



City of Santa Clara

Meeting Agenda

Historical & Landmarks Commission

Thursday, June 4, 2026

6:00 PM

Hybrid Meeting
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting the Historical and Landmarks Commission Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

o Via Zoom:

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

o Phone: 1 (669) 900-6833

Meeting ID: 972 3326 2035

How to Submit Written Public Comment Before Historical and Landmarks Commission Meeting:

By email to PlanningPublicComment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to Staff and will be uploaded to the Historical and Landmarks Commission Agenda as supplemental meeting material. Emails received after 12:00 P.M. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

Note: Emails received as public comment will not be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for Historical and Landmarks Commission items may be viewed on the Internet at

<https://santaclaraca.legistar.com/Calendar.aspx>

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body.

CALL TO ORDER AND ROLL CALL

CONSENT CALENDAR

1.A 26-616 [Historical and Landmarks Commission Meeting Minutes of May 7, 2026](#)

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the May 7, 2026 Meeting.

1.B 26-572 [Historical and Landmarks Commission Workplan Fiscal Year 2026/2027](#)

Recommendation: There is no staff recommendation.

PUBLIC PRESENTATIONS

[This item is reserved for persons to address the body on any matter not on the agenda that is within the subject matter jurisdiction of the body. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting.]

GENERAL BUSINESS

2. 26-516 [Public Hearing: Consideration of a Historical Preservation Agreement \(Mills Act Contract\) \(File No. PLN26-00042\) for 1261 Jackson Street](#)

Recommendation: Staff recommends that the Historical and Landmarks Commission determine the project to be exempt from CEQA pursuant to CEQA Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation) and find that the Mills Act Application and associated 10-Year Plan for restoration and maintenance accomplishes the intent of preserving and maintaining the historical significance of the property; and therefore, recommends City Council approval of a Mills Act Contract, and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement for the property located at 1261 Jackson Street.

- 3. **26-593** [Public Hearing: Recommendation on the Architectural Review \(PLN24-00521\) for Demolition of the Existing 1,198 Square Foot One-Story Residence and the Construction of a New 3,817 Square Foot Two-Story Residence at 4435 Fillmore Street Located Within 200 Feet of Two Historic Resource Inventory Properties. CEQA Status: Exempt from CEQA per Section 15332 - In-Fill Development Projects. \(Continued from May 7, 2026, Historical and Landmarks Commission Meeting\).](#)

Recommendation: Recommend that the Historical and Landmarks Commission find that the proposed project located at 4435 Fillmore Street will not destroy or have significant adverse effect on the integrity of the HRI listed properties within 200 feet of the subject property; that the proposed construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.

- 4. **26-454** [Election of Historical and Landmarks Commission Chair and Vice Chair](#)

Recommendation: There is no staff recommendation.

STAFF REPORT

COMMISSIONERS REPORT

Subcommittee Reporting - 20 Minutes

Board/Committee

Lead/Alternate

Santa Clara Arts and Historic Consortium
 Historic Preservation Society of Santa Clara
 Old Quad Residents Association
 Development Review Hearing
 BART/ High Speed Rail/ VTA BRT Committee
 El Camino Real Specific Plan Community Advisory Committee
 Downtown Precise Plan
 Santa Clara Station Area Task Force

Vargas-Smith / Romano
 Vargas-Smith / Leung
 Leung
 Romano /Vargas-Smith
 Vargas-Smith/ Leung
 Leung
 Vargas-Smith/Stocks
 Leung/Stocks

ADJOURNMENT

The next regular scheduled meeting is on August 6, 2026 in City Hall Council Chambers and via Zoom

MEETING DISCLOSURES

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

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City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

Agenda Report

26-616

Agenda Date: 6/4/2026

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Historical and Landmarks Commission Meeting Minutes of May 7, 2026

RECOMMENDATION

Approve the Historical and Landmarks Commission Meeting Minutes of the May 7, 2026 Meeting.



City of Santa Clara

Meeting Minutes

Historical & Landmarks Commission

05/07/2026

6:00 PM

Hybrid Meeting
 City Hall/East Wing
 Sparacino Conference Room
 1500 Warburton Avenue
 Santa Clara, CA 95050

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CALL TO ORDER AND ROLL CALL

Chair Leung called the meeting to order at 6:05 p.m.

Present 4 - Commissioner Michael Celso , Commissioner Yvonne Inciarte, Chair Patricia Leung, and Commissioner Kathleen Romano

Absent 3 - Vice Chair Ed Stocks, Commissioner Ana Vargas-Smith , and Commissioner Kaushal Varshney

A motion was made by Commissioner Romano, seconded by Commissioner Inciarte, to excuse Commissioner Stocks, Commissioner Vargas-Smith, and Commissioner Varshney.

