



Meeting Date: February 1, 2018

File: PLN2017-12945

Location: 1141 Main Street, an approximately 7,500 square foot parcel located on the east side of Main Street between Fremont Street and Benton Street, APN: 269-15-048; property is zoned Downtown Commercial (CD).

Applicant: Perviz Tharani

Owner: Perviz Tharani/James Collins

Request: **Consideration of Rezoning** of Mills Act property from Downtown Commercial (CD) to Single Family Zoning district (R1-6L); **Design Review for Variance** application to allow conversion of existing 300 square foot storage shed and 606 square foot 2-story carriage house into a 908 square foot 2-story accessory dwelling unit with an extended height of 23'-3" and an additional half bath.

CEQA Determination: Categorical exemption 15303 (e) New Construction or Conversion of Small structures categorically; Exempt per CEQA Section 15331, Historical Resource Restoration/Rehabilitation.

Project Planner: Nimisha Agrawal, Assistant Planner I

Recommendation: **Recommend Approval**, subject to conditions

PROJECT DESCRIPTION

The project proposes to rezone the property from Downtown Commercial (CD) to Single Family Zoning District (R1-6L). The project also proposes the demolition and reconstruction of existing 300 square foot existing detached storage shed (non-historical), and conversion of existing nonconforming 606 square foot 2-story carriage house (historical) consisting of a 563 square foot garage into a 908 square foot 2-story accessory dwelling unit with a 519 square foot garage. The project proposes to relocate the 2-story carriage house, add a new foundation to bring it into compliance with the side and rear setbacks as per the City of Santa Clara Zoning Code. The detached accessory unit and garage is two stories at a height of 22'-7".

The project proposes to relocate the 2-story carriage house five feet from the property line. The project would require a variance for the height (23'-3") of the proposed structure, and additional half bath. The half bath is proposed on first floor since the living space is divided over two floors. Two new wood sectional overhead garage doors with diagonal paneling to match the existing will replace the full-width wood sliding garage doors. The project also proposes to add a new dormer, three skylights, and two new exterior lighting fixtures. There is no work proposed on the main residence. The subject property is currently listed on the City's Architecturally or Historically Significant Properties List, and has a Historic Property Preservation Agreement (Mills Act). The Mills Act agreement was approved by the City Council on November 15, 2011.

There were some privacy concerns from the adjacent neighbor that can be resolved at the staff level with some minor changes. The proposed dormer window on the left elevation is to meet the egress requirement on the second floor. The lower pane of this dormer window is proposed to be obscured to address any privacy issues with the adjacent neighbor. Other changes that may be requested by the neighbor can be addressed prior to the rezoning and variance applications being heard by the Planning Commission.

BACKGROUND

The existing residence is a two story vernacular Queen Anne/Shingle Style design constructed circa 1893. The property is a portion of a larger parcel that had originally been identified as Lot 3 of Block 2 North, Range 1 west of the original survey of the City of Santa Clara in 1866. The property was previously evaluated and recorded on a DPR form, dated August 29, 2011 by Lorie Garcia, of Beyond Buildings. A Secretary of the Interior's Standards review was performed by Leslie Dill, Architect Historian of Archives and Architecture, and is attached for your review. The evaluator notes that the 2-story carriage house is physically separate and is

shown on the historic sanborn maps between 1891 and 1901, concurrently with and in support of the main Queen Anne house. Given the dates of construction and its description on the DPR523 form, the existing carriage house is considered a contributing historic element on the property. The analysis notes that the rear storage shed was added later and is not a significant character defining feature. Similarly, the sliding garage doors were a later addition when the carriage house was converted into a garage and not of significance in their own right.

ANALYSIS

Archives and Architecture re-reviewed the property using the City of Santa Clara designation criteria. The Criteria for Local Significance was adopted on April 20, 2004, by the City of Santa Clara City Council. Leslie Dill, Architect Historian evaluation noted that the property continues to have integrity to its period of construction (circa 1893), and continues to qualify for inclusion on the City's Architecturally or Historically Significant Properties List. At this time there is no proposed work associated with the main residence.

An aspect of design review by the Historical and Landmarks Commission is to evaluate the proposal in terms of its consistency with the Secretary of Interior Standards. Leslie Dill of Archives and Architecture provided a Secretary of Interior's Standards Review of the proposed new accessory dwelling unit and garage. The evaluation noted that the existing detached 2-story carriage house is a contributing historic element on the property. The existing detached storage shed was added at a later date and is not historical resource. The report infers that while any modifications done to the carriage house would be done to retain the historic character of the property as a whole, there is no historic impact if the non-historic components are removed, replaced, or reconstructed. It is to be noted though that while replacing the garage door is essential for its continued use as garage, it would be a significant change in the façade.

An additional memorandum was providing by Archives and Architecture further clarifying on the significance of the garage doors. The memorandum explained that the doors, although older than fifty years, are not original to the carriage house and not a contributing element to the identified Queen Anne significance of the property. Because the significance of the property is based on its nineteenth-century design and the doors were added later, they would not be considered character-defining features of the property. The historic residence in front of the new construction is preserved.

The analysis notes that the proposed project preserves the significant historic fabric and although there is some intensification of use, there is no effective change of use for the residential property. The forms and footprint of the existing carriage house is generally preserved and the proposed height change will have little impact on the overall perception of the building. The other proposed alterations are also noted in the evaluation as generally compatible with the historic character of the carriage house.

VARIANCE

The applicant is seeking variance to allow 2-story accessory dwelling unit with an extended height of 23'-3" and an additional half bath. The applicant has provided a letter of explanation to support the variance request. The lot is 50 feet in width by 150 feet depth. The distance from the back of the residence to the rear property line is approximately 73 feet.

Per State law, a variance may be granted when:

- (1) There are specific physical circumstances that distinguish the project site from its surroundings; and
- (2) These unique circumstances would create an unnecessary hardship for the applicant if the usual zoning standards were imposed.

Variances are limited to those situations where the peculiar physical characteristics of a site make it difficult to develop under standard regulations. Staff has determined that there are specific physical or unique circumstances for the owners to comply with the City's zoning standards as they propose to rehabilitate the existing 2-story carriage house. To maintain the existing footprint and the original use of the structure, the design proposes two-story accessory dwelling unit (ADU) with the living area, kitchen and half bath on the first floor, and the bedrooms and a full bathroom on the upper floor. The half bathroom would be allowable from practical standpoint to have bathroom facilities on both floors. A variance for the increased height of 23'-3" (8"

more than the existing 22'-7") would be necessary to rehabilitate the existing 2-story carriage house as an accessory unit. The increase in height by 8" does not impact the historic integrity of the existing structure.

Environmental Determination

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Section 15303, new construction or conversion of small structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. The project is also exempt per CEQA Section 15331, Historical Resource Restoration/Rehabilitation as the project proposes rehabilitation of the historic resource consistent with the Secretary of the Interior's Standards.

Public Notices and Comments

The notice of public meeting for this item was posted at three locations within 300 feet of the project site and was mailed to property owners within 300 feet of the project site. Staff has recently received concerns from the adjacent neighbor for the design of the proposed project that will be resolved prior to issuance of the Building permit. No public comments have been received at the time of preparation of this report.

STAFF FINDINGS AND RECOMMENDATIONS

Staff recommends that the Historical and Landmarks Commission find the project as proposed preserves the historical integrity of the existing resource on the property and is compatible with the surrounding properties, subject to minor changes to address the privacy concerns from the adjacent neighbor and, therefore, recommend approval, subject to conditions.

Documents Related to this Report:

- 1) *Project Site DPR Form – 1141 Main Street*
- 2) *Secretary of the Interior's Standards Review by Archives and Architecture*
- 3) *Memorandum- Garage Door Evaluation Clarification – Secretary of the Interior's Standards Review*
- 4) *Conditions of approval*
- 5) *Variance Letter of Explanation*
- 6) *Rezone Letter of Request*
- 7) *Log of Work done on the property 2011-2017*
- 8) *Development Plans*

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Additional information

Attachment 1

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

Primary #
HRI #
Tenomial

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*Resource Name or # (Assigned by recorder) Korseli/Lorente House

Recorded by: Lorie Garcia

*Date 08/29/2011

☐ Continuation ☒ Update

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

with a small lawn and shrubbery. A driveway is located on the north side of the house.

The plan of this rambling wooden single family residence is basically rectangular with a high roof that features both gable and pyramidal configurations. At the cornice the eaves are enclosed with a plain frieze board. The roof is sheathed with composition shingles. The house is set over a partial basement, which elevates the living area approximately 4 feet above the ground. With the exception of the upper area of each gable bay, which is covered in fishscale shingles, the house is sheathed in horizontal shiplap siding, with plain end boards and plain horizontal bands between each story. A two-story gable bay projects from the front facade and each side elevation of the house. Each bay features cut-away windows in its slanted lower story. All the slanted bays have carved corner brackets with pendants. A Bulls eye vent is centered at the top of each gable bay.

The main entry is on the west front facade and is accessed by 7 wood steps. The front door is centered to the house but offset to the porch. The wooden door has a large panel of clear beveled glass with a rectangular clear glass transom above. The porch is covered by a gable roof that is supported by 4 turned columns with brackets and a continuous spindle screen at the top. A triangular pediment in the porch gable is decorated with a patterned shingled design.

Fenestration is mainly 1-over-1 double hung with the exception of the center window in the first-story level of the front facing gable bay. Fenestration of this bay consists of a clear sash topped by a rectangular transom edged in rectangular stained glass. A pair of long rectangular 1/1 double hung windows is center in the second story face of each gable bay. A single sash window with a design of 10 small panes of clear glass surrounding a larger middle pane is set into the front facade and each side elevation. All the windows have a projecting sill with a plain apron and are surrounded by wide plain frames.

A two story addition is located on the rear facade of the house. Rear access to the second story is by an exterior two level wood staircase consisting of 9 steps to a middle landing then 14 to the top landing. The staircase is supported by simple wood framing.

The driveway leads to a carriage house/barn set at the rear of the property. This two story structure has a medium hipped roof with a plain boxed cornice and a hipped gable, which has double bay loading doors with rectangular glass panels on top of the door opening.

Supplemental Photograph or Drawing



The carriage house/barn is sheathed in Shiplap siding with end boards. The lower floor has 2 windows with a rectangular sash that is divided vertically. Sliding wood doors are placed on the driveway side, providing access to Main Street. These were added when the barn was converted to use as a garage.

The property is in good condition and, with the exception an early alteration to the rear facade and conversion of the carriage house/barn structure to use as a garage, appears to have had little external change since its construction.

Description of Photo: (view, date, accession #)
(Camera pointing east; north side elevation, driveway, detached garage & part of the front (west) facade. Photo No: 100_0303, 08/2011.

Attachment 1

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DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

*NRHP Status Code *N/A*

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*Resource Name or # (Assigned by recorder) *Kersell/Lorente House*

B1. Historic Name: *Kersell/Lorente House*

B2. Common Name: *Kersell/Lorente House*

B3. Original Use: *Single family residential*

B4. Present Use: *Single family residential*

*B5. Architectural Style: *Queen Anne*

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

The residence was constructed in circa 1893. It first appears on the 1901 Sanborn Fire Insurance Map and in the 1894 Folk and Husted City Directory. Single story extension to rear pre-1915, second story with exterior staircase added to rear extension late 1920s.

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

*B8. Related Features:

Detached carriage house/barn/garage located to rear of the house, constructed concurrent with the residence.

B9a. Architect: *not known*

b. Builder: *not known*

*B10. Significance: Theme *Architecture and Shelter*

Area *Santa Clara Old Quad*

Period of Significance *late 19th-early 20th Century*

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 1141 Main Street is a portion of a larger parcel that had originally been identified as Lot 3 of Block 2 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.")

Block 2N, R1W, framed by Main, Fremont, Washington and Benton Streets, had been subdivided into three lots by 1866. Lot 1 was owned by Calvin Russell, a carpenter, who had a house and orchard on his property. The owner of Lot 2, the smallest at 9270 sq. ft., was Samuel S. Johnson. Johnson, a wealthy miller, had a frame house, which was one of the prefabricated houses that had been brought from the east coast around the horn to California in 1852. Lot 3 was a rectangular shaped lot that encompassed most of the southern half of the block. According to the list of property owners and their improvements, which accompanied the 1866 survey, Lot 3 was a 44987 sq. ft. tract, which contained a frame house, office, orchard and vineyard. The owner of this lot was A. W. Saxe.

One of Santa Clara's earliest doctors and a leading member of the medical community, Arthur W. Saxe had traveled overland to California in search of gold in 1850 and moved to Santa Clara in 1852. Here he was joined by his wife, Mary E. (Judson) and their son, Frederick. On the southeast corner of the half-block he had purchased, he built his residence (1075 Benton St.) and his office (1045 Benton St.). Dr. Saxe died in May 1891. This Santa Clara property was part of the estate he left to his wife Mary E. and his sons Frederick J. and Frank K. Saxe.

(Continued on page 4, Form 523L)

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

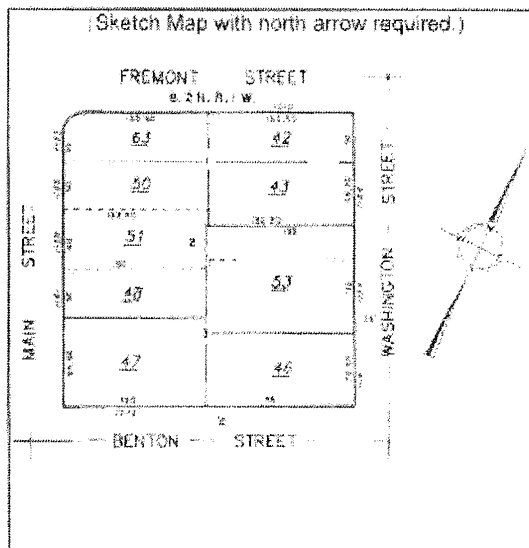
*B12. References: *Garcia-Lorente, "Santa Clara: From Mission to Municipality," 1997; Map of the Town of Santa Clara, drawn by C. E. Moore, 1893; Interview with Faye (Lorente) Jackstis, 8/2011; Polk and Husted City Directories, 1892-1941; "Progressive Santa Clara," 1904; San Jose Mercury Herald, 05/16/1916, 10/21/1918; Sanborn Fire Insurance Maps, 1887, 1891, 1901, 1915, 1930; Santa Clara County California 1890 Great Register; Santa Clara News, 16/25/1918; The Evening News, 04/20/1892, 08/31/1900, 10/29/1918; United States Census: 1860, 1870, 1880, 1900, 1910, 1920.*

B13. Remarks:

*B14. Evaluator: *Lorie Garcia*

*Date of Evaluation: *August 29, 2011*

(This space reserved for official comments.)



Attachment 1

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

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder) Kersell/Lorente House

*Recorded by: Lorie Garcia

*Date 08/29/2011

☐ Continuation ☒ Update

(Continued from page 3, Form 523B, B10. Significance)

In April, 1892, Frank gave all of the property he had inherited to his wife Minnie J. (Cook) Saxe, from whom he was separated. Three months later, Mary E. Saxe, her ex-daughter-in-law Minnie J. (Cook) Saxe, who was living with her, and her son, Frederick J. Saxe sold the property, which had by then been divided into 3 parcels.

On July 11 1892, for "\$2,900 in gold coin," Isabella (Beattie) Kersell purchased the 144.66' x 150' parcel located at the northeast corner of Main and Benton Streets from the Saxe family heirs. Both Isabella and her husband James had immigrated from Canada to the United States from Canada in 1864 and settled in Santa Clara. (During the following years, members of both the Kersell and Beattie families would immigrate from Canada. Six of Isabella's brothers had followed her to California and 3 originally settled in Santa Clara; William in 1888, Murray in 1890 and Dr. David A. Beattie in 1894.) At the time of the purchase of the property on the NE corner of Benton and Main Streets, James was employed as a tinner, for D. H. Shields and Co., and the Kersells resided on Liberty Street near Main Street. The City Directories show that by 1893, James Kersell was working as a plumber and tinner and had an interest with Robert Menzel in a plumbing and hardware business, located in the Widney Block at the corner of Main and Franklin Streets. After purchasing the Saxe property, James and Isabella resided in the residence on the NE corner of Main and Benton Streets that had been the Saxe home (1075 Benton St.) before the construction of a new home.

By 1894, the Isabella and James Kersell had moved into their new home that had been built for them on the 50' x 150' deep lot that fronted on Main Street, which they had sectioned off from northern end of the parcel they had bought from Dr. Saxe's heirs two years previously. This residence was 1141 Main Street. Three years later, in 1897, Isabella deeded 1075 Benton Street to her brother, Dr. David A. Beattie, and he moved into the residence establishing both his home and medical office there. In August 1900, the Kersells sold their home at 1141 Main Street to Annie B. Smith, and moved to 1059 Madison Street. (After they moved James Kersell went to work at the Pacific Manufacturing Co., and then was employed as the Business Manager for the C. C. Morse Seed Warehouse. He passed away in their Madison Street home in 1918.)

Annie B. Smith, age 48, was the wife of George Smith, a farmer and orchardist. Annie Smith was the widow of William F. Downing, who had been a large landowner in Alameda and Santa Clara Counties, leaving her and their son heirs to 840 acres of land. In 1894, she had wed George Smith. Prior to purchasing 1141 Main Street, Annie and George Smith along with her 21 year old son by her first marriage, George Lucas Downing, and her 17 year old cousin Frank Berry, had been living at 1367 Madison Street, the corner of Madison and Lewis Streets. A few years after the Smith family moved into their new home, the boys, now grown, left. Annie and George continued living at 1141 Main Street until George passed away. Once again a widow, in June 1919, Annie B. Smith sold the home to Hilda Beattie and moved to San Jose to live with her son George L. Downing and his family.

When Hilda Beattie purchased 1141 Main Street, she and her husband, Dr. John Irving Beattie, owned the neighboring residence at 1075 Benton Street, and had already been residing there since their marriage in 1907. Dr. John I. Beattie, the son of William Beattie, was the nephew of both Isabella (Beattie) Kersell and Dr. David A. Beattie. Like his uncle, David A., John I. Beattie, had also entered the medical profession and when his uncle, David, moved to San Jose, John purchased the house at 1075 Benton Street from him. Like his uncle, he used it as both residence and office.

During 1920-21, the residence at 1141 Main Street remained vacant. From 1922 to 1925, the Beattie's rented the home to Dr. W. H. Houschefe. During this period Dr. Houschefe was in medical practice, next door, with Dr. Beattie. In February 1925, Hilda and Dr. John Irving Beattie sold their property at 1141 Main Street to William and Mathilda Nace, who moved there from where they had been residing at 605 Washington Street. At the time of their purchase, William had been working for several years as a millman at the Pacific Manufacturing Company. After moving to 1141 Main Street, William gained employment as a watchman and traffic officer with the Santa Clara Police department, a job he held through the early 1930s.

From 1928 through 1932, the Nace's shared their house with boarders, usually another married couple. In February 1936, William Nace deeded over his share of the property at 1141 Main Street to his wife, Mathilda. In late 1938, William died. Mathilda remained living at the residence at 1141 Main Street. In May 1942 she sold it to Thomas E. and Dade R. Lorente. Prior to moving to the residence at 1141 Main Street, the Lorentes lived at 1366 Lincoln St. When the Main Street house was offered for sale, Mrs. Lorente who had fallen in love with the house and wanted to move from "busy" Lincoln Street convinced Thomas to purchase it. Thomas Lorente was a supervisor at Rosenberg Bros. packing company, his wife, Dade, worked at Pratt-Low cannery. After their purchase of

(Continued on page 5, Form 523L)

Attachment 1

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

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*Resource Name or # (Assigned by recorder) Kersell/Lorente House

*Recorded by: Lorie Garcia

*Date 08/29/2011

☐ Continuation ☒ Update

(Continued from page 4, Form 523L)

this home. Mr. and Mrs. Lorente spent the rest of their lives living and raising their son and daughter at 1141 Main Street. In 2003, Dede Lorente passed away, her husband had preceded her by about 20 years, and in November of that year the house was sold. The Lorente family had owned and occupied this residence for sixty years; over three times as long as any of the previous owners.

In 2005, Carrie Patrick purchased 1141 Main Street. However, Ms. Patrick did not live in it. Instead she used the residence as income property, renting rooms to different tenants. The current owners, James Collins and his wife, Parvez Tharani, purchased the home in August 2011.

The residence at 1141 Main Street has had several owners over the 118 years of its existence, but none appears to be significant to the history of the region, Nation or State of California. While some of the families who are associated with it had members important to the history of Santa Clara, this does not appear to reach the level of significant influence required under Criterion B to be considered eligible for the National Register. Neither is the property associated with events that have made a significant contribution to the broad patterns of history or cultural heritage. It would therefore appear that the building at 1141 Main Street would not be eligible for the National Register based on Criteria A or B. However, given the potential for a historic district in the immediate neighborhood, the residence does appear to be eligible under Criterion C.

The Criteria for listing in the California Register of Historical Places are consistent with those for listing in the National Register. However, they have been modified to better reflect the history of California at both a local and State level. Under Criterion 2, the building does have a direct association with the lives of members of the Beattie family, persons important to local history. Criterion 3 addresses the distinctive characteristics of a type, period, region, or method of construction. The subject building is a nice example of the Queen Anne architectural style, which was a dominant style from the mid-1880s thru the 1890s. It has not been substantially altered since its construction in 1893 and retains character defining features from this building type and enough of its historic character to be recognizable as a historic resource and to convey the reason for its significance (Integrity). Thus, it would appear that the building at 1141 Main Street would be eligible for the California Register at a local level based on both Criteria 2 and 3.

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:

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

The Kersell/Lorente house has interest, integrity and character and is a fine example of the type of residential structures that were constructed in the late nineteenth century for members of Santa Clara's business and professional community.

3. The property is associated with an important individual or group, who contributed in a significant way to the political, social, and/or cultural life of the community.

The residence at 1141 Main Street was first constructed for Isabella (Beattie) and James Kersell in 1893, who were considered "well-known citizens" of Santa Clara. In the last decades of the nineteenth century, several immigrants from Canada arrived in Santa Clara, among which were members of the Glendenning, Morrison, Kersell and Beattie families. As leading businessmen, landowners and professional men, these Canadian immigrants of Scottish ancestry, who were ardent supporters of Santa Clara's Presbyterian Church, were greatly involved in Santa Clara's social and cultural life, making significant contributions to both its economic and cultural growth.

(Continued on page 6, Form 523L)

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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) Kersell/Lorente House

*Recorded by: Lorie Garcia

*Date 06/29/2011

☐ Continuation ☒ Update

(Continued from page 5, Form 523L)

Criteria for Architectural Significance:

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

When an 1883 issue of "California Architect and Building News" introduced what came to be known as the Queen Anne style to the Bay area, it marked a dramatic change from the rigorously vertical Italianate and San Francisco Stick-style houses. The Queen Anne house is a concoction of volumes and textures with turned balustrades and prominent front porches, trimmed with cut work, and windows with cut-away corners. There is no single roof line but a picturesque composition of merging shapes. Constructed in 1893, the residence at 1141 Main Street is a fine example of a Queen Anne dwelling that retains almost all of its original design.

Criteria for Geographic Significance:

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

The subject property is located in an area of Santa Clara's "Old Quad," which due to its proximity to the Town's business district, was divided into large lots and mostly settled by wealthy businessmen (and women) shortly after the City's incorporation in 1852. By the 1890s, death had claimed many of the original settlers. As the area re-developed and the original properties sold to new owners, they were divided into smaller lots, with new homes constructed on the new lots. Again, due to the location of this area of town, these new homes also tended to be owned by members of the professional trades.

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

The majority of the residential structures on the block where this home is located, maintain their original configuration and integrity from the time of their construction, before the turn of the twentieth century. Built in 1893, the home at 1141 Main Street, retains its compatibility with the neighboring properties due to the fact that no changes, either architectural or lot configuration, have occurred since its construction. Taken as a whole, the block's street face remains that of a well maintained late nineteenth century neighborhood in Santa Clara.

Definition of Integrity

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 criteria recognize seven aspects to integrity. The seven aspects of integrity 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.

Properties must have sufficient integrity in addition to meeting the criterion for significance in order to be considered a qualified historic resource.

Evaluation of Integrity

The residence at 1141 Main Street has been beautifully maintained and the architectural integrity of the structure has not been diminished. While the rear of the home has been somewhat altered, the home retains its original configuration and location. The visual and character defining features of the historic building have been preserved and retained. The historical use of the building has not changed and it remains a single family home. 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.

Conclusions and Recommendations

Currently, this property is on The City of Santa Clara Architecturally or Historically Significant Properties list. In this update of the January, 1981 Historic Resources Inventory for the City of Santa Clara, the evaluator finds 1141 Main Street to be a notable example of the Queen Anne architectural style and to retain sufficient integrity to qualify as a historic property. It appears to be, based on compliance with the Local Significance Criteria, eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List.

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DEPARTMENT OF PARKS AND RECREATION
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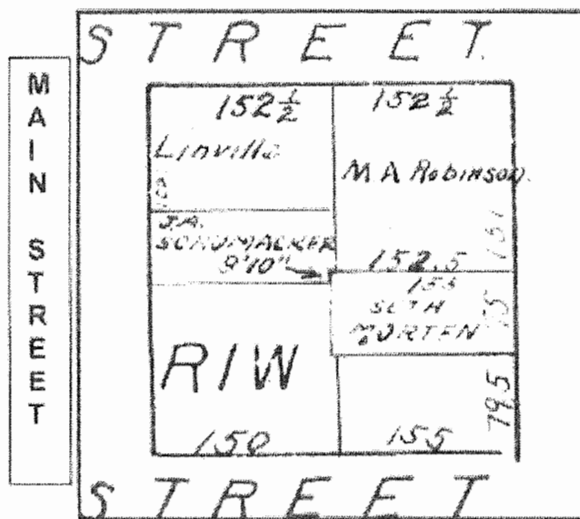
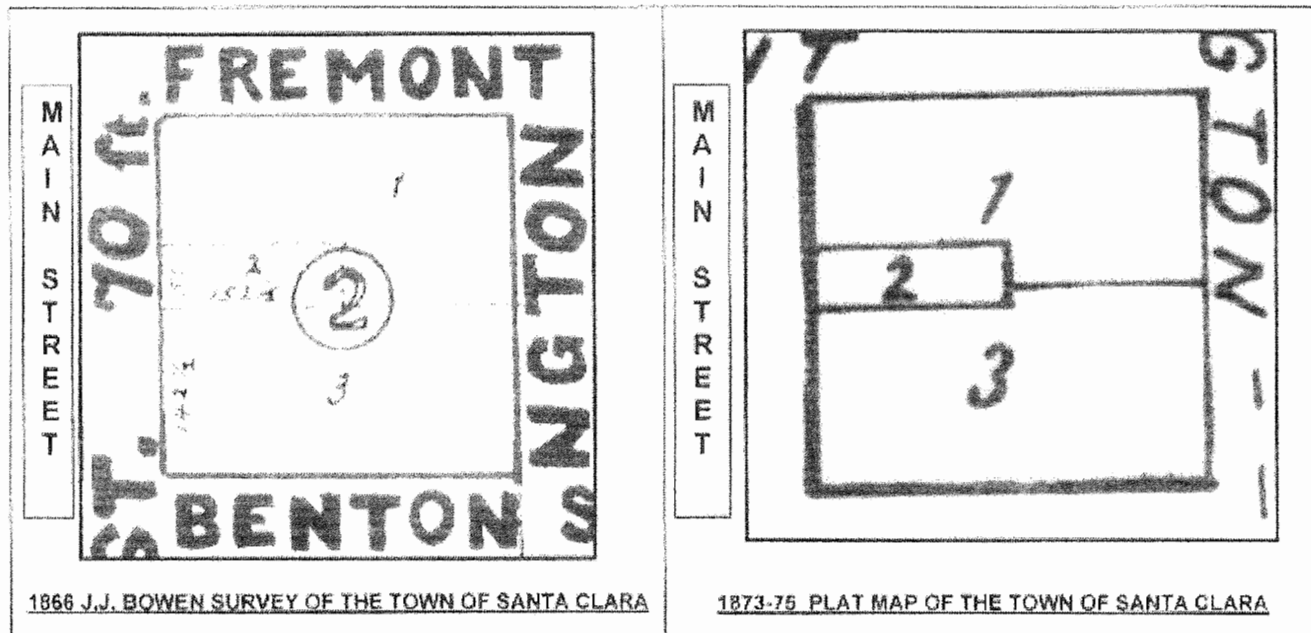
*Resource Name or # (Assigned by recorder) *Kersell/Lorente House*

*Recorded by: Lorie Garcia

*Date 08/29/2011

☐ Continuation ☒ Update

HISTORIC MAPS



Dec. 1893 - C. E. MOORE MAP OF THE TOWN OF SANTA CLARA

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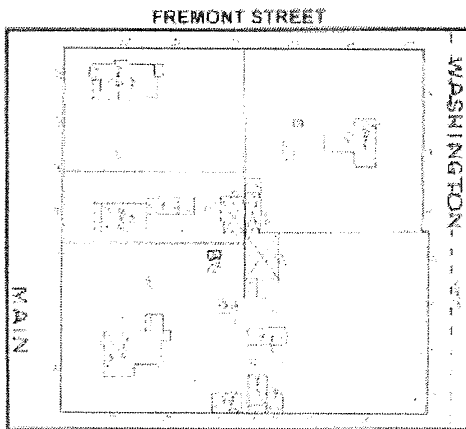
*Date 08/29/2011

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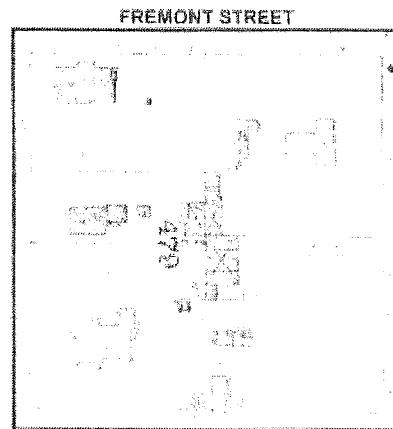
☒ Update

SANBORN FIRE INSURANCE MAPS 1887-1915

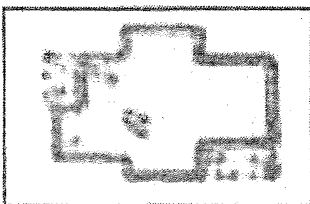
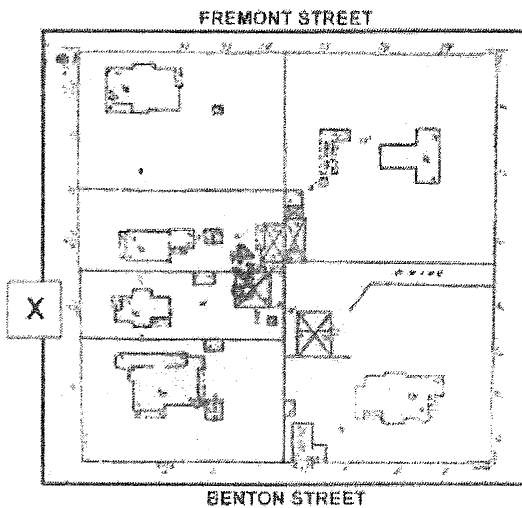
1887 SANBORN MAP



1891 SANBORN MAP

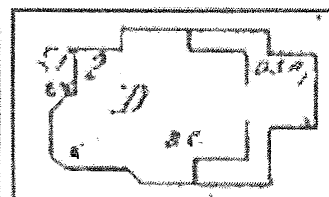
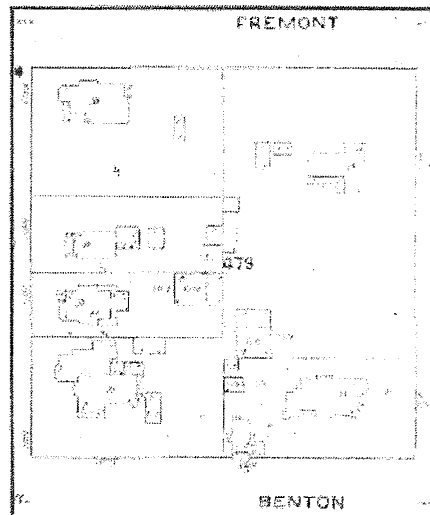


1901 SANBORN MAP



X indicates 1141 Main Street

1915 SANBORN MAP



Attachment 1

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

Primary #
HRI #
Trinomial

Page ____ of ____

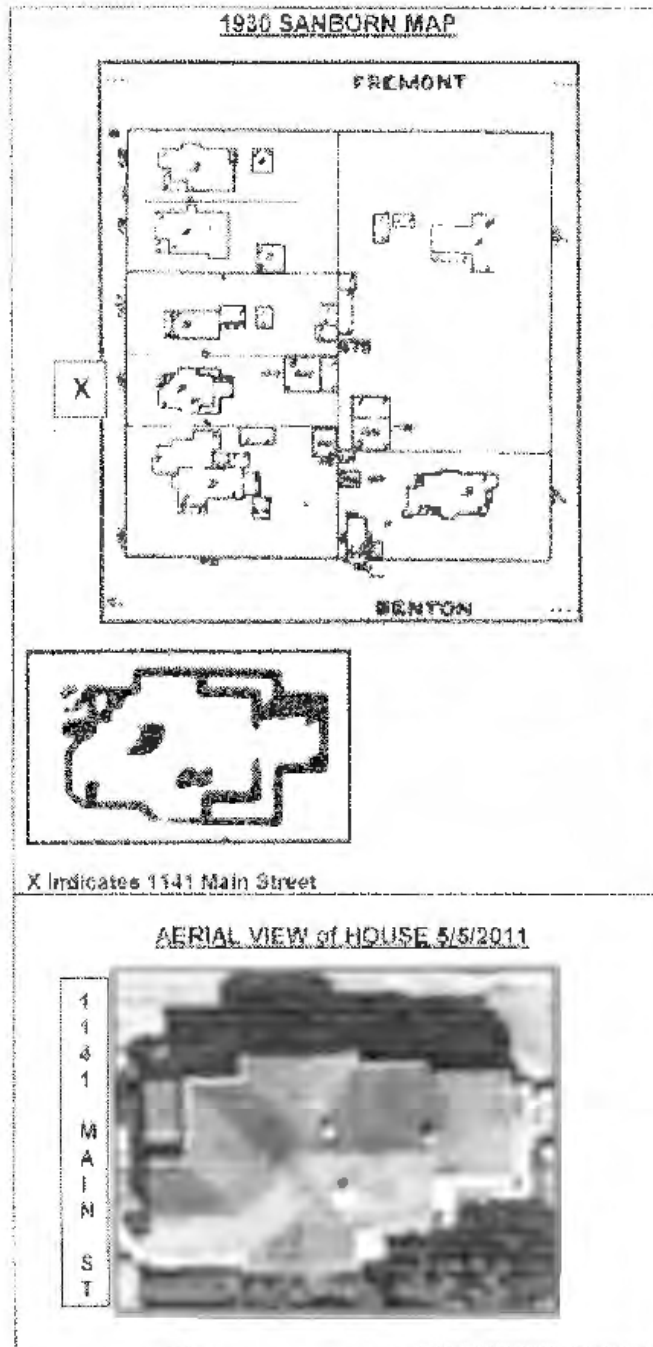
*Resource Name or # (Assigned by recorder) *Kerseth/Lorente House*

*Recorded by: *Lore Garcia*

*Date *08/29/2011*

☐ Continuation ☒ Update

1930 SANBORN FIRE INSURANCE MAP AND 2011 AERIAL VIEW



Attachment 1

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

Primary #
HRI #
Trinomial

Page 10 of 11

*Resource Name or # (Assigned by recorder) *Kersell/Lorente House*

*Recorded by: Lorie Garcia

*Date 09/29/2011

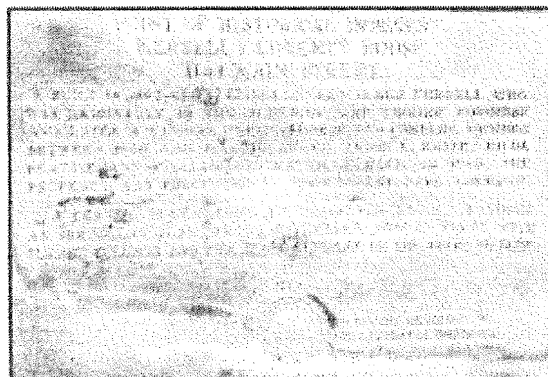
☐ Continuation ☒ Update

PHOTOS



Shown at the far left in this 1904 photo, taken from the corner of Main & Benton Sts., is part of the south side-elevation of 141 Main St.

Shown below is a photo of the house taken in the early 1980s.



1984 Historic and Landmarks Commission PLAQUE

Attachment 1

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

Primary #
HRI #
Triennial

Page 11 of 12

*Resource Name or # (Assigned by recorder): Karsell/Laramie House

*Recorded by: Lone Garcia

*Date: 08/29/2011

☐ Continuation ☒ Update

Additional Photos



Photo No: 100_0300
View: Front facade & partial side (SE) elevation
Photo Date: August, 2011
Camera Facing: North



Photo No: 100_0301
View: Front gable bay
Photo Date: August, 2011
Camera Facing: NE

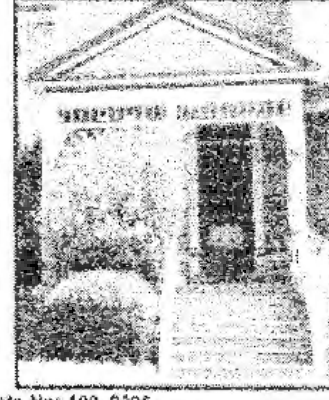


Photo No: 100_0305
View: Main entry & porch with pediment
Photo Date: August, 2011
Camera facing: NE



Photo No: 100_0309
View: Rear facade & partial side (NW) elevation
Photo date: 8/2011; Camera facing: S



Photo No: 100_0320
View: 2nd story side gable bay detail
Photo date: 8/2011



Photo No: 100_0318
View: corner of barn side with bay left
Photo Date: August, 2011
Camera facing: North

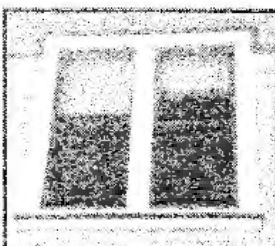


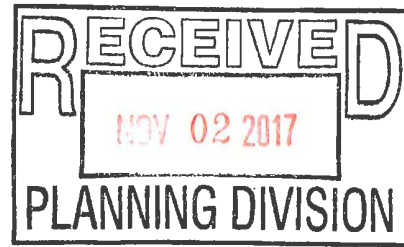
Photo No: 100_0321: Date: 8/2011
Typical gable bay double windows



Photo No: 100_0319: Date: 8/2011
Typical multipaned clear window



Photo No: 100_0311: View NE
Photo Date: 8/2004; Sliding garage doors



SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED CARRIAGE-HOUSE REHABILITATION AND ADDITION PROJECT

at the

HISTORIC KERSELL/LORENTE RESIDENCE

Collins/Tharani Residence

1141 Main Street
(Parcel Number 269-26-15)
Santa Clara, Santa Clara County, California

For:

James Collins and Perviz Tharani
1141 Main St
Santa Clara, CA 95050

Prepared by:

ARCHIVES & ARCHITECTURE LLC
PO Box 1332
San Jose, CA 95109
408.369.5683 Vox
408.228.0762 Fax
www.archivesandarchitecture.com

Leslie A. G. Dill, Partner and Historic Architect

October 26, 2017

INTRODUCTION

Executive Summary

With the incorporation of three recommended general project in the building permit/construction documents, this proposed residential rehabilitation and addition project meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards). The recommendation is presented here, and the analysis is described more fully in the report that follows:

It is recommended that general notes be conditioned to be added to the building permit/construction documents, as follows: Note the historic significance of the property and indicate that all changes to the project plans must be reviewed; note how the existing historic elements are to be protected during relocation and construction; and include a general note that materials shall be repaired rather than replaced. (Standard 6)

Report Intent

Archives & Architecture (A&A) was retained by the James Collins and Perviz Tharani to conduct a Secretary of the Interior's Standards Review of the proposed alterations to the exterior of the historic one-and-one-half-story detached garage/carriage house at 1141 Main St., Santa Clara, California. A&A was asked to review the exterior elevations, plans, and site plan of the project to determine if the proposed design is compatible with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be a common 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 resource.

Qualifications

Leslie A. G. Dill, Partner of the firm Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect. Ms. Dill is listed with the California Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The state utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

Review Methodology

For this report, Leslie Dill made a site visit and photographed the property. She then referred to the State of California Department of Parks & Recreation Form 523 form (DPR523) that documents the residence. The DPR523 form was written by Lorie Garcia of Beyond Buildings, and is dated August 29, 2011. The proposed carriage-house plans were prepared by Robert Mayer, Architect, and dated 10/18/17. For this report, A&A evaluated, according to the Standards, a set of five sheets (Sheets A1 through A4 and PP1). A pair of sheets refer to the house; these were not reviewed (A6 and A7).

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior of the residence and its setting. 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 structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

PROJECT DESCRIPTION:**Historic Context**

The DPR523 form evaluated the property for significance under the criteria of the National Register of Historic Places, the California Register of Historical Resources, and the City of Santa Clara Qualified Historic Resource. It was found to be eligible for the National Register as a significant residential architectural as a part of a potential district. It was evaluated as significant under Criterion 2 of the California Register, as having direct associations with the lives of the Beattie family, persons important to local history, and eligible under Criterion 3 because "...The subject building is a nice example of the Queen Anne architectural style, which was a dominant style from the mid-1880s thru the 1890s. It has not been substantially altered since its construction in 1893 and retains character-defining features from this building type and enough of its historic character to be recognizable as a historic resource and to convey the reason for its significance..." Ms. Garcia also found the property met the City of Santa Clara Criteria for Local Significance, for Historical or Cultural Significance (for its reflection of the pattern of development of the city and for its associations with the Kersell and Beattie families), for Architectural Significance (for its Queen Anne design), and for Geographic Significance (historic neighborhood).

Character of the Existing Resource

Although documented and described in the DPR523 form, the carriage house is not specifically mentioned in the evaluation section. In the DPR523, the carriage house is shown on the historic Sanborn maps between the 1891 and 1901, concurrently with, and in a supporting role for, the Queen Anne house. Using the description and the dates of the construction, it can be assumed that the carriage house is a contributing historic element on the property; therefore, modifications to the carriage house should be done in a sensitive way that retains the historic character of the property as a whole.

The DPR523 form describes the original carriage house as follows:

This two-story structure has a medium hipped roof with a plain boxed cornice and a hipped [dormer], which has double hay loading doors with rectangular glass panels on top of the door opening. The carriage house/barn is sheathed in [v-rustic] Shiplap siding with end boards. The lower floor has 2 windows [on each side] with a rectangular sash that is divided vertically. Sliding wood doors are placed on the driveway side, providing access to Main Street. These were added when the carriage house was converted to use as a garage.

To review the design of the proposed alterations and addition project, Archives & Architecture, LLC created a comprehensive in-house list of character-defining features, building from the DPR form, and confirmed during the recent site visit. The list of features includes, but may not be limited to: the approximately square footprint; the low, one-and-one-half-story massing; the moderately steep hipped-roof form with its south-side hay dormer; the boxed eaves, the horizontal v-channel-rustic siding; the 2x1, approximately square windows with narrow muntins that indicate that the sash could have been salvaged from a nineteenth-century source; the flat-board window trim and aprons, as well as the flat-board fascia and corner boards; the paired upper hay-loft doors with their diagonal panels and 1x2 viewing windows, and the cantilevered hoist beam. Each of these historical elements has a disproportionate significance because the design of the carriage house is very minimal.

The rear shed-roof addition was added later and is not a significant character-defining feature. The full-width sliding garage doors were likely a later addition to the building, and were identified in the DPR form as not achieving significance in their own right.

Summary of the Proposed Project

The proposed scope of work is outlined on the Cover Sheet of the project documents:

Adaptive reuse (Secretary of Interior's Standards) to convert [existing] detached carriage house into an accessory dwelling unit with 2-car garage. Structure to be relocated to 5-foot rear and side setbacks.

The proposed design illustrates the relocation of the building on the property approximately 2 feet away from the side property line and 3-1/2 feet away from the rear property line, with a new foundation. The project includes the removal of the one-story, shed-roof, rear lean-to and the construction of a new rear dwelling unit addition, somewhat larger in size but similar in form to the current addition. Two new overhead garage doors will replace the full-width sliding garage doors. A new dormer is proposed on the left elevation. New roofing will be installed, and three skylights are proposed. Two new lighting fixtures will be added to the front façade.

SECRETARY'S STANDARD'S REVIEW:

The *Secretary of the Interior's Standards for Rehabilitation* (Standards), originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource's historical, cultural, or architectural values. Accordingly, Standards states that, "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Following is a summary of the review with a list of the Standards and associated analysis for this project:

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: There is no effective change of use proposed for this residential property, although there is some intensification of use with the inclusion of a secondary unit within the carriage house.

As a rule of thumb, a project that meets the subsequent nine Standards can be considered to meet this Standard as well. A proposed project that preserves significant historic fabric, provides a compatible new design, and is potentially reversible in the future can be considered to have a compatible use. In this case, the project does meet those Standards, so the use can be considered compatible.

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

Analysis: No historic massing of the carriage house is proposed for removal; the forms and footprints of the historic property will be generally preserved. The building is proposed to be raised less than one foot from 22'-7" to 23'-3" in height. The difference accommodates the height of the new slab footing. This height change will have little impact on the perception of the building, especially as the garage doors at the front will remain at grade.

Because the 2011 evaluation indicates that the garage doors are not original to the building, their replacement with modern garage doors is in keeping with this Standard.

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 architectural elements from other historic properties, will not be undertaken.”**

Analysis: There are no proposed changes are that might be mistaken for original features. The installation of matching horizontal channel-rustic siding between and next to the new garage doors can be considered a restoration of the original building fabric; the siding dimensions and pattern are not conjectural. All new elements have adequate differentiation (See also Standard 9).

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

Analysis: It is understood that no existing changes to the building(s) have acquired historic significance in their own right. The evaluation of the property indicates that the garage doors and rear addition do not contribute to the architectural significance for which the Queen Anne house and carriage house were identified.

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

Analysis: Distinctive features and finishes that identify the carriage house are shown as preserved on the proposed drawings. Specifically, this includes: The square footprint; the low, one-and-one-half-story massing; the moderately steep hipped-roof form and dormer; the boxed eaves, the horizontal v-channel-rustic siding; the original first-floor windows; the flat-board window trim, aprons, fascia and corner boards; the hay-loft doors, and the cantilevered hoist beam.

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: The carriage house appears visually to be in fair condition. Most features are shown as generally preserved in the project drawings. (See Standard 5.) The elevations include important dimensions and notes that document the existing materials.

It is recommended that three general notes be conditioned to be included on the final building permit documents, as follows: To note the historic significance of the property and indicate that all changes to the project plans must be reviewed; to note how the existing historic elements are to be protected during relocation and construction; and to include a general note that materials that shall be repaired rather than replaced.

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 or physical treatments are shown as proposed in this project, or expected other than preparation for painting. It is recommended that all planned construction techniques be identified during the building permit submittal phase.

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

Analysis: Archeological 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: The proposed alterations are generally compatible with the historic character of the carriage house and differentiated by its detailing and form.

The proposed garage doors will be differentiated by their modern construction and operation; they will be compatible in materials, scale and appearance by proposing wood diagonal board panels. Because the full-width doors were added later, the installation of channel-rustic siding around the new doors can be considered a restoration of an original material. (See also Standard 3.)

The proposed dormer is compatible in size, massing in proportion to the original roof, and its hipped roof form. The slightly smaller size also serves to differentiate it from the original, and it appears subordinate. The dormer is compatible in scale of materials through the use of horizontal wood siding and wood trim; it is differentiated by the use of teardrop siding in lieu of channel rustic. The dormer window is compatible in scale with the size of the carriage house and the original windows; it is differentiated by being a vertical (1x2) window. It will be further differentiated by its casement operation and its modern construction.

The proposed rear addition is compatible in size, form, and materials. Its footprint is smaller than the historic carriage house, allowing the main building to remain predominant in the composition. It is one story, providing differentiation. The shed roof is differentiated from the main, hipped roof, but is a compatible, traditional roof form for outbuildings. The siding and trim is compatible in wood material and is compatible in scale with its repetitive pattern, but the siding is also differentiated in vertical pattern and differing size of the boards. The windows in the addition are a compatible size and scale with regard to the historic 2x1 fixed windows and with regard to the proportion of window to wall. They are differentiated by their vertical double-hung design and their modern manufacturing. The pair of French doors is differentiated by its glazed area, residential use, and modern

manufacturing. They are compatible in appearance by their lower head height, painted finish, and are in proportion with the hay loft wall size and the amount of siding that surrounds it.

The skylights are a purely modern design, so inherently differentiated from the historic building. They are relatively small and unobtrusive, as they follow the roof slope and fit into the corners of the roof plan. They are reversible elements raised slightly above the roofing. The roof form is a significant character-defining feature, but the roofing materials are not.

The exterior lighting includes modern interpretations of gooseneck industrial fixtures. They are compatible in size and simplicity of design; they are differentiated by their modern operation and use.

10. **“New additions and adjacent or related new construction will be undertaken in 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 proposed design would preserve the essential form and integrity of the historic property. The critical character-defining features of the exterior of the carriage house would be unimpaired in this project.

CONCLUSION

With the minor conditions for planning approval recommended for within this report, the proposed rehabilitation project would meet the *Secretary of the Interior's Standards for Rehabilitation*. These three general notes are recommended for inclusion in the building permit submittal set.



ARCHIVES
ARCHITECTURE
PO BOX 1332
SAN JOSE CA 95109

MEMORANDUM

DATE: January 10, 2018

TO: James Collins and Perviz Tharani
1141 Main St.
Santa Clara, CA 95050 (via email)

RE: Garage Door Evaluation Clarification – Secretary of the Interior’s Standards Review
Carriage House Rehabilitation and Addition Project – 1141 Main St., Santa Clara CA

FROM: Leslie A.G. Dill, Historic Architect

Introduction:

This memorandum is to present a clarification of our interpretation of the significance of the garage doors on the detached carriage house at 1141 Main St., Santa Clara. The intent of this memo is to provide some background analysis for the use of the Historical & Landmarks Commissioners as they review the project.

Summary:

It was our interpretation, based on the California Department of Parks & Recreation 523 forms (DPR523) prepared by Lorie Garcia Aug 29, 2011, that the doors, although older than fifty years, touched with patina of age and familiar in the neighborhood, are not original to the carriage house and not a contributing element to the identified Queen Anne significance of the property that dates to c 1893 (including the house and the carriage house). Because the significance of the property is based on its nineteenth-century design and the doors were added later, they would not be considered character-defining features of the property.

Analysis:

The process of design review takes two steps. The first step is to evaluate a property for its significance and identify the character-defining features with respect to the context and narrative that defines the significance of the property. If, for example, a property is associated with a family, then all the changes over time that are associated with that family could be considered character-defining. If, alternately, a property is associated with the historical development of a neighborhood, then all original fabric and alterations could be considered within the period of expansion of that neighborhood. For a property that is associated with architectural design, the year of construction is considered the period of significance, and later alterations and additions, although they can be compatible features, are not considered a part of the significant historic fabric.

In the DPR forms, Ms. Garcia indicated that the of the Kersell/Lorente Residence was significant for its Queen Anne architecture. In her conclusions, she writes, “the evaluator finds 1141 Main Street to be a notable example of the Queen Anne architectural style and to retain sufficient integrity to qualify as a historic property.” In the description of the property, she made it clear that the garage

doors were added after the property was originally developed: “Sliding wood doors are placed on the driveway side, providing access to Main Street. These were added when the carriage house was converted to use as a garage.” Automobile use is a twentieth-century innovation, not associated with the Victorian era of architecture.

Secretary of the Interior’s Standards Review

The analysis within our report dated October 26, 2017 is based on the evaluation provided by the DPR forms and by our understanding of the significance of the property.

It was our interpretation of the evaluation that the garage doors would not be considered original features, and could be removed or altered in the present day. Because we understood them to be later alterations, we noted that their removal would be compatible with Standard 4. The restoration of wall segments at this elevation was noted to be compatible with Standard 3, and the installation of new garage doors was compatible with Standard 9.

CONDITIONS OF APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

- G1. 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.
- G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A1. The 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 by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

- C1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof.
- C2. The subject property is currently listed on the City's Architecturally or Historically Significant Properties List and any changes to the proposed plans shall be reviewed and approved by the Planning Department.
- C3. Any existing historic elements shall be protected during relocation and construction.
- C4. All materials shall be repaired than replaced.
- C5. 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.
- C6. The applicant shall add one 24" box tree in the front yard from the City's approved tree list.

ENGINEERING

- E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a **Single Encroachment Permit** issued by the City Engineering Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement plans prepared in accordance with City Engineering Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

- E4. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

ELECTRICAL

- EL1. Electric service shall be overhead. See Electric Department Rules and Regulations for available services.
- EL2. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
- EL3. Overhead services shall be installed per City of Santa Clara Electric Department standard OH-550, MS-G6, and MS-G7 latest revision.
- EL4. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- EL5. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.
- EL6. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).

WATER

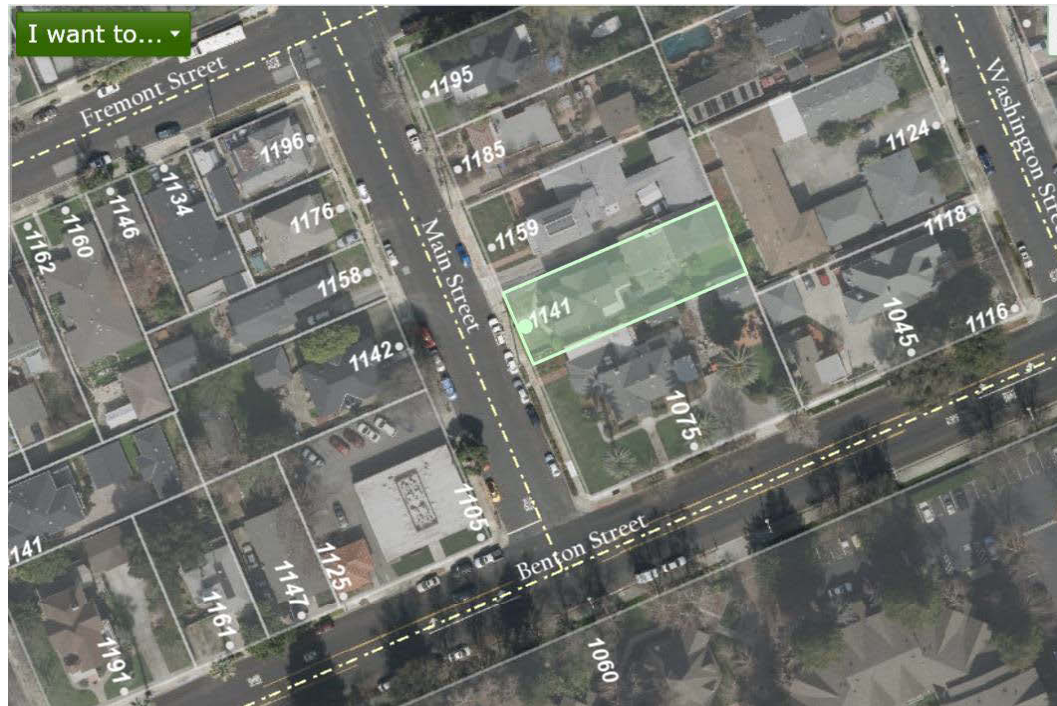
- W1. If fire sprinklers are required, a 1" water service shall be provided to supply the sprinkler system. Applicant shall maintain a minimum 10-foot horizontal clearance from any existing or proposed trees.

POLICE

- PD1. Address numbers of the individual residential buildings shall be clearly visible from the street and shall be a minimum of six (6) inches in height and a color contrasting with the background material. Ideally, numbers would be illuminated during hours of darkness so first responders can easily identify the address. Individual apartment numbers shall be a minimum of six (6) inches in height and a color contrasting to the background material, and either visible from the street or from the center area of the project. Where multiple units/buildings occupy the same property, unit/building addresses shall be clearly visible.
- PD2. All construction of dwelling units shall conform to the requirements of the Uniform Building Security Code as adopted by the City of Santa Clara City Council.
- PD3. For each individual address (unit, suite, etc.), phone company records (specifically '911' patch) shall reflect the actual address the phone is located.

LOCATION MAP

PLN2017-12945



October 24, 2017

Perviz Tharani and James Collins
1141 Main St
Santa Clara, CA
95050



Planning Department
City of Santa Clara
1500 Warburton Ave
Santa Clara, CA
95050

Re: Variance Request

Variance: Variance request for additional half bathroom

Project Location: 1141 Main St
APN: 269-15-048

Dear Planning Commission and Planning Staff,

This application includes plans for the conversion of the existing 2-story carriage house at 1141 Main St into an accessory dwelling unit. The property, a 7,500 square foot lot located in the Historic "Old Quad", also contains a 2-story Queen Anne main residence with a Mills Act Contract. With the creative adaptive reuse of the historic structure the proposed design creates living areas on two floors and therefore it is most practical to have a half-bath (sink and toilet) on the 1st floor for the occupants and guests.

Our primary motivation for converting the carriage house into an accessory dwelling unit is for James' mother to have a place to stay when she comes to visit from her retirement community in Arizona. She visits us multiple times a year and sometimes stays for months at a time to spend time with her two young grandchildren. She is getting on in years and having to go upstairs to use the bathroom will be hardship for her. We'd rather she expend her energy playing with our children rather than going up and down stairs multiple times a day.

The half-bath does not have a shower and is quite a distance from the upstairs bedrooms and therefore it would not promote more occupants in the structure.

We understand that the Planning Commission must make the following four findings in order to grant the variances (Sec 18.108.040). Our justification for the variance is as follows:

(1) That there are unusual conditions applying to the land or building which do not apply generally in the same district.

We are adapting an existing carriage house into an accessory unit while maintaining the historic character of the structure. This has resulted in having living areas on two floors. It is not practical for an elderly occupant to only have a bathroom on an upper floor. Having a bathroom only on the upper floor means having James' elderly mother climb stairs multiple times a day as the majority of the day is spent on the ground floor, in the living room and kitchen. If we relocated the main bathroom to the main floor, this would require James' mom to descend the stairs in the middle of the night, a sub-optimal situation.

(2) That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the petitioner.

The carriage house is not usable for a family in this modern age. It needs to be thoughtfully adapted for use as a garage and accessory unit. This application includes a Secretary of the Interior's Standards Review conducted by a Historic Architect. This review concluded that our proposed plans meet the Secretary of the Interior's Standards for Rehabilitation. The review notes that our proposed plans for the conversion of the carriage house preserve the following distinctive features:

1. The square footprint.
2. The low, one-and-one-half-story massing.
3. The moderately steep hipped-roof form and dormer.
4. The boxed eaves, the horizontal channel-rustic siding; the original first-floor windows.
5. The flat-board window trim, aprons, fascia and corner boards.
6. The hay-loft doors.
7. The cantilevered hoist beam.

In an effort to preserve the distinctive features, we are not able to situate the living area of the accessory unit all on one floor. This means that having only 1 bathroom to serve living areas on two floors is impractical. We are building this unit primarily for James' elderly mother to come stay with us for extended periods of time. She already visits us multiple times a year and stays with us in the main house. This is not ideal for her as it limits her privacy. Being able to stay in the accessory dwelling unit when she visits would allow her to fully enjoy her time with her grandkids and having a bathroom on the first floor of the unit would eliminate a hardship for her.

(3) That the granting of such Variance shall not, under the circumstances of the particular case, materially affect adversely the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of the applicant's property, and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

There are no indications that our proposed addition of the an extra half-bathroom to the accessory dwelling unit harms the health, safety, peace, morals, comfort, or general welfare of the neighborhood. The half-bath does not have a shower and is quite a distance from the

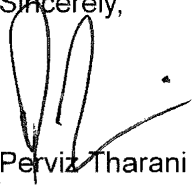
upstairs bedrooms and therefore it would not promote more occupants in the structure.

(4) That the granting of the Variance is in keeping with the purpose and intent of this title.

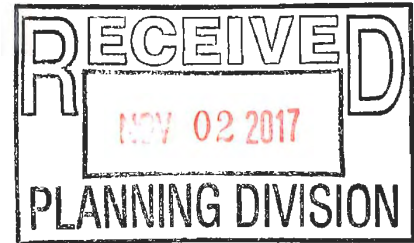
Granting this variance does not allow the property owner to by-pass the developmental requirements for all future buildings proposed, it merely allows architecturally consistent architecture, befitting of the historic home on the property. Granting the variance improves local housing needs by providing additional living space while still maintaining the density requirements of the zoning district.

We can be reached at 650-283-8409 or ptharani@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Perviz Tharani', with a stylized flourish extending from the bottom right.

Perviz Tharani and James Collins, Homeowners and Residents of 1141 Main St



October 24, 2017

Perviz Tharani and James Collins
1141 Main St
Santa Clara, CA
95050

Planning Department
City of Santa Clara
1500 Warburton Ave
Santa Clara, CA
95050

Re: Variance Request

Variance: Variance request for building height

Project Location: 1141 Main St
APN: 269-15-048

Dear Planning Commission and Planning Staff,

This application includes plans for the conversion of the existing 2-story carriage house at 1141 Main St into an accessory dwelling unit with garage. The property, a 7,500 square foot lot located in the Historic "Old Quad", also contains a 2-story Queen Anne main residence with a Mills Act Contract. We are requesting a variance to convert the existing 22' 7" structure into a 23' 3" accessory dwelling unit where 14 feet is the maximum allowed. We are proposing this minor elevation increase to preserve the historic character of the accessory structure while allowing our family to properly utilize this existing structure on our property.

We understand that the Planning Commission must make the following four findings in order to grant the variances (Sec 18.108.040). Our justification for the variance is as follows:

(1) That there are unusual conditions applying to the land or building which do not apply generally in the same district.

The maximum 14 foot building height for accessory units is not in keeping with the historic character of our property. The main residence in the Queen Anne style, built in 1893, is 32' 6" high, exceeding the 25 foot maximum. The existing carriage house is 22' 7" and we are proposing to raise the elevation by less than a foot, the height of the new slab footing. Additionally, the existing carriage house already has a 2nd floor with habitable space. We are merely adapting the use of an existing 2-story structure, not requesting to build a new 2-story guest house. The Secretary of the Interior's Standards allows for "adaptive reuse" in the

rehabilitation and preservation of historic structures. Please see the Secretary of the Interior's Standards Review that is part of this application.

(2) That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the petitioner.

The carriage house is not usable in its existing state. It does not have a foundation, the rotting wood on the bottom floor does not allow for parking cars and even entering the carriage house requires manually pushing open heavy sliding carriage house doors. The carriage house needs to be thoughtfully adapted for use as an accessory dwelling unit with garage. This application includes a Secretary of the Interior's Standards Review conducted by a Historic Architect. This review concluded that our proposed plans meet the Secretary of the Interior's Standards for Rehabilitation. The review notes that our proposed plans for the conversion of the carriage house preserve the following distinctive features:

1. The square footprint.
2. The low, one-and-one-half-story massing.
3. The moderately steep hipped-roof form and dormer.
4. The boxed eaves, the horizontal channel-rustic siding; the original first-floor windows.
5. The flat-board window trim, aprons, fascia and corner boards.
6. The hay-loft doors.
7. The cantilevered hoist beam.

(3) That the granting of such Variance shall not, under the circumstances of the particular case, materially affect adversely the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of the applicant's property, and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

There are no indications that our proposed conversion of the existing carriage house harms the health, safety, peace, morals, comfort, or general welfare of the neighborhood. The structure is located at the rear of the property, where it is closest to a small apartment complex. Windows are placed so that they do not face single-family homes.

In addition, the conversion of the carriage house into a garage and accessory dwelling will allow it to house cars, something that can't currently be done, increasing off-street parking in the neighborhood.

(4) That the granting of the Variance is in keeping with the purpose and intent of this title.

Granting this variance does not allow the property owner to by-pass the developmental requirements for all future buildings proposed, it merely allows architecturally consistent architecture, befitting of the historic home on the property. Granting the variance helps alleviate the parking problems in the neighborhood and improves local housing needs by providing additional living space while still maintaining the density requirements of the zoning district.

We can be reached at 650-283-8409 or ptharani@gmail.com.

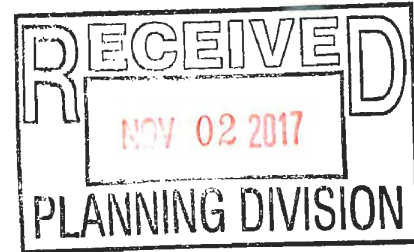
Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'P' followed by a flourish, likely representing Perviz Tharani.

Perviz Tharani and James Collins, Homeowners and Residents of 1141 Main St

October 24, 2017

Perviz Tharani and James Collins
1141 Main St
Santa Clara, CA
95050



Planning Department
City of Santa Clara
1500 Warburton Ave
Santa Clara, CA
95050

Re: Zoning Change Request from Downtown Commercial (CD) to Single Family Residential (R1-6L)

Project Location: 1141 Main St
APN: 269-15-048

Dear Planning Commission and Planning Staff,

We are writing to you to request a zoning change for our property at 1141 Main St from Downtown Commercial to Single Family Residential. Our house is a single family house in a neighborhood with single family houses that are mostly zoned as Single Family Residential.

In November 2016, we successfully petitioned the City Council to waive the rezoning fee. Here is the relevant excerpt from the meeting minutes of the November 15, 2016 City Council obtained from

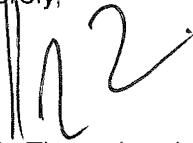
<http://sireweb.santaclaraca.gov/sirepub/mtgviewer.aspx?meetid=1911&doctype=Minutes>:

*The Council proceeded to consider the request to **waive the fee to rezone 1141 Main Street from Downtown Commercial Zoning District (CD) to Single-Family Residential (R1-6L)**. Member Caserta recused himself (owns property within 500 feet of the subject site) and then stepped off the dais. The Acting City Manager introduced the Director of Community Development who then made an electronic presentation, which provided a review of the project site, current General Plan designation, the City's past practice in waiving fees and the current Zoning Code to allow reconstruction of non-conforming uses. Applicant, James Collins addressed the Council and made comments in support of his request, which would facilitate the long term preservation of the property as a single-family residence. The property is on The City of Santa Clara*

*Architecturally and Historically Significant Properties list and falls under the Historical Preservation Agreement (Mills Act). The Council discussed the item and the Director of Community Development and Perviz Tharani, also a property owner and applicant, answered Council questions. The Acting City Manager made brief comments addressing the genesis of the staff recommendation and cause for the recommended denial based on not having the authority to waive the fee at the staff level and possible precedence setting. **MOTION** was made by Davis, seconded and unanimously carried (Marsalli absent) (Caserta abstained), to waive the City's standard application fee cost for rezoning **1141 Main Street** from downtown Commercial Zoning District (CD) to **Single-Family Residential (R1-6L)**.*

We can be reached at 650-283-8409 or ptharani@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to be 'P. Tharani' followed by a flourish, likely representing both Perviz Tharani and James Collins.

Perviz Tharani and James Collins, Homeowners and Residents of 1141 Main St

Mills Act Homeowner Contact Information

Property Address: 1141 Main St, Santa Clara, CA 95050

APN: 269-15-048

Date of Purchase: July 2011

Homeowner 1:

Name: Perviz Tharani

Mailing Address: 1141 Main St

City: Santa Clara

State: CA

Zip Code: 95050

Home Phone Number: n/a

Cell Phone Number: 650-283-8409

Email: ptharani@gmail.com

Homeowner 2:

Name: James Collins

Mailing Address: 1141 Main St

City: Santa Clara

State: CA

Zip Code: 95050

Home Phone Number: n/a

Cell Phone Number: 650-669-9795

Email: jpcollins@gmail.com

Projects Completed between 2011 - 2017 for 1141 Main St, Santa Clara, Page 1/3

1.

Description of Project Work: Mold Remediation

Contribution to Historical Significance: Structural maintenance.

Year Completed & Cost: 2011, \$2285

2.

Description of Project Work: Fumigation

Contribution to Historical Significance: Structural maintenance.

Year Completed & Cost: 2011

3.

Description of Project Work: Fix rear flat portion of roof

Contribution to Historical Significance: Structural maintenance.

Year Completed & Cost: 2011

4.

Description of Project Work: Remodel upstairs bathroom.

Contribution to Historical Significance: Meet basic usability needs.

Year Completed & Cost: 2011, \$9500

5.

Description of Project Work: Refinish upstairs floors, remove linoleum from upstairs hallway

Contribution to Historical Significance: Restoration of original floors.

Year Completed & Cost: 2011, \$3647

6.

Description of Project Work: Install downstairs den carpet

Contribution to Historical Significance: Meet basic usability needs.

Year Completed & Cost: 2011, \$950

7.

Description of Project Work: Upstairs paint, 3 rooms + hallway

Contribution to Historical Significance: Meet basic usability needs.

Year Completed & Cost: 2012, \$3500

8.

Description of Project Work: Removal of trees hanging over house

Contribution to Historical Significance: Protect structure damage from trees.

Year Completed & Cost: 2013, \$1400

Projects Completed between 2011 - 2017 for 1141 Main St, Santa Clara, Page 2/3

9.

Description of Project Work: Upstairs paint - 2 rooms

Contribution to Historical Significance: Meet basic usability needs.

Year Completed & Cost: 2013, \$2200

10.

Description of Project Work: Windows and screens phase 1

Contribution to Historical Significance: Restore/preserve historic wood windows and screens.

Year Completed & Cost: 2014, \$23 290

11.

Description of Project Work: Windows Phase 2

Contribution to Historical Significance: Restore/preserve historic wood windows and screens.

Year Completed & Cost: 2014, \$8511

12.

Description of Project Work: Exterior window painting

Contribution to Historical Significance: Restore/preserve historic wood windows and screens.

Year Completed & Cost: 2014, \$2600

13.

Description of Project Work: Remodel downstairs bathroom

Contribution to Historical Significance: Meet basic usability needs.

Year Completed & Cost: 2014, \$9700

14.

Description of Project Work: Soffit repairs in rear of house and gutters

Contribution to Historical Significance: Structural maintenance.

Year Completed & Cost: 2014, \$13 850

15.

Description of Project Work: Repair rear casement window

Contribution to Historical Significance: Restore/preserve historic windows.

Year Completed & Cost: 2014, \$910

16.

Description of Project Work: Remove rotting back stairs

Contribution to Historical Significance: Structural maintenance.

Year Completed & Cost: 2014, \$2300

Projects Completed between 2011 - 2017 for 1141 Main St, Santa Clara, Page 3/3

17.

Description of Project Work: Sealed rodent created openings in attic and basement

Contribution to Historical Significance: Structural maintenance.

Year Completed & Cost: 2015

18.

Description of Project Work: Installed whole-house fan

Contribution to Historical Significance: Meet basic usability needs.

Year Completed & Cost: 2016, \$2925

19.

Description of Project Work: Replaced roof and rest of gutters

Contribution to Historical Significance: Structural maintenance.

Year Completed & Cost: 2016, \$32 208

20.

Description of Project Work: Paint gutters and other exterior

Contribution to Historical Significance: Structural maintenance.

Year Completed & Cost: 2016, \$850

21.

Description of Project Work: Replaced leaking cast iron drain pipe in den closet

Contribution to Historical Significance: Meet basic usability needs.

Year Completed & Cost: 2016

22.

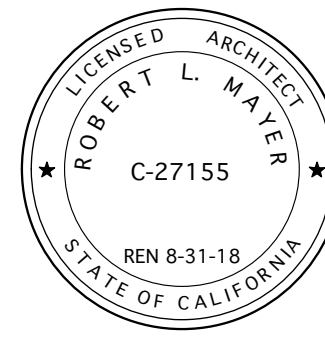
Description of Project Work: Commission of Carriage house ADU Plans/Drawings

Contribution to Historical Significance: Start process to convert the property carriage house, a historic asset, into a ADU with garage to meet basic usability needs.

Year Completed & Cost: \$11, 310

Architect

ROBERT MAYER

1490 Santa Clara Street
San Jose, CA 95128
408.564.5543
mayer-robert@comcast.net

CONSULTANT

CONVERT CARRIAGE HOUSE TO ACCESSORY DWELLING:
1141 MAIN STREETSANTA CLARA, CA 95050
APN: 268-26-15

DESCRIPTION

DATE

MARK

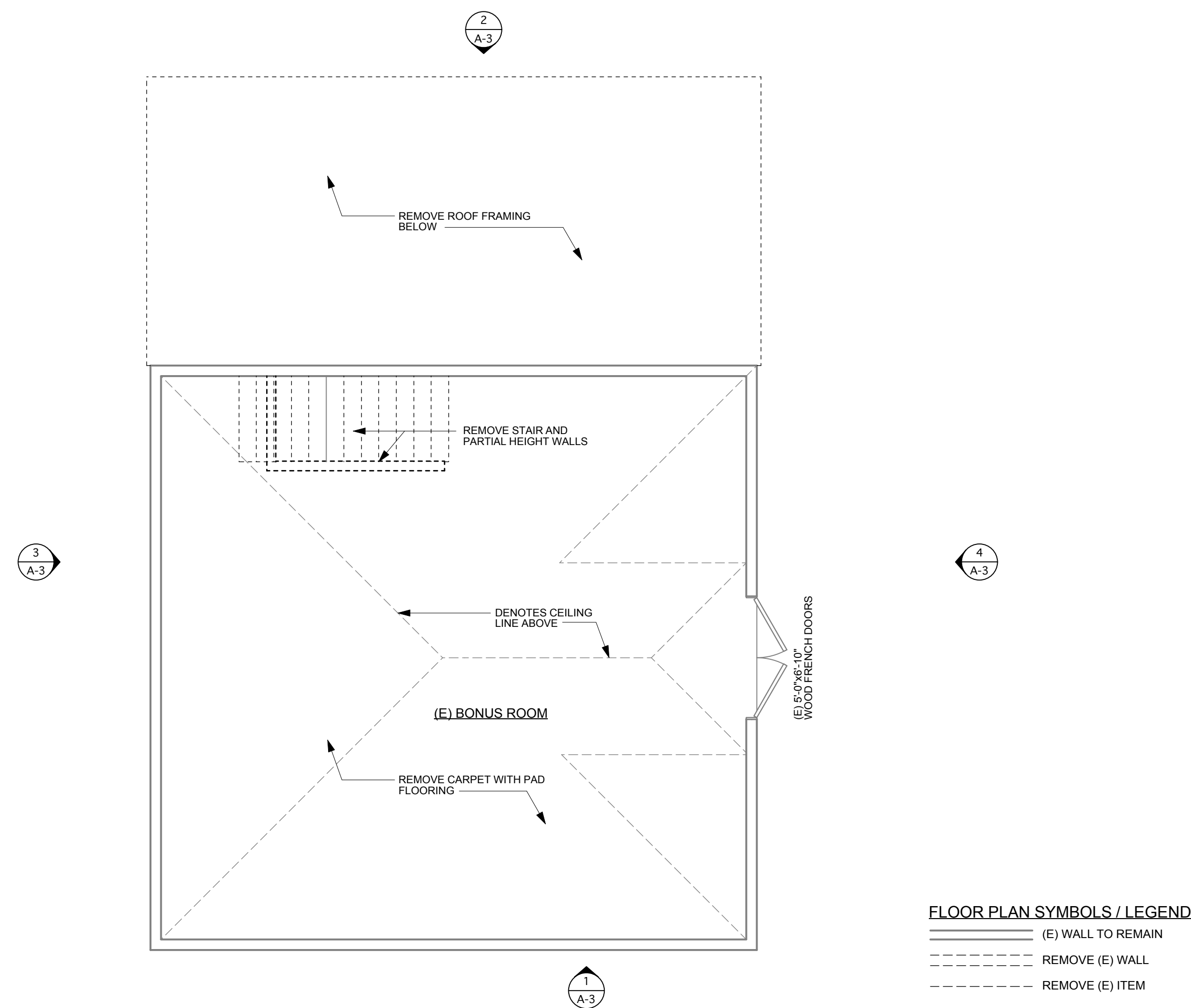
ISSUE/REV: PLANNING APPLICATION
PROJECT #: 2016-16
DRAWN BY: RM
CHECKED BY: RM
ISSUE DATE: 10/18/17
SHEET TITLEACCESSORY DWELLING
PROPOSED FLOOR PLANS
DEMOLITION FLOOR PLANS

DRAWING NO.

A-2

of 7

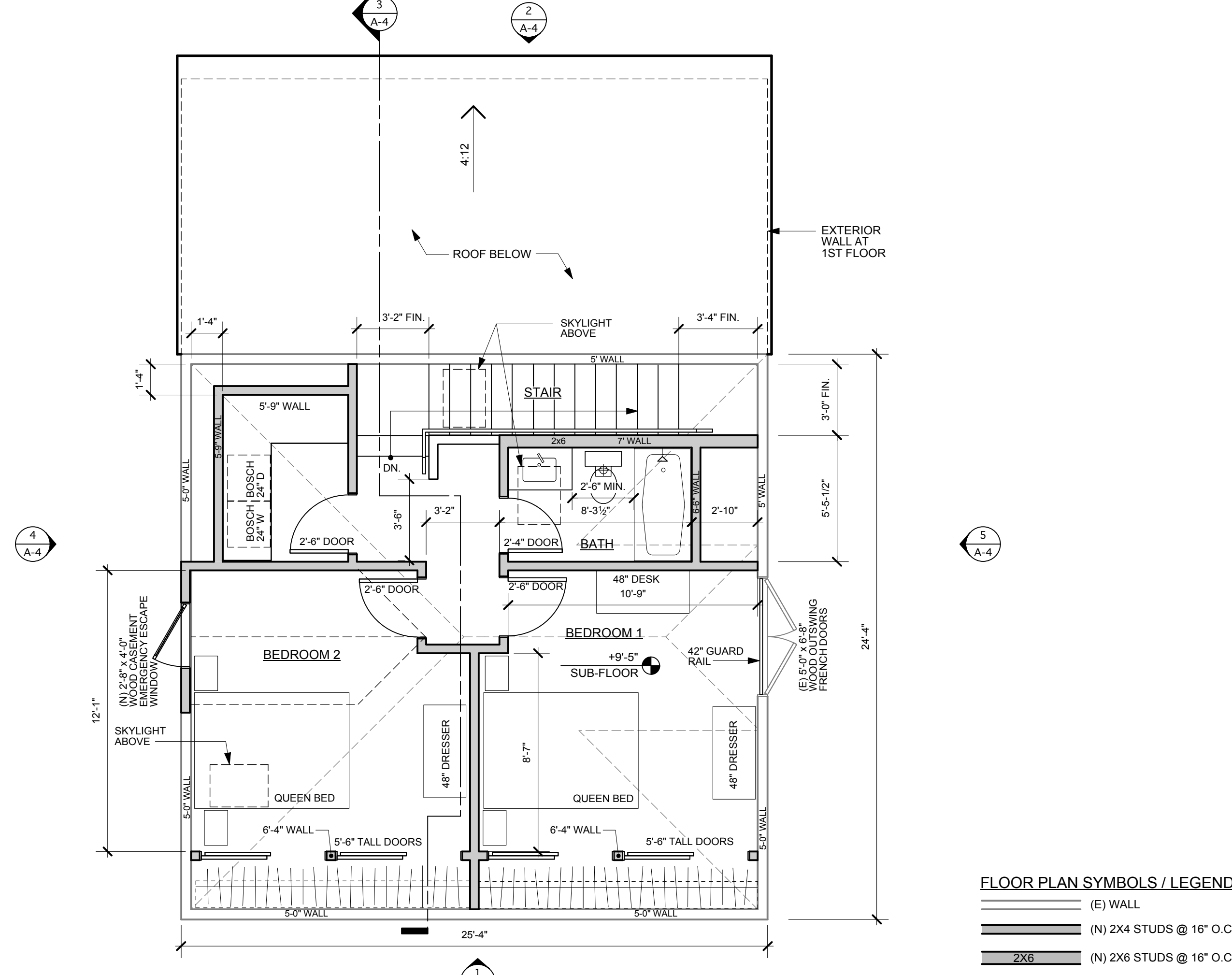
2016-16 COLLINS ADU VAR.vwx



ACCESSORY DWELLING - 2ND FLOOR DEMOLITION PLAN

1/4" = 1'-0"

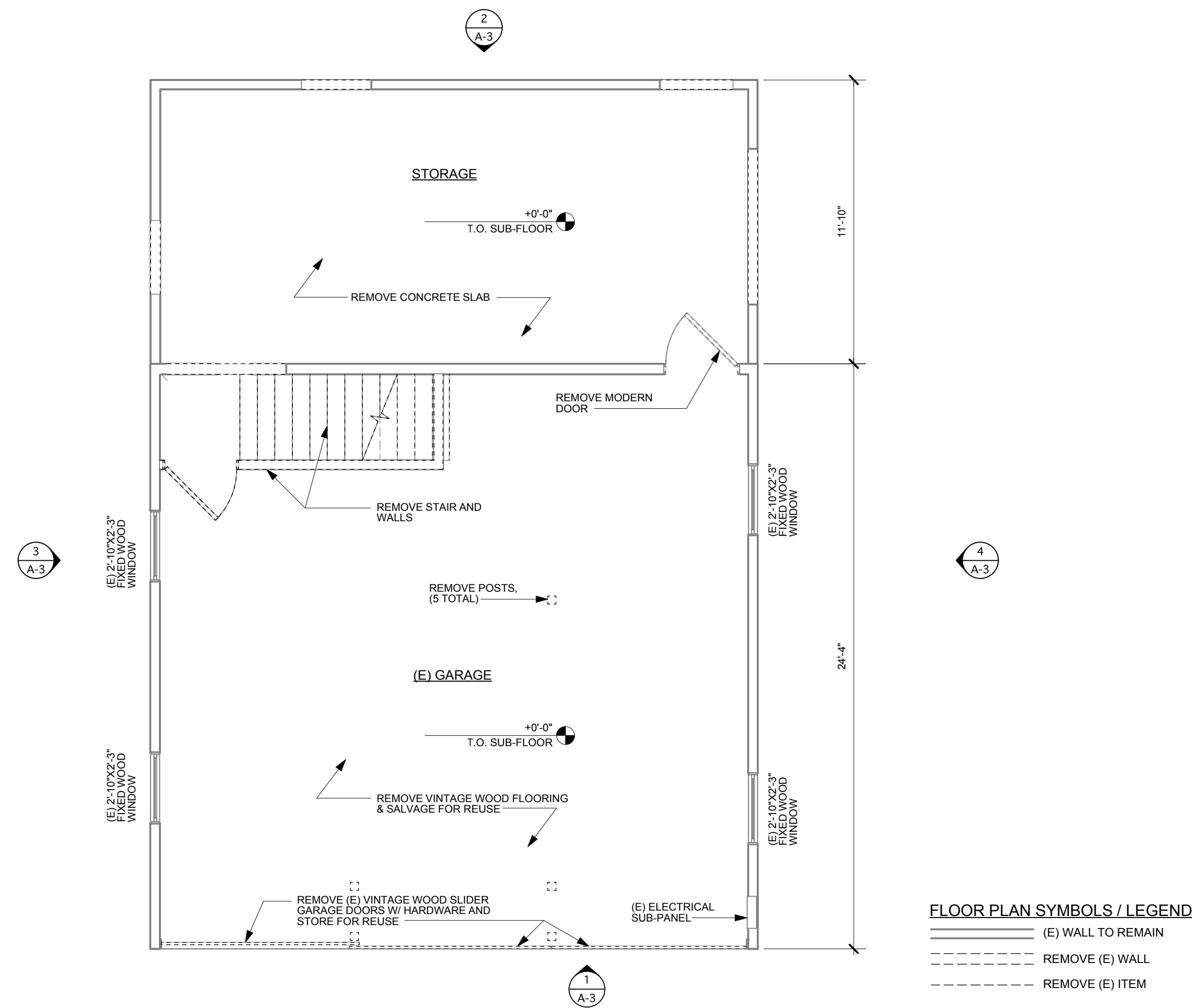
4



ACCESSORY DWELLING - PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"

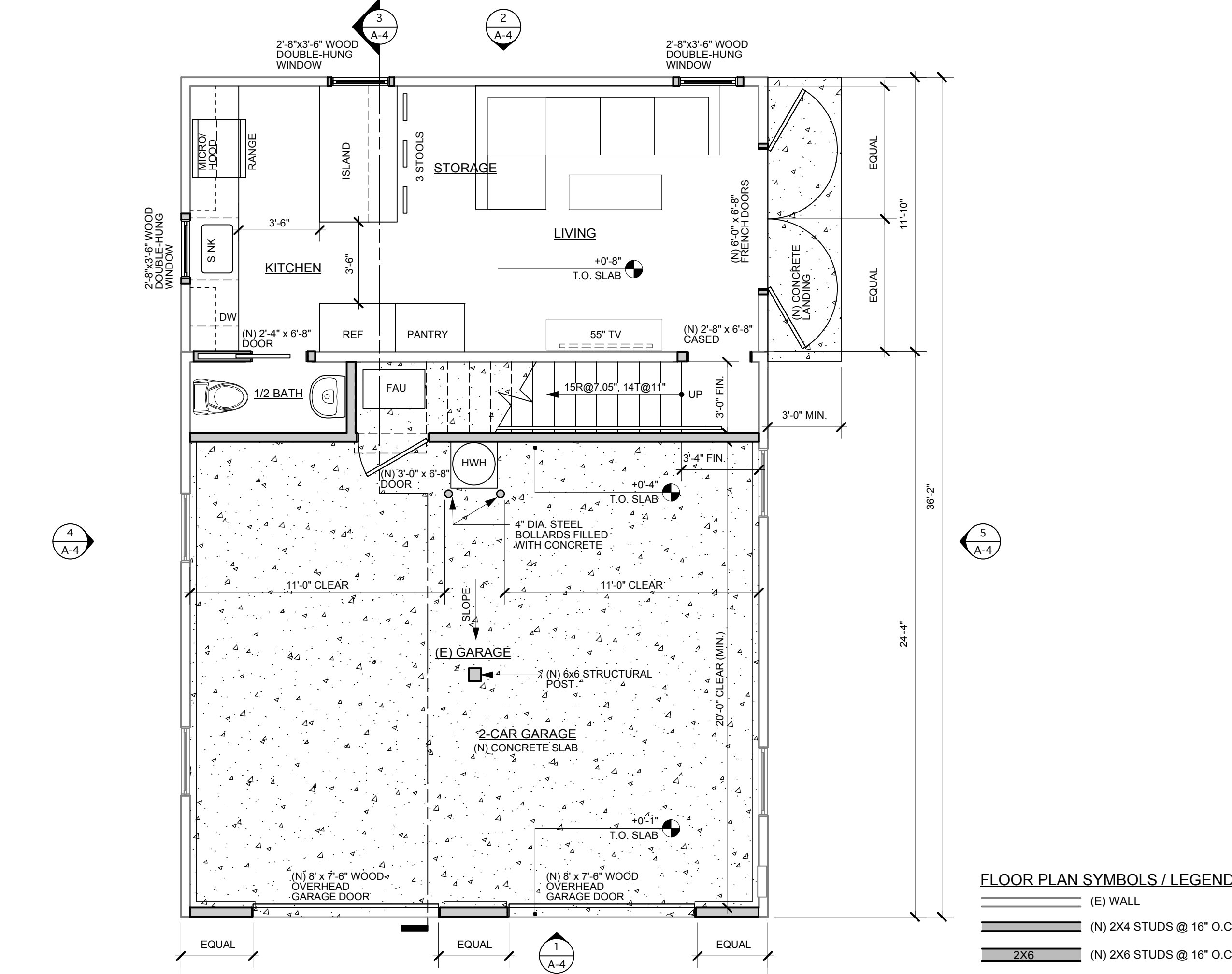
2



ACCESSORY DWELLING - 1ST FLOOR DEMOLITION PLAN

1/4" = 1'-0"

3



ACCESSORY DWELLING - PROPOSED 1ST FLOOR PLAN

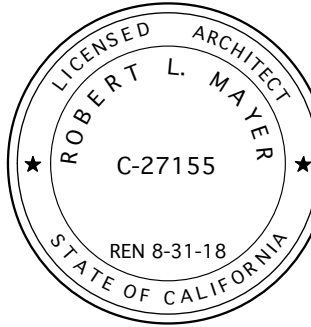
1/4" = 1'-0"

1

Architect

ROBERT MAYER

1490 Santa Clara Street
San Jose, CA 95128
phone 408.564.5593
mayer.robert@comcast.net



CONSULTANT

CONVERT CARRIAGE HOUSE TO ACCESSORY DWELLING:
1141 MAIN STREET
SANTA CLARA, CA 95050
APN: 265-26-15

DESCRIPTION
DATE
MARK

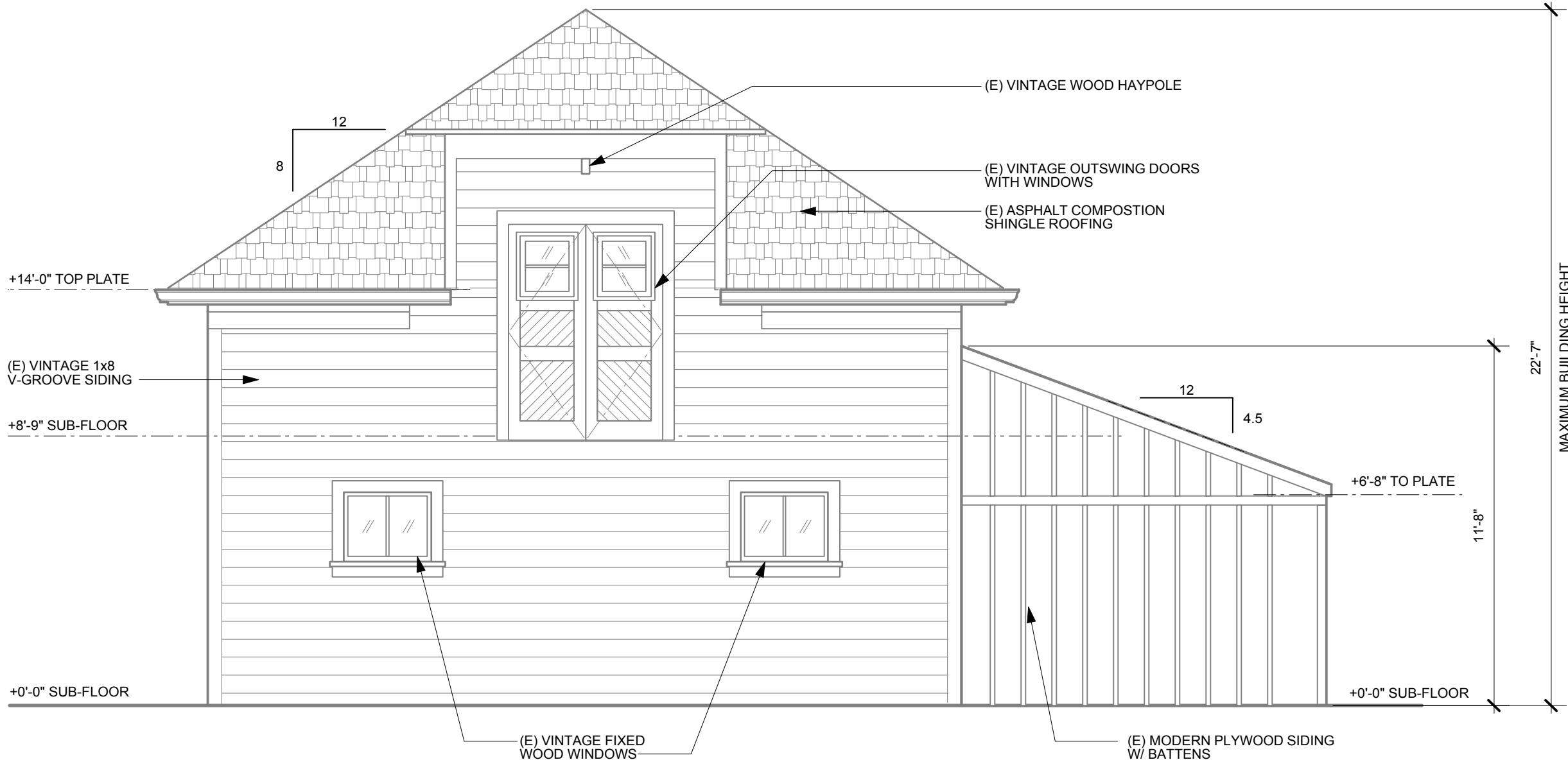
ISSUE/REV: PLANNING APPLICATION
PROJECT #: 2016-16
DRAWN BY: RM
CHECKED BY: RM
ISSUE DATE: 10/18/17
SHEET TITLE

ACCESSORY DWELLING
EXISTING ELEVATIONS

DRAWING NO.

A-3

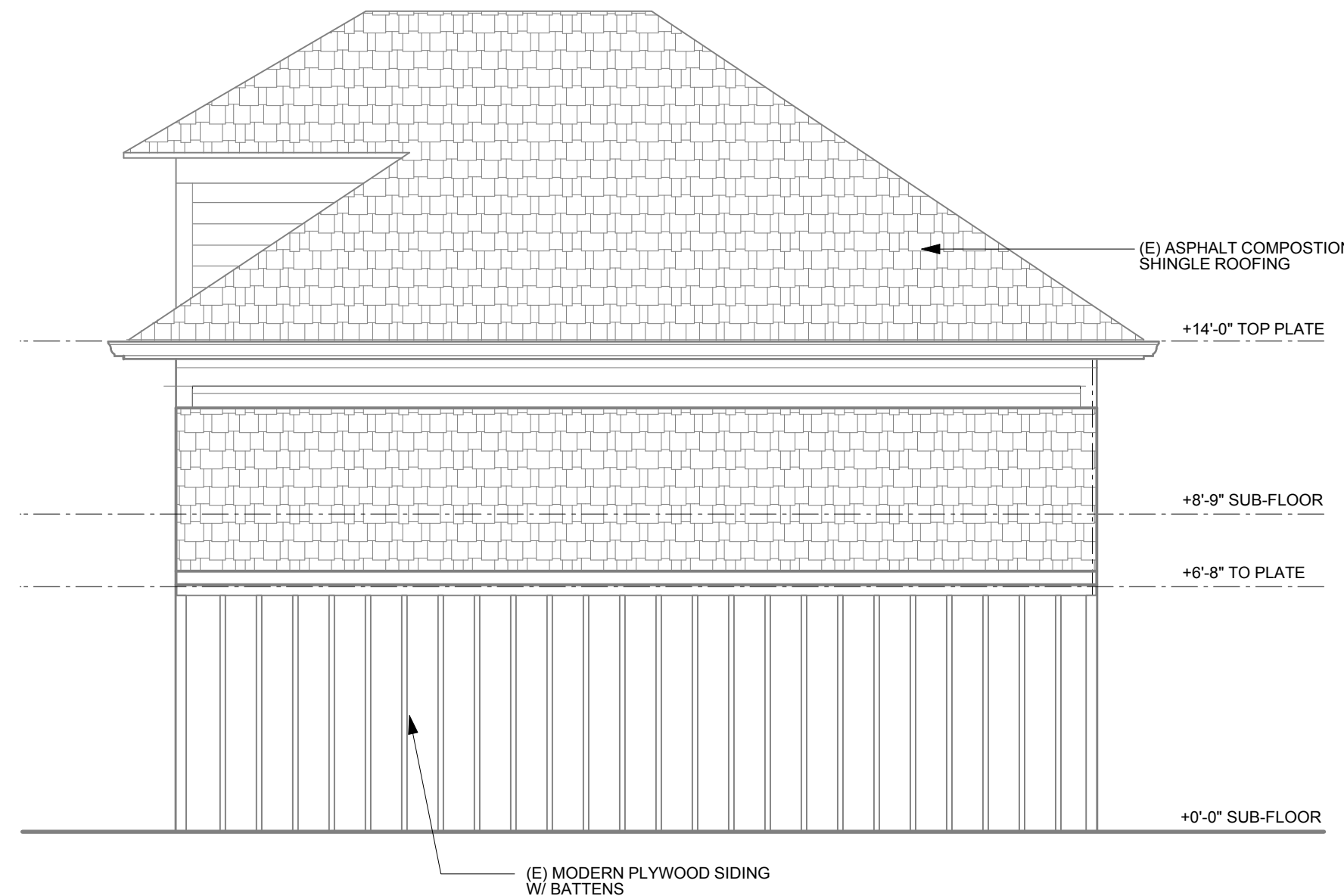
of 7



ACCESSORY DWELING - EXISTING LEFT ELEVATION

1/4" = 1'-0"

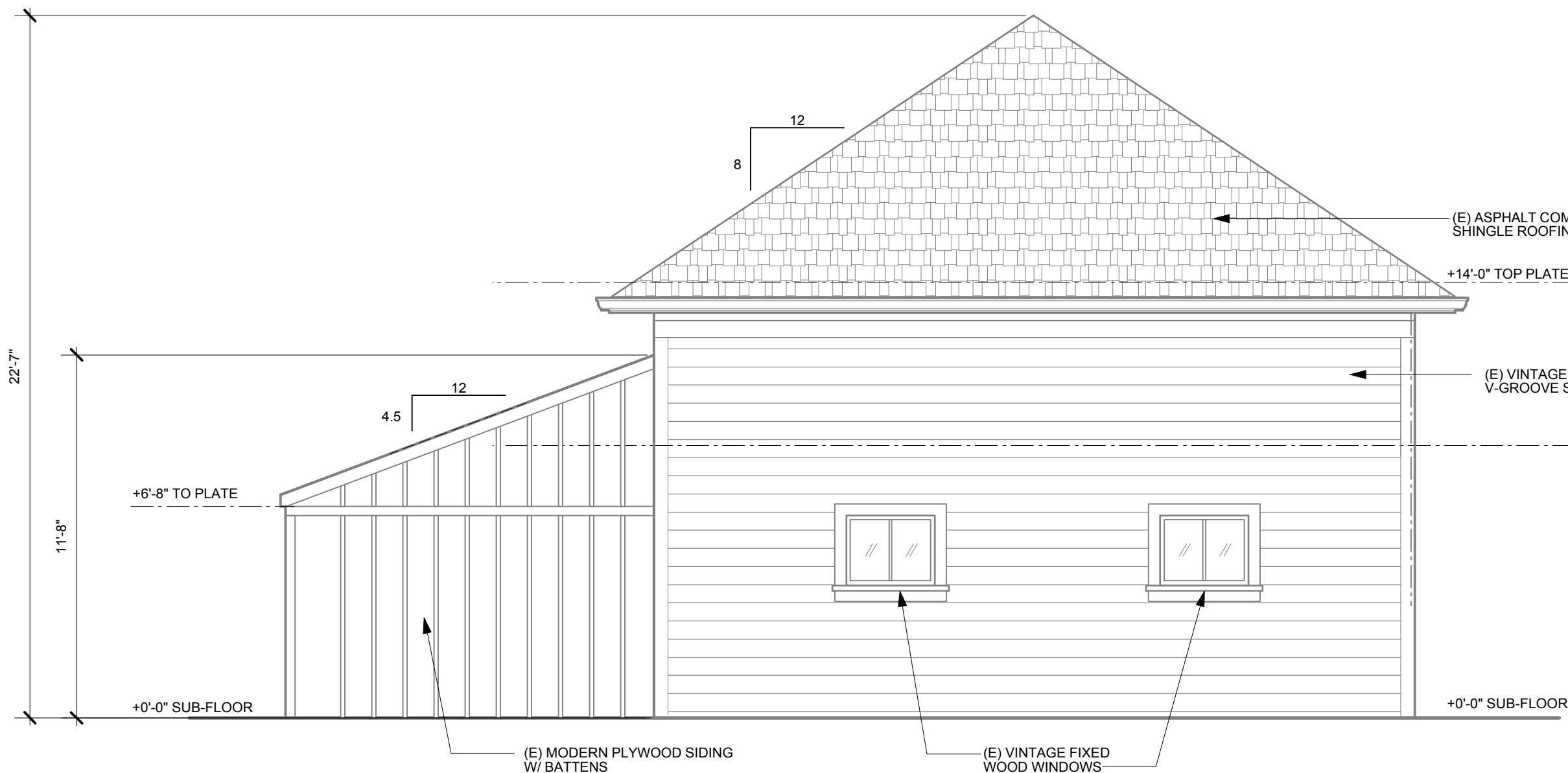
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ACCESSORY DWELLING - EXISTING REAR ELEVATION

1/4" = 1'-0"

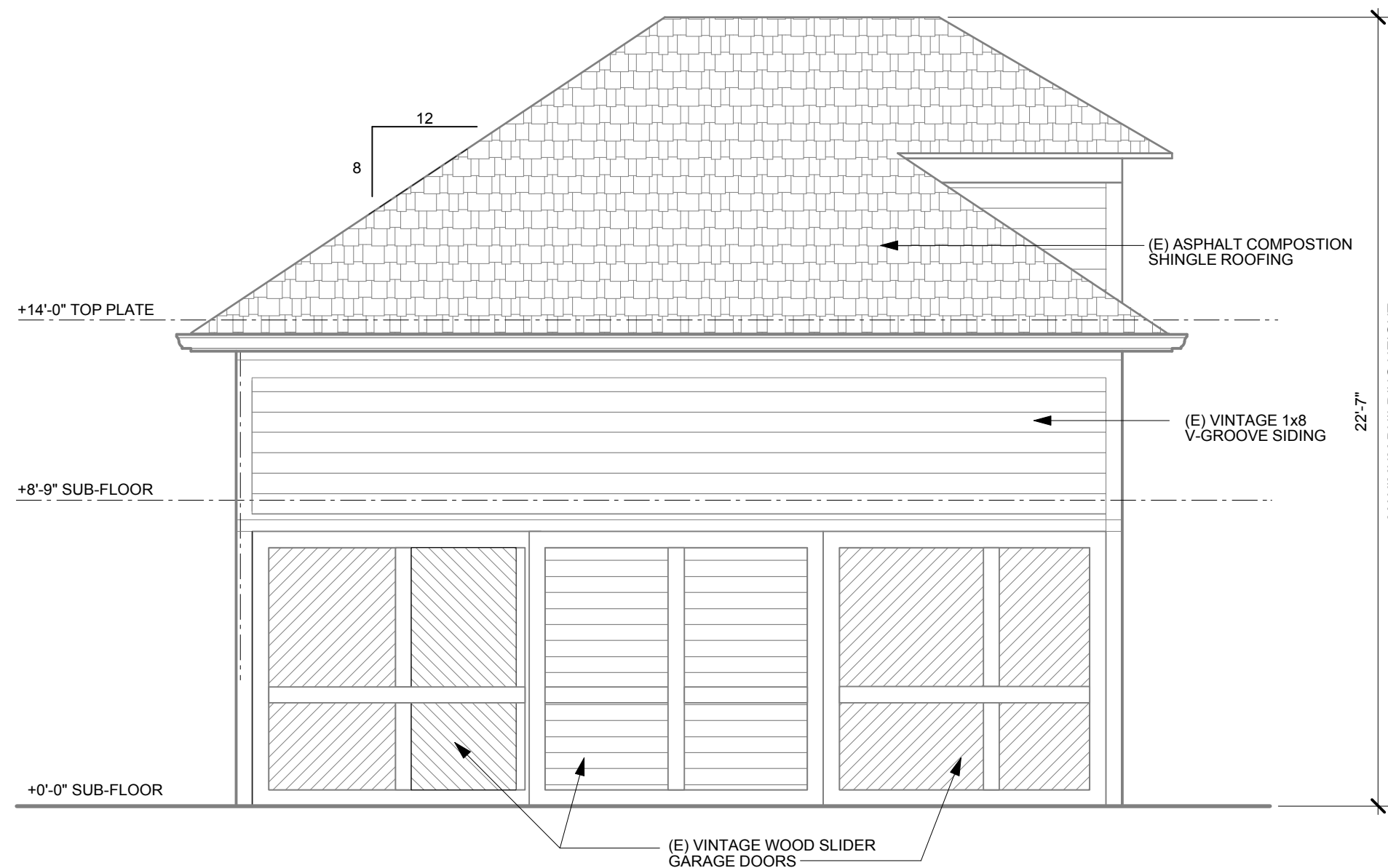
2



ACCESSORY DWELLING - EXISTING RIGHT ELEVATION

1/4" = 1'-0"

3



ACCESSORY DWELLING - EXISTING FRONT ELEVATION

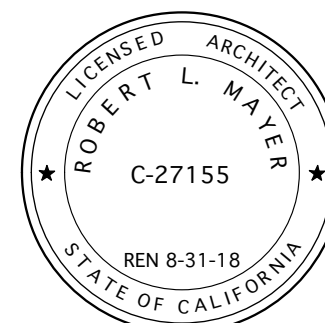
1/4" = 1'-0"

1

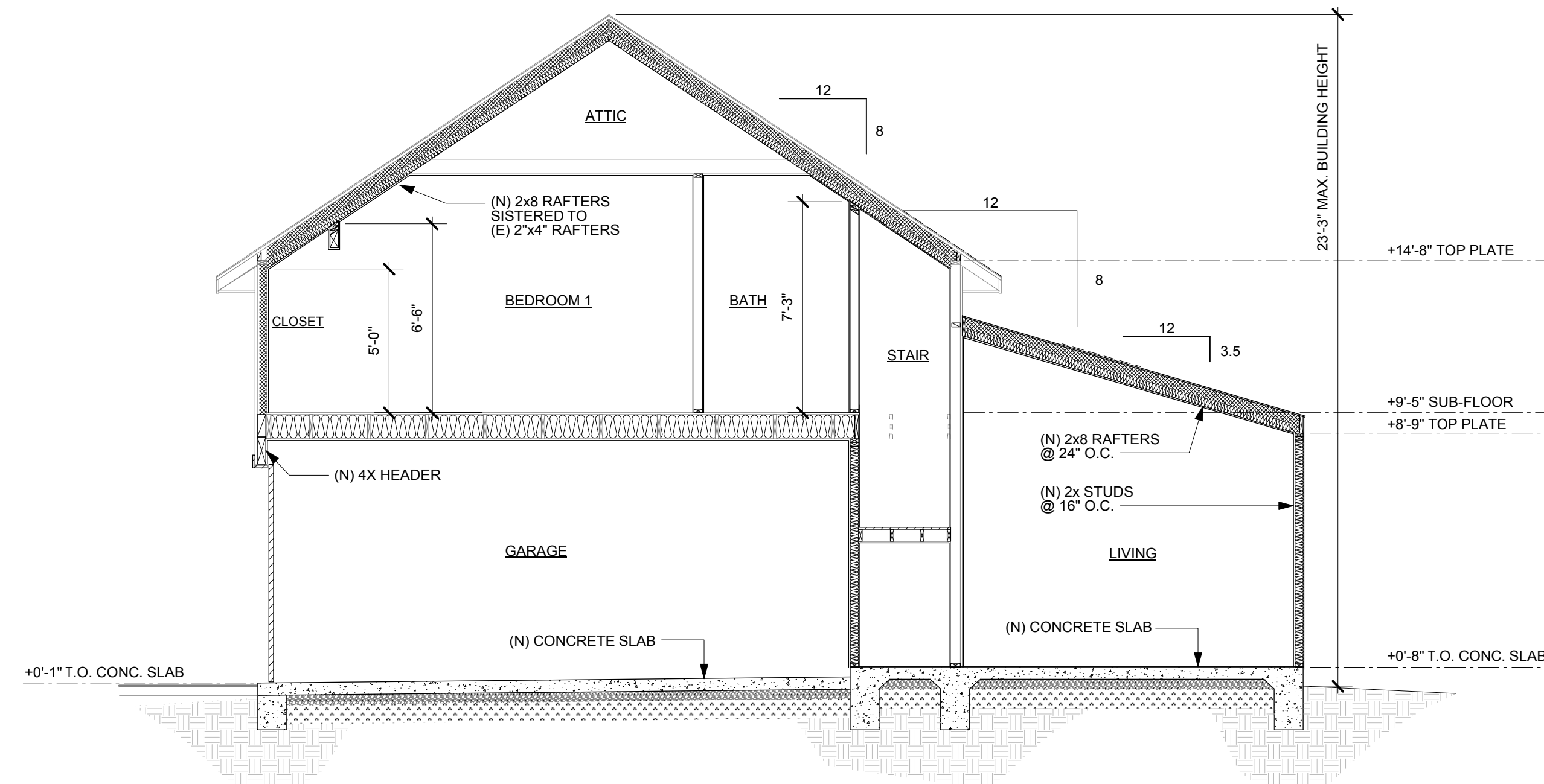
Architect

ROBERT MAYER

1490 Santa Clara Street
 San Jose, CA 95128
 408.564.5593
 mayer.robert@comcast.net



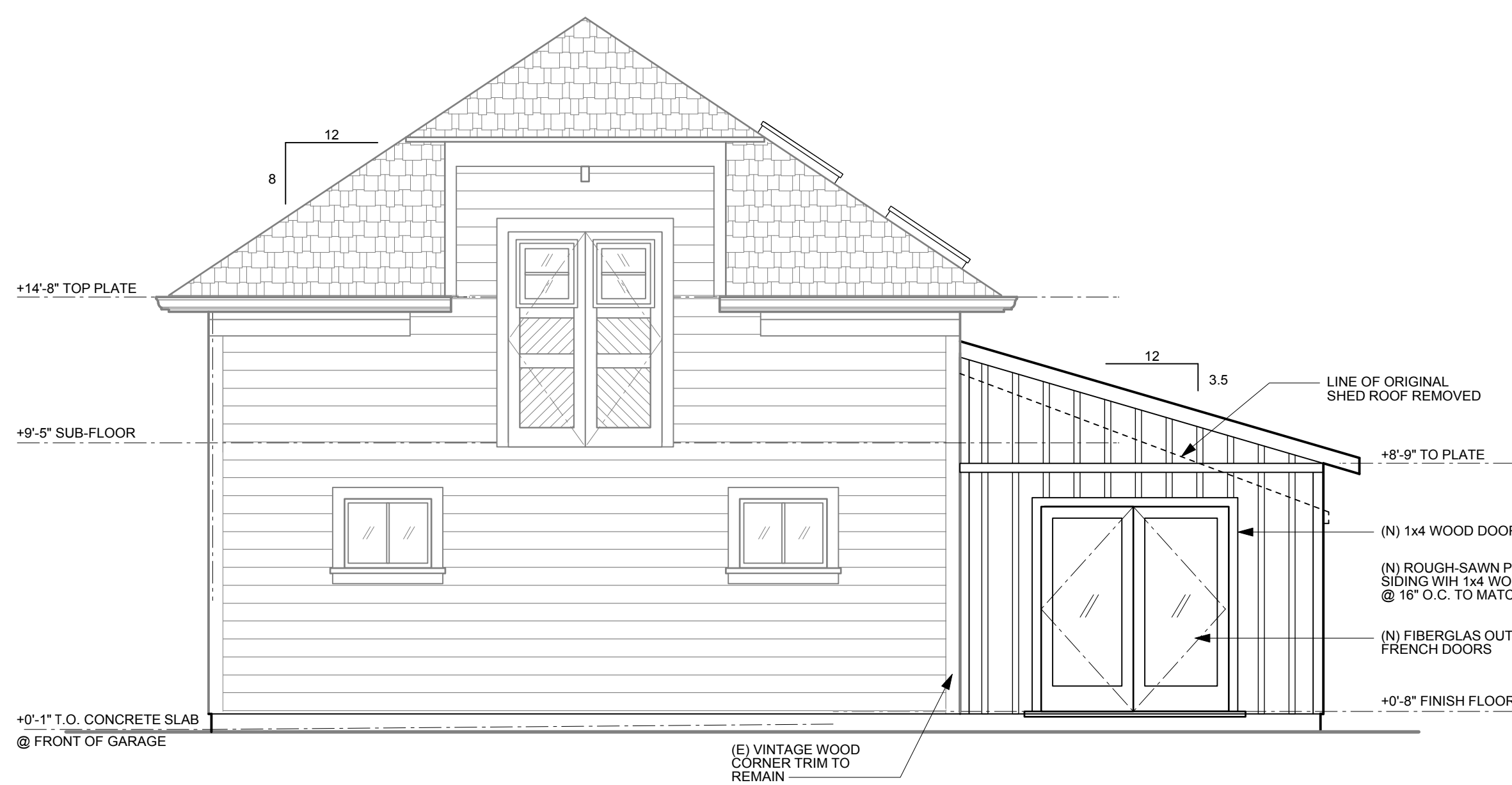
CONSULTANT



ACCESSORY UNIT - BUILDING SECTION

1/4" = 1'-0"

