could match the roof height & pitch of our main house to make sure this didn't seem like an afterthought.

We're continuing to apply this preservation mindset to our historical home addition, which was particularly difficult having a narrow non-standard R1-6L lot. Despite this, we intentionally inset the extension along the driveway by 2 feet from the side of house to clearly delineate where this addition took place, and more importantly, to preserve the same look from the street, looking down the driveway.

We have spoken with our contractor, Tim Clay (he works on a lot of historical properties in the area) and we will be saving all siding, doors, etc. that are in reusable condition. In fact, we're even repurposing the exterior doors as some of our interior doors! To bring back even more of the character & charm of this beautiful historical home, we will be restoring the original hardwood floors that were previously carpeted over. We've made sure there are absolutely no changes to any elevations. The basement is already existing and we are not changing any structure, just making it habitable. The new roof is an extension of the existing roof line and all existing grades and finished floors are being matched.

Furthermore, we're not just adding on to the home, we're also entirely giving the house a tune up - restoring damaged siding, replacing and repairing gutters, painting the home, restoring and repairing interior original fixtures and woodwork, etc.

What's most important is that the HLC understand we both have and continue to preserve and love this historical home. We used to live next door and both knew and continue to be friends with the previous owners who themselves worked diligently to preserve the home. When we

found out they were selling it, they were thrilled we were interested in buying it, knowing very well we had every intention of continuing their stewardship of this home.

We are currently trying to add a 2nd child to our family. We were delayed building our ADU due to city approvals and subsequently had our first daughter in the middle of construction. This was incredibly difficult for both of us and that was construction on our ADU outside of our home. This time around the construction is on our main home and to avoid a repeat of any such delays we have asked for no variances and intentionally designed the addition to preserve the history of the home. We submitted these drawings 3 months ago in July (4 months by the time of this meeting) and would really appreciate anything this committee can do to help us close out this process.

Thank you kindly for your considerations,
Laura & Paul Esber

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 16/593520/9133260 B _____
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 450 Monroe Street
City Santa Clara Zip 95050 County Santa Clara
4. Parcel number: 269-41-50 269-41-083
5. Present Owner: John + Janet GERODIAS Address: 450 Monroe
Bradford Radonich 25140 Highland Way
- City ~~Los Gatos~~ SANTA CLARA Zip 95030 Ownership is: Public _____ Private X
6. Present Use: Single family residential Original use: same

DESCRIPTION

- 7a. Architectural style: Pioneer cottage
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

450 Monroe Street is a small, single story residence designed on a rectangular plan in a pioneer cottage style. The building contains a steeply hipped roof of asphalt shingles. A low hipped porch roof extends the entire facade length. The cottage is sheathed in horizontal shiplap boards. Fenestration is simple, rectangular in shape and double hung. The front porch is 4 concrete steps above the ground level. Four squared posts and 2 colonettes provide support. The most conspicuous ornament is displayed by the wooden filligree of the porch posts. A rear addition has been added. The aluminum front door screen and concrete steps are alterations. Landscaping is minimal.

8. Construction date:
Estimated 1895 Factual _____
9. Architect Unk.
10. Builder Unk.
11. Approx. property size (in feet)
Frontage 50 Depth 152
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April 25, 1979



13. Condition: Excellent _____ Good ☒ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Rear addition, front steps
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? _____ Moved? _____ Unknown? ☒
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The site is significant due to its architectural style and the good condition of the structure. The cottage represents a very popular workingmans style of the late 19th century that is ornamented primarily by the wooden detail added to the front porch. The house is in good condition and thus represents a fine addition to the historical context of Santa Clara's urbscape.
The house does not appear on the 1891 Sanborn, but does exist without any rear additions in the 1901 map. Interestingly, an identical structure once existed next to this structure.
The directory of 1915 lists Benjamin Perry as the owner/occupant through 1926. From 1927 through 1930 Thos. Tabash is listed as the occupant. From 1931 through 1961, the last directory consulted, the residence is owned and occupied by Bernard Perry, a laborer at the Eberhard Tannery.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates). Sanborn Insurance Map 1891, 1901, 1915. Polks city directories 1915, 1924, 1926, 1927, 1930, 1931, 1961.
22. Date form prepared Nov 8, 1980
By (name) Dubach/Wm. Zavlaris of URC
Organization for the City of Santa Clara
Address: 1500 Warburton Ave.
City Santa Clara Zip 95050
Phone: (408)984-3111

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