Aye: 4 - Commissioner Celso, Commissioner Inciarte, Chair Leung, and Commissioner Romano

Absent: 3 - Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

CONSENT CALENDAR

1. [26-495](#) Historical and Landmarks Commission Meeting Minutes of April 2, 2026

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the April 2, 2026 Meeting.

A motion was made by Commissioner Romano, seconded by Commissioner Inciarte, to approve the consent calendar.

Aye: 4 - Commissioner Celso, Commissioner Inciarte, Chair Leung, and Commissioner Romano

Excused: 3 - Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

PUBLIC PRESENTATIONS

None.

GENERAL BUSINESS

2. [26-404](#) Public Hearing: Recommendation on the Architectural Review (PLN24-00521) for Demolition of the Existing 1,198 Square Foot One-Story Residence and the Construction of a New 3,817 Square Foot Two-Story Residence at 4435 Fillmore Street Located Within 200 Feet of Two Historic Resource Inventory Properties. CEQA Status: Exempt from CEQA per Section 15332 - In-Fill Development Projects.

Recommendation: Recommend that the Historical and Landmarks Commission find that the proposed project located at 4435 Fillmore Street will not destroy or have significant adverse effect on the integrity of the HRI listed properties within 200 feet of the subject property; that the proposed construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.

Associate Planner Meha Patel provided the staff presentation.

Daniel Warren (Applicant) spoke about the project.

Public Comments: **None.**

A motion was made by Commissioner Inciarte, seconded by Commissioner Celso, to close the public hearing.

Aye: 4 - Commissioner Celso, Commissioner Inciarte, Chair Leung, and Commissioner Romano

Excused: 3 - Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

A motion was made by Commissioner Inciarte, seconded by Commissioner Celso, to continue this item date certain to the June 4, 2026 Historical and Landmarks Commission Meeting with recommendation to: (1) reduce the massing of the second story; (2) move the massing toward the rear of the residence; (3) provide a rendering showing the view of the new house from the nearby historic house, located at 4406 Fillmore Street.

Aye: 4 - Commissioner Celso, Commissioner Inciarte, Chair Leung, and Commissioner Romano

Excused: 3 - Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

STAFF REPORT

No updates on this item.

COMMISSIONERS REPORT

No updates on this item.

Subcommittee Reporting - 20 Minutes

No updates on this item.

Board/Committee

Lead/Alternate

Santa Clara Arts and Historic Consortium

Vargas-Smith / Romano

Historic Preservation Society of Santa Clara

Vargas-Smith / Leung

Old Quad Residents Association

Leung

Development Review Hearing

Romano /Vargas-Smith

BART/ High Speed Rail/ VTA BRT Committee

Vargas-Smith/ Leung

El Camino Real Specific Plan Community Advisory Committee

Leung

Downtown Precise Plan

Vargas-Smith/Stocks

Santa Clara Station Area Task Force

Leung/Stocks

Board/Committee

Lead/Alternate

Commissioners provided updates on various items, meetings, and groups that they are assigned to.

ADJOURNMENT

A motion was made by Commissioner Romano, seconded by Commissioner Inciarte, to adjourn the meeting at 7:13 p.m.

Aye: 4 - Commissioner Celso, Commissioner Inciarte, Chair Leung, and Commissioner Romano

Excused: 3 - Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

The next regular scheduled meeting is on June 4, 2026, at 6 p.m. in the City Hall Council Chambers and via Zoom.

MEETING DISCLOSURES

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Agenda Report

26-572

Agenda Date: 6/4/2026

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Historical and Landmarks Commission Workplan Fiscal Year 2026/2027

BACKGROUND

In accordance with the City Clerk's Office annual workplan process for all Boards, Committees, and Commissions within the City, the Historical and Landmarks Commission (HLC) is required to review and approve its annual workplan prior to forwarding it to the City Council for consideration and approval.

DISCUSSION

Staff has prepared the Fiscal Year 2026/2027 Workplan for review and approval by the HLC. The workplan items included in the Fiscal Year 2025/2026 Workplan remain in progress and have not yet been completed. To support continuity and allow the Commission to continue advancing these efforts, staff has carried forward all existing items into the Fiscal Year 2026/2027 Workplan.

The workplan will be provided to the City Council for their approval, which is tentatively scheduled for June 23, 2026, and will be implemented starting in August of this year.

RECOMMENDATION

There is no staff recommendation.

ATTACHMENTS

1. 2026-2027 Workplan

Proposed Fiscal Year 2026/2027 Historical and Landmarks Commission Workplan

Background

On June 4, 2026, the Historical and Landmarks Commission reviewed the upcoming FY2026/2027 workplan and proposes to work on the following list of items.