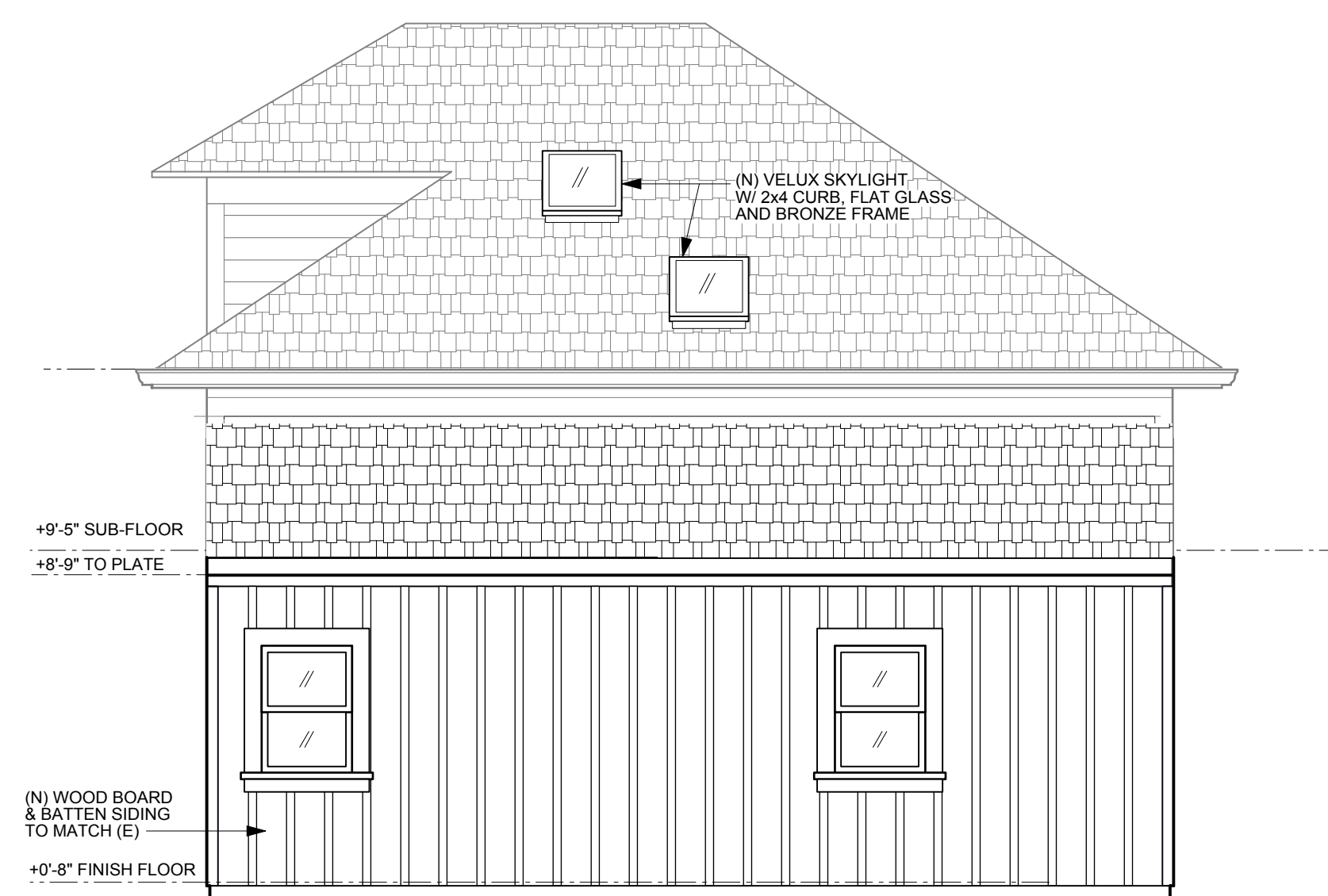
3



ACCESSORY DWELLING - PROPOSED RIGHT ELEVATION

1/4" = 1'-0"

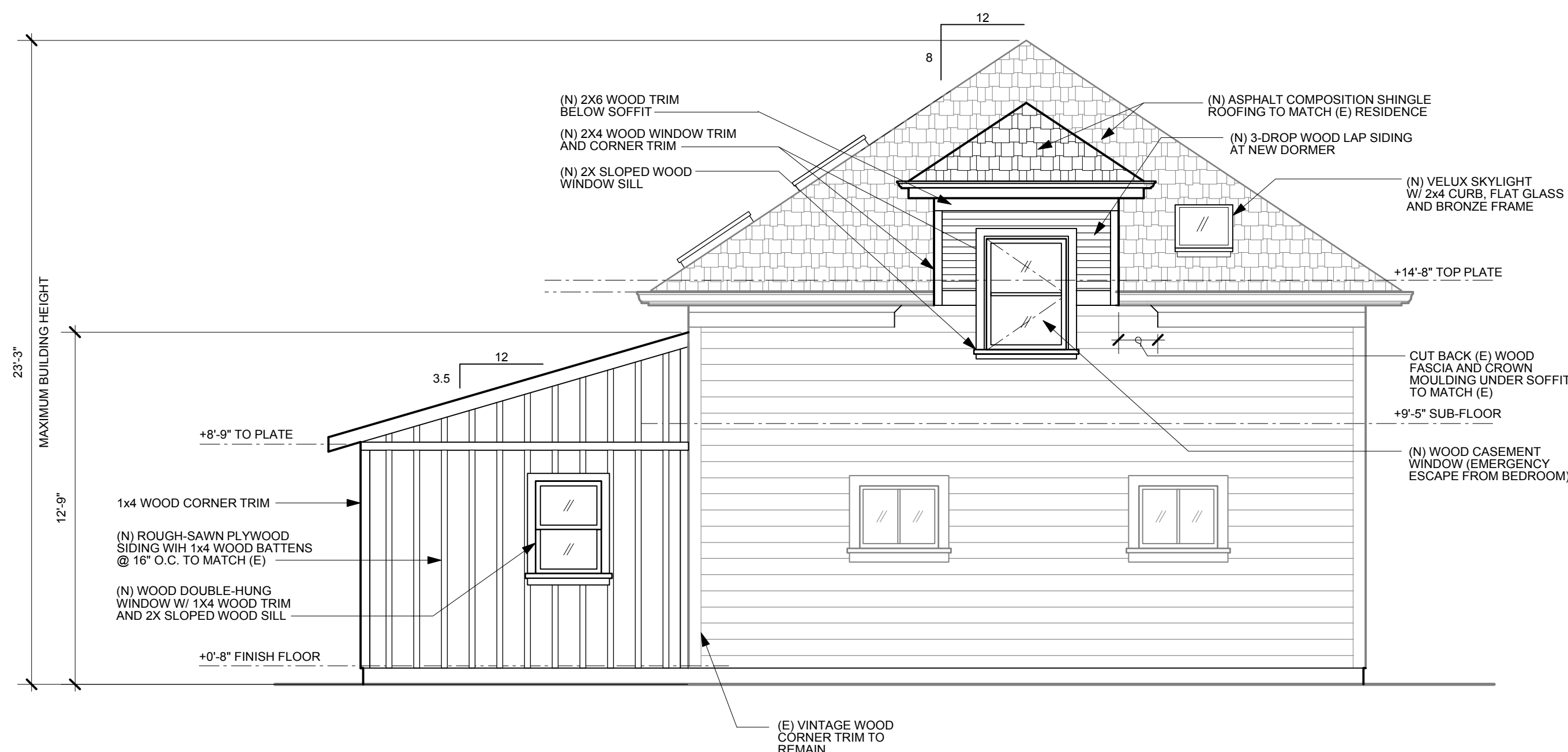
5



ACCESSORY DWELLING - PROPOSED REAR ELEVATION

1/4" = 1'-0"

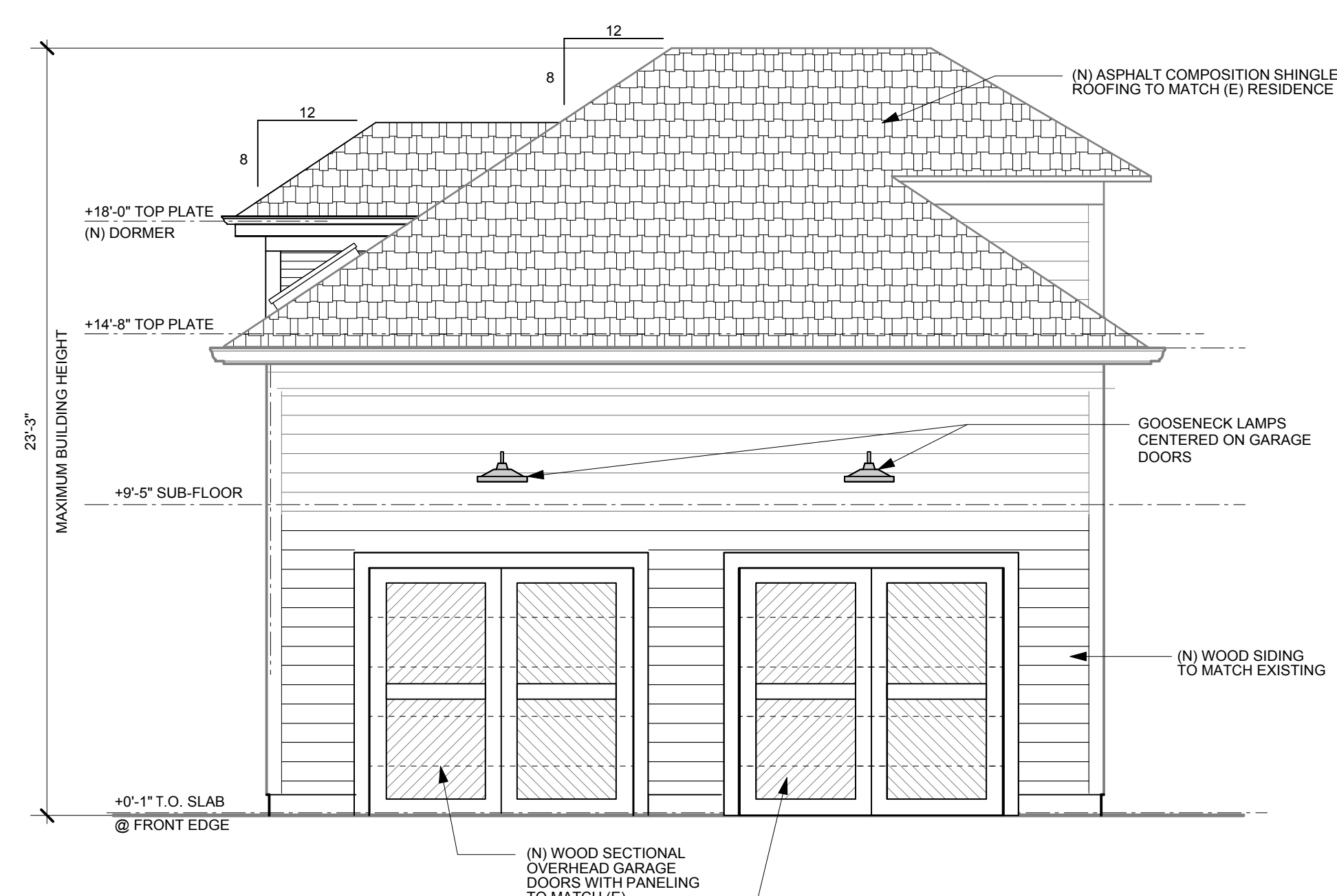
2



ACCESSORY DWELLING - PROPOSED LEFT ELEVATION

1/4" = 1'-0"

4



ACCESSORY DWELLING - PROPOSED FRONT ELEVATION

1/4" = 1'-0"

1

CONVERT CARRIAGE HOUSE TO ACCESSORY DWELLING:

1141 MAIN STREET

SANTA CLARA, CA 95050
 APN: 269-26-15

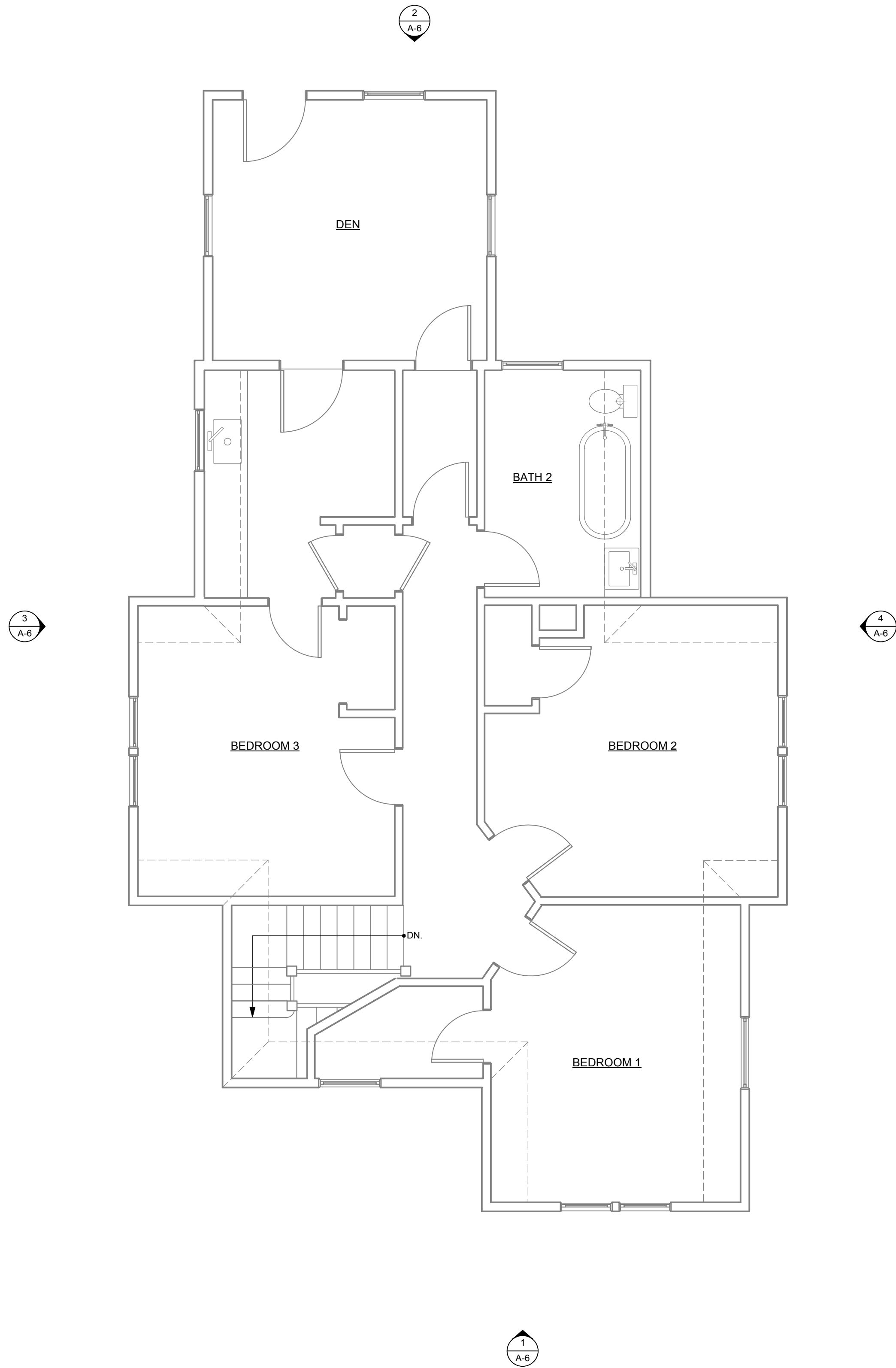
ISSUE/REV: PLANNING APPLICATION
 PROJECT #: 2016-16
 DRAWN BY: RM
 CHECKED BY: RM
 ISSUE DATE: 10/18/17

ACCESSORY DWELLING
 PROPOSED ELEVATIONS
 BUILDING SECTION

DRAWING NO.

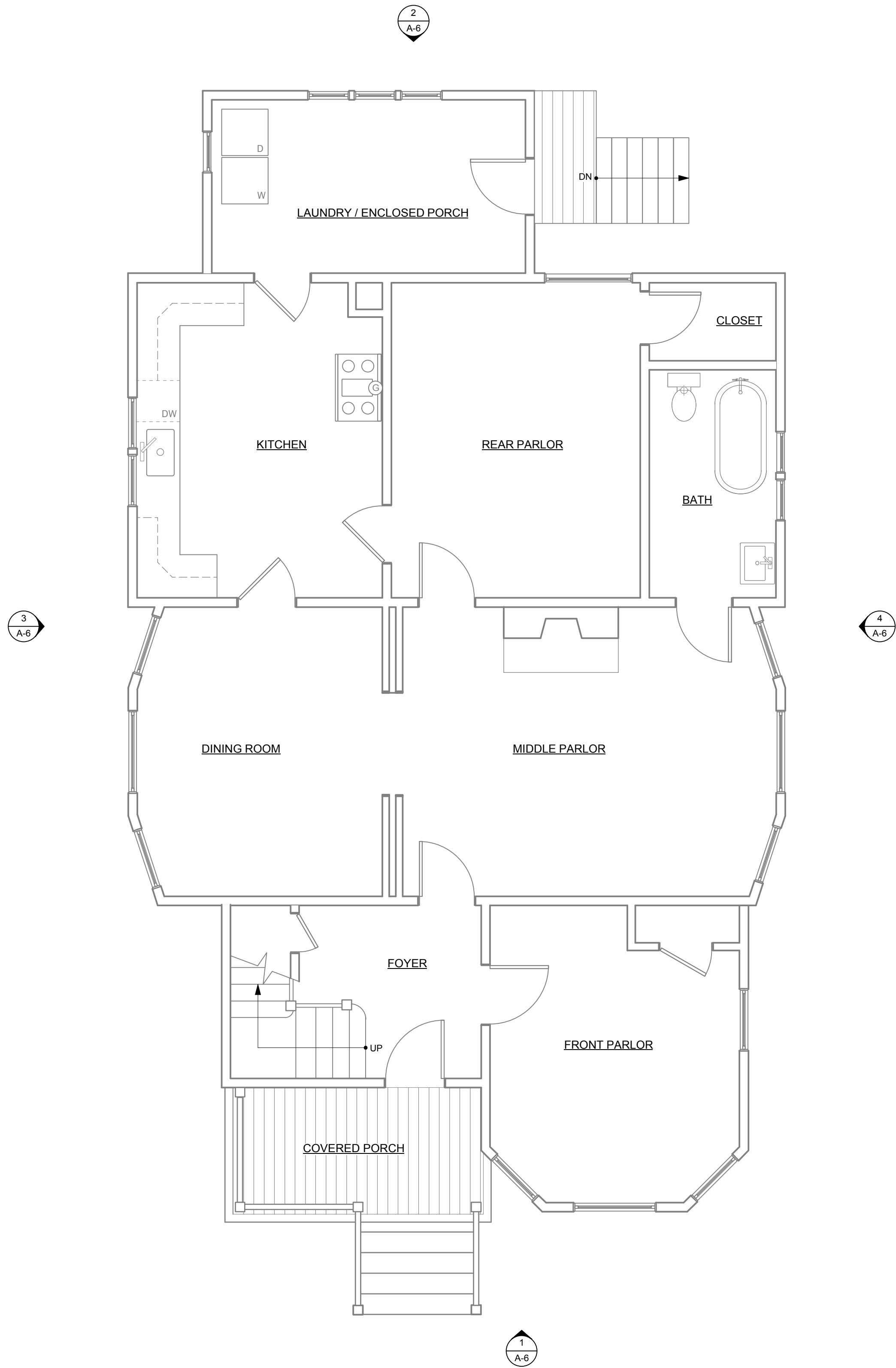
A-4

of 7



MAIN RESIDENCE - EXISTING 2ND FLOOR PLAN

2



MAIN RESIDNCE - EXISTING 1ST FLOOR PLAN

1/4" = 1'-0"

1

of 7

CONVERT CARRIAGE HOUSE TO ACCESSORY DWELLING:
1141 MAIN STREET
SANTA CLARA, CA 95050
APN: 268-26-15

MARK	DATE	DESCRIPTION

ISSUE/REV:	PLANNING APPLICATION
PROJECT #:	2016-16
DRAWN BY:	RM
CHECKED BY:	RM
ISSUE DATE:	9/7/17
SHEET TITLE	

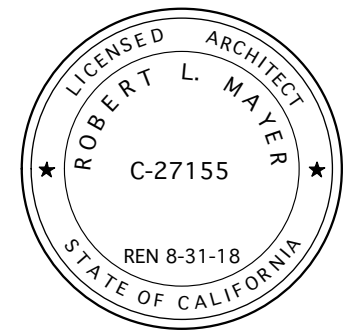
MAIN RESIDENCE
EXISITNG 1ST FLOOR PLAN
EXISTING 2ND FLOOR PLAN

DRAWING NO.

A-5

Architect

ROBERT MAYER



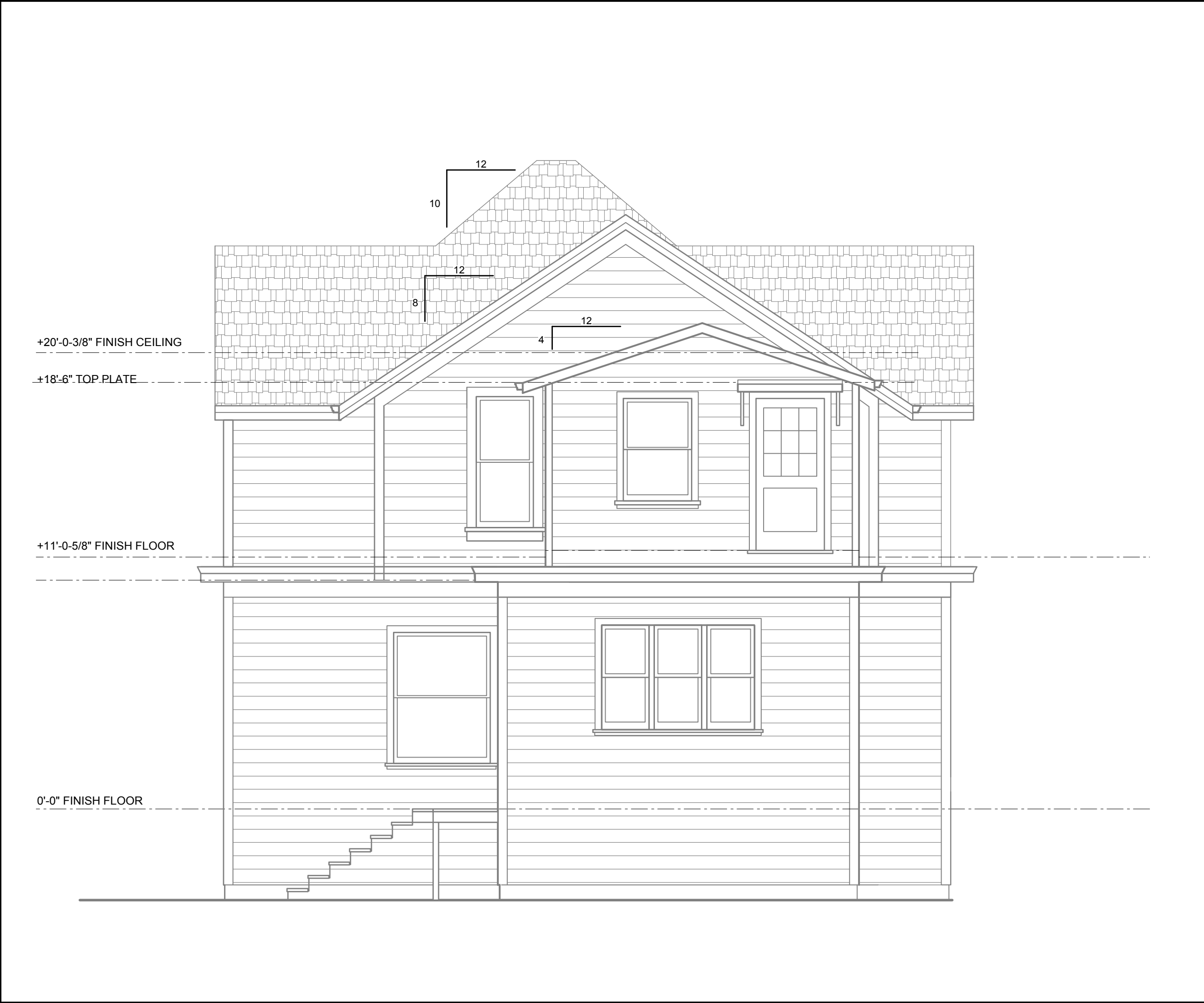
CONSULTANT

1490 Santa Clara Street
San Jose, CA 95050
phone 408.564.5593
mayer.robert@comcast.net



MAIN RESIDENCE - EXISTING RIGHT ELEVATION

1/4" = 1'-0"
4



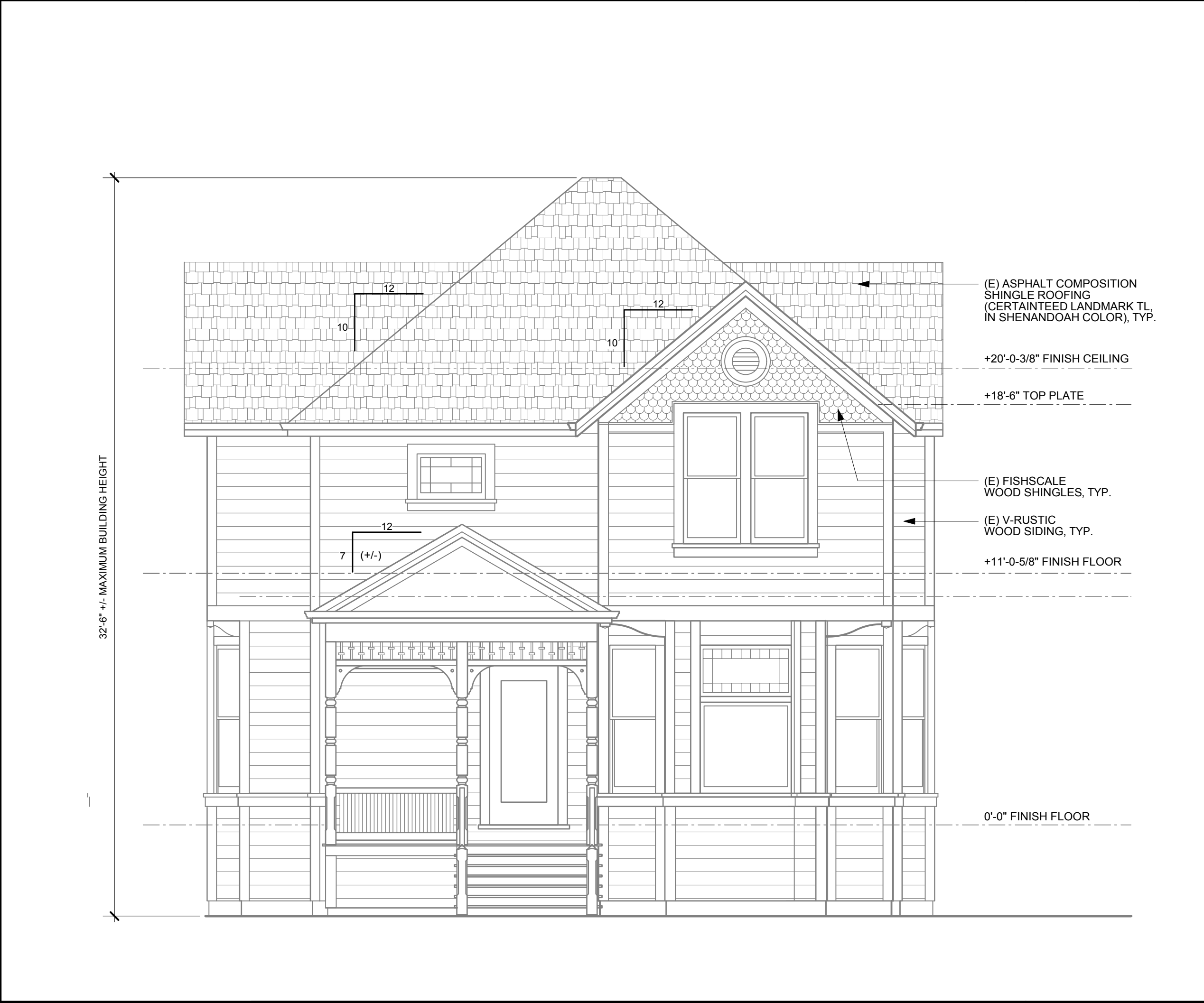
MAIN RESIDENCE - EXISTING REAR ELEVATION

1/4" = 1'-0"
2



MAIN RESIDENCE - EXISTING LEFT ELEVATION

1/4" = 1'-0"
3

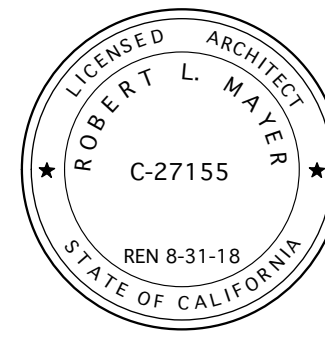


MAIN RESIDENCE - EXISITNG FRONT ELEVATION

1/4" = 1'-0"
1

Architect		1490 Santa Clara Street Santa Clara, CA 95050 phone 408.564.5543 mayer.robert@comcast.net	
ROBERT MAYER			
CONSULTANT			
CONVERT CARRIAGE HOUSE TO ACCESSORY DWELLING: 1141 MAIN STREET SANTA CLARA, CA 95050 APN: 269-26-15			
DESCRIPTION		DATE	MARK
ISSUE/REV: Revision			
PROJECT #: 2016-16			
DRAWN BY: Drawn By			
CHECKED BY: Checked By			
ISSUE DATE: 9/7/17			
SHEET TITLE			
MAIN RESIDENCE EXISTING ELEVATIONS			
DRAWING NO.			
A-6			
of 7			

ROBERT MAYER



CONVERT CARRIAGE HOUSE TO ACCESSORY DWELLING:

1141 MAIN STREET

APN: 269-26-15
TARA CLARA, CA 95050

DESCRIPTION

DATE _____

MARK

ISSUE/REV: Revision

PROJECT #: 2016-16

DRAWN BY: Drawn By

CHECKED BY: Checked

SHEET TITLE

PRESERVATION PLAN
PHOTOS

100

DRAWING NO.

PP-1

of 7

FORM AND STRUCTURE		
FEATURE	DESCRIPTION AND CONDITION	TREATMENT
ROOF	THE MODERATELY STEEP 7:12 PITCH HIPPED ROOF WITH SINGLE HIPPED DORMER ON THE RIGHT SIDE ARE IN GOOD CONDITION AND ARE CHARACTER-DEFINING FEATURES.	<p>NEW ASPHALT COMPOSITION SHINGLE ROOFING WILL BE INSTALLED WITH GALVANIZED METAL GUES GUTTER AND ROUND DOWNSPOUTS TO DIFFERENTIATE FROM THE VINTAGE MATERIALS (WOOD SHINGLES).</p> <p>A NEW HIPPED DORMER WITH WINDOW IS TO BE ADDED TO THE LEFT ROOF PLANE TO ACCOMMODATE EMERGENCY ESCAPE FROM THE NEW UPSTAIRS BEDROOM. THE DORMER WILL BE SIDED WITH 3-DROP WOOD SIDING, MODERN WOOD WINDOWS, & NOMINAL WOOD TRIM TO DIFFERENTIATE IT FROM THE VINTAGE MATERIALS.</p> <p>THREE NEW LOW-PROFILE SKYLIGHTS WILL BE INSTALLED (1 ON THE LEFT AND 2 ON THE REAR) TO ACCOMMODATE BUILDING CODE REQUIRED NATURAL LIGHT AND VENTILATION FOR THE 2ND FLOOR AND BEING MODERN ELEMENTS CLEARLY DIFFERENTIATES THEM FROM VINTAGE MATERIALS.</p>
BUILDING FORM	THE EXISTING 1-1/2 STORY, SQUARE BUILDING FORM WITH MODERATELY STEEP 7:12 PITCH HIPPED ROOF IS IN GOOD CONDITION AND IS A CHARACTER-DEFINING FEATURE.	<p>THE STRUCTURE WILL BE RAISED APPROXIMATELY 8 INCHES TO ACCOMMODATE A NEW FOUNDATION TO MEET THE CURRENT BUILDING CODE AND HELP PROTECT THE STRUCTURE (SEISMIC, TERMITES, ETC.).</p> <p>THE STRUCTURE WILL BE RELCOATED SLIGHTLY TO THE RIGHT AND FORWARD TO 5 FOOT REAR AND LEFT SIDE BUILDING SETBACKS TO THE PROPERTY LINE. DOING THIS WILL HELP PRESERVE THE STRUCTURE AS IT WILL NOT REQUIRE REMOVAL OF EXISTING VINTAGE SIDING AND LEFT SIDE WINDOWS TO COMPLY WITH FIRE CODE REGULATIONS.</p>
FLOOR PLAN	THE EXISTING UPPER FLOOR IS AN OPEN LIVING AREA IN FAIR CONDITION. THE EXISTING STAIR TO THE UPPER FLOOR IS NARROW, STEEP WITH INSUFFICIENT HEAD CLEARANCE AT THE UPPER LANDING. NONE OF THESE ITEMS ARE CHARACTER-DEFINING FEATURES.	<p>THE PROPOSED DESIGN ORGANIZES THE 2ND FLOOR LIVING AREA TO INCLUDE 2 BEDROOMS, A FULL BATHROOM, AND LAUNDRY ROOM. THE GARAGE FLOOR PLAN TO BE ALTERED AT THE REAR TO ACCOMMODATE A CODE-COMPLIANT STAIR TO THE UPSTAIRS AND A POWDER ROOM.</p>
STRUCTURAL SYSTEM, FRAMING	BALLOON FRAMING AND RELATED CONVENTIONAL NINETEENTH-CENTURY WOOD FRAMING IS MOSTLY IN GOOD CONDITION, BUT NOT SEISMICALLY SECURE. THE FRAMING IS NOT A CHARACTER-DEFINING FEATURE, EXCEPT HOW IT IS EXPRESSED IN THE MASSING AND FORM OF THE PLAN.	ALL SEISMIC UPGRADING TO THE 1-1/2 STORY STRUCTURE WILL BE DONE ON THE INSIDE FACE OF THE WALLS TO LEAVE THE EXTERIOR SIDING UNDISTURBED.
FOUNDATIONS	THE EXISTING PERIMETER CONCRETE FOUNDATION APPEARS TO BE IN POOR CONDITION.	THE DESIGN PROPOSES TO REPLACE THE PERIMETER FOUNDATION AND REPLACE THE WOOD GARAGE FLOORING WITH CONCRETE SLAB TO HELP PRESERVE / PROTECT THE STRUCTURE (SEISMIC, TERMITES, ETC.).



PHOTO COLLAGE AT RIGHT SIDE

3



PHOTO AT FRONT

2

GARAGE / ACCESSORY DWELLING UNIT PRESERVATION PLAN

1