



City of Santa Clara

Historic Landmark Commission

November 4, 2021

1037 Harrison Street

Public Hearing Item # 2
PLN2021-15081



1037 Harrison Street

Request

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



Existing Site

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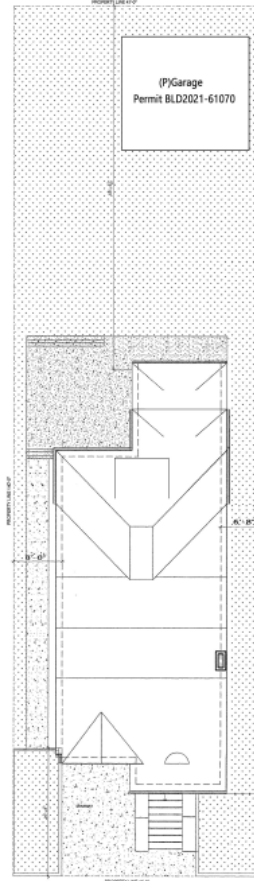


1037 Harrison Street

Site

Upon completion:

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



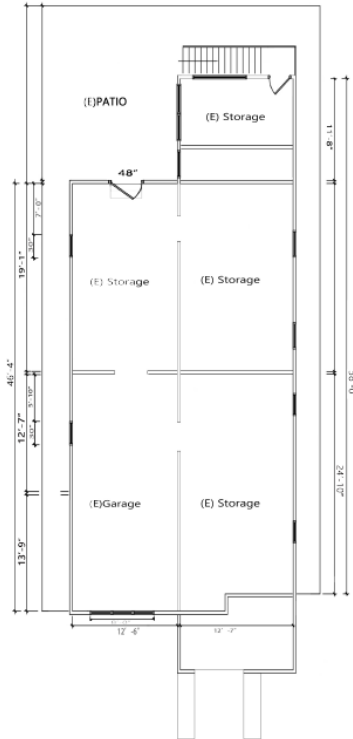


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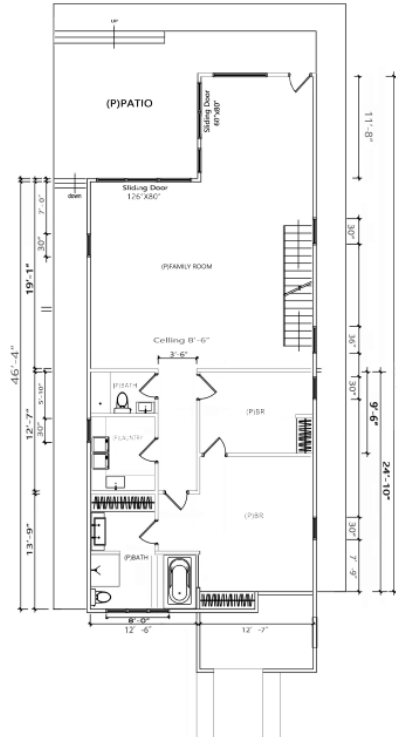
Floor Plans

Existing 1st Floor

- Storage area
- One-car garage
- Outdoor patio



(E) 1ST (FOUNDATION) FLOOR PLAN



PROPOSED 1ST (FOUNDATION) FLOOR PLAN

Converted 1st Floor

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



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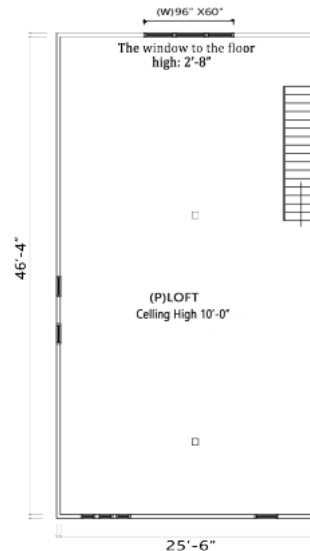
Floor Plans

Existing Attic

- Storage area



(E) ATTIC FLOOR PLAN



(P) LOFT FLOOR PLAN

Converted Loft

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

[illegible]

- Exterior Door/Window

Changes

- Remove exterior staircase
- Install sliding outdoor patio door
- Install fixed-pane outdoor patio door

Elevations

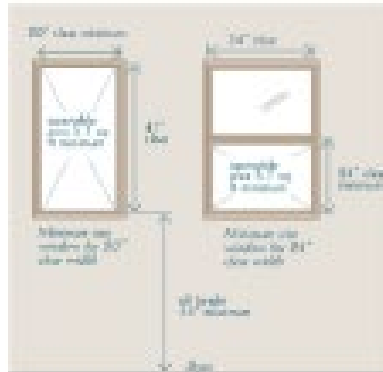
- 1st floor: install fixed-pane exterior entry door, picture window and sliding patio door
- 2nd floor: replace 2nd floor landing, install 1 fixed pane window and 2 sliding windows
- Attic: install shed dormer and sliding windows





1037 Harrison Street

Window & Door Schedules



WINDOW SCHEDULE

#	SIZE	STYLE	MATERIAL	NOTE
W-1*	50" x 80"	Exterior Picture Window	4"Trim/Wood, Match (E/Rear)	
W-2*	28" x 40"	Exterior Picture Window	4"Trim/Wood, Match (E/Rear)	
W-3*	40" x 40"	Exterior Sliding Window	4"Trim/Wood, Match (E/Rear)	
W-4	40" x 80"	Interior picture window		

* Exterior Door/Window

DOOR SCHEDULE

#	SIZE	STYLE	MATERIAL	NOTE
D-1*	80" x 80"	Finished Sliding Patio Door	4"Trim/Wood, Match (E/Rear)	
D-2*	80" x 80"	Sliding Patio Door	4"Trim/Wood, Match (E/Rear)	
D-3*	38" x 80"	Exterior French Door	4"Trim/Wood, Match (E/Rear)	
D-4	38" x 80"	Interior Door		
D-5	38" x 80"	French Glass, Arched		
D-6	80" x 80"	French Door		
D-7	38" x 80"	French Door		



1037 Harrison Street

Analysis

- The project would be compatible with the existing residence and other residences in the immediate neighborhood



1511 Harrison Street

Recommendation

- Recommend that the Historical and Landmarks Commission finds that the proposed project located at 1037 Harrison Street retains the essential character defining elements that make it significant; that the proposed project does not destroy or have a significant adverse effect on the integrity of the designated property; and recommend approval to the Director of Community Development, subject to the conditions of approval of the SPA permit.