1. Historic Preservation Ordinance Update / Incorporate HRI Neighborhoods

Action 1: Ordinance Updates

- Propose updates to the ordinance to facilitate recognition of neighborhoods as historic districts, providing preservation and protection measures. Refine and clarify procedures for designation, review, and treatment of historic resources; establish clear and objective standards where appropriate; improve usability for property owners, staff, and decision-makers.
- Hold public input meetings.
- Timeline: 2025–2027
- Notes: Planning consultant needed for ordinance update (RFP required).
- Budget: \$50,000+

Action 2: Neighborhood Survey

- Conduct a comprehensive survey of neighborhoods with historical significance not yet included in the HRI.
- Collaborate with community members and historians to identify key areas and structures.
- Timeline: 2025–2027
- Notes: Historic consultant needed for surveys and/or context statement (RFP required).
- Budget: \$50,000+

2. Grant Opportunities for Historical Preservation

Action 1: Identify local, state, and federal grants for historical preservation, and create a resource list for property owners.

Action 2: Develop a streamlined process to help private owners of historical buildings apply for grants and incentives.

Action 3: Pursue large-scale grants for community-wide historical initiatives, including the Heritage Park project.

3. Education and Outreach

Action 1: Host walking tours, lectures, and workshops on the importance of preserving historical landmarks.

Action 2: Develop online content and social media campaigns highlighting the stories behind historic neighborhoods and landmarks.

Action 3: Distribute educational materials to residents in HRI-designated areas about the importance of preserving their properties and the City’s Mills Act program.

Action 4: Partner with local schools and organizations to create educational programs about local history

Action 5: Streetlight Banner Project

- Notes: The Commission intends to expand the program yearly and create a design submission process. Program was put on hold for 2026 due to stadium activities.

4. Establish a Heritage Park at Civic Center: Past to Present Silicon Valley

Action 1: Research the opportunity to name a portion of Civic Center as Heritage Park that includes interactive exhibits, memorials, and green spaces.

Action 2: Engage with local historians, architects, and community leaders to ensure the park reflects the city’s historical and cultural heritage.

Action 3: Secure funding for the development of programs at the park through grants, donations, and public-private partnerships.

Action 4: Launch a public campaign to raise awareness and gather community input for the park’s new function and programs.

5. Yearly Commission Tasks

Action 1: Attend relevant trainings throughout the year (CA Preservation Foundation yearly conference etc.)

Current Membership

Name	Appointed	Re-Appointed	Term Ends
Michael Celso	08/21/18 (22)	03/22/22 (26)	2026
Ana Vargas-Smith	08/21/18 (22)	03/22/22 (26)	2026
Yvonne Inciarte	06/13/23 (27)		2027
Patricia Leung *Appointed to a serve a partial and full term	12/08/15 (19)	05/07/19 (23) 05/09/23 (27)	2027

Kathleen Romano *Appointed to a serve a partial and full term	08/26/19 (21)	03/10/21 (25) 03/11/25 (29)	2029
Ed Stocks *Appointed to a serve a partial and full term	10/05/21 (25)	03/11/25 (29)	2029
Kaushal Varshney	06/16/25 (29)		2029

Purpose, Role and Duties of Historical and Landmarks Commission:

Title 2 of the City of Santa Clara City Code includes the following section that outlines the formation of a Historical and Landmarks Commission and its role.

Chapter 2.120.100 Historical and Landmarks Commission

The Historical and Landmarks Commission shall consist of seven members, whose members shall not hold any paid office or employment in the City government, and shall have power and be required to do the following:

- (a) Act in an advisory capacity to the City Council in all matters pertaining to historical landmarks, names and renaming of streets, museums and the establishment thereof in the City, and the marking and preservation of historical landmarks and places.*
- (b) Exercise such other functions as it may be required to perform by the City Council.*

The Commission generally meets on the first Thursday of each month.



Agenda Report

26-516

Agenda Date: 6/4/2026

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of a Historical Preservation Agreement (Mills Act Contract) (File No. PLN26-00042) for 1261 Jackson Street

BACKGROUND

Property owners Lili Jiang and Xi Yang filed a Historical Preservation Agreement (Mills Act Contract) (File No. PLN26-00042) request for the property located at 1261 Jackson Street. Enacted in 1972, the California Mills Act legislation grants participating local governments the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. Santa Clara participates in the Mills Act Program. A requirement of the Mills Act Contract is that the building must be a qualified structure, listed on either a local, State, or National register. The subject site is not currently listed on the City's Historic Resource Inventory (HRI). Upon the approval of the Mills Act contract the property will be added to the City's Historic Resource Inventory (HRI).

The subject property is an approximately 5,500 square-foot lot located on the east side of Jackson Street. Constructed in 1898, the existing residence on the property is designed in the Queen Anne architectural style. There have been only minor alterations to the home's exterior since it was constructed in 1898. The windows were replaced, and the porch on the left (north) side of the house was altered to add a new set of stairs and a landing. The majority of the visual and character defining materials and features of the historic building have been preserved and retained. Its Queen Anne style reflects Santa Clara's early architectural era.

The property owners submitted the requisite application, including an updated historic survey (Department of Parks and Recreation DPR 523A Form) of the property (Attachment 2), a Statement of Justification for the request (Attachment 4), and a 10-Year Restoration and Maintenance Plan outlining the proposed workplan to restore, rehabilitate, and maintain the property (Attachment 5).

The Historical and Landmarks Commission (HLC) provides Mills Act Contract recommendations to the City Council for their final determination. Approved contracts are executed between the City and the property owner and recorded with the County for a minimum ten-year term. Contracts are automatically renewed each year and are transferred to new owners when the property is sold.

If approved, this would be the first Mills Act Contract for this calendar year, where 10 are permitted.

DISCUSSION

In March 2026, Lorie Garcia, consultant historian evaluator from Beyond Buildings prepared a DPR 523A Form assessing the property's historical significance under National, State, and local criteria. The evaluator found that the structure at 1261 Jackson Street is well maintained and that the design

elements that comprise the architectural integrity of the structure have not been diminished. In conclusion, the evaluator found that the property continues to retain enough of its historic character and appearance to be recognizable as a historic resource on the City's HRI.

The property owners submitted a Statement of Justification and a 10-Year Restoration and Maintenance Plan. The plan includes exterior restoration, restoration of traditional wood double-hung windows, roof maintenance and repairs, preservation of original moldings and trim, and foundation repairs. All work will be evaluated through Significant Property Alteration permits, as required by the Historic Preservation Ordinance.

Staff finds that the work proposed in the 10-Year Restoration and Maintenance Plan adheres to the Secretary of the Interior's Standards for Rehabilitation (Attachment 3). The proposed improvements, and the owner's statement of justification, support the preservation, protection, and maintenance of a locally designated significant structure.

ENVIRONMENTAL REVIEW

A Mills Act Contract is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation). This exemption consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior Standards. Entering into the contract will result in the restoration and rehabilitation of the 1899 structure consistent with the Secretary of the Interior Standards.

PUBLIC CONTACT

No public notice is required for a Mills Act Contract and no public inquiries have been made regarding the project.

RECOMMENDATION

Staff recommends that the Historical and Landmarks Commission determine the project to be exempt from CEQA pursuant to CEQA Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation) and find that the Mills Act Application and associated 10-Year Plan for restoration and maintenance accomplishes the intent of preserving and maintaining the historical significance of the property; and therefore, recommends City Council approval of a Mills Act Contract, and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement for the property located at 1261 Jackson Street.

Prepared by: Summer Foss, Assistant Planner, Community Development Department
Reviewed by: Rebecca Bustos, Principal Planner, Community Development Department
Approved by: Lesley Xavier, Planning Manager, Community Development Department

ATTACHMENTS

1. Legal Property Description
2. Historic Survey (DPR 523A Form)
3. Secretary of Interior Standards for Rehabilitation
4. Statement of Justification
5. 10-Year Restoration and Maintenance Plan
6. Draft Historic Property Preservation Agreement (Mills Act Contract)

25629421

Regina Alcomendras

Santa Clara County - Clerk-Recorder
04/29/2024 02:16 PM

Titles: 1 Pages: 3

Fees: \$31.00

Tax: \$1760.00

Total: \$1791.00

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0613039817

APN: 269-15-012

When Recorded Mail Document and Tax Statements to:

Lili Jiang & Xi Yang
1261 Jackson Street
Santa Clara, CA 95050

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

Exempt from fees per GC27388.1(a)(2) and GC27388.2(b); document is subject to the imposition of documentary transfer tax.

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$1,760.00

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area: City of Santa Clara

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Susan Elaine Niemi, Trustee of the Susan Elaine Niemi Trust Dated April 5, 2017
hereby GRANT(S) to

Xi Yang and Lili Jiang, husband and wife, as community property with right of survivorship

that property in City of Santa Clara, Santa Clara County, State of California, described as:

*** See "Exhibit A" attached hereto and made a part hereof. ***

Date: April 24, 2024

the Susan Elaine Niemi Trust Dated April 5, 2017

By: [Signature]
Susan Elaine Niemi, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA
County of Santa Clara

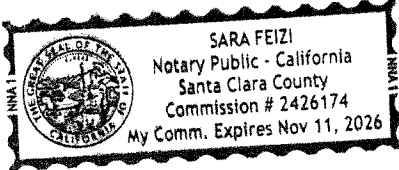
On 4/25/24 before me, Sara Feizi a Notary Public, personally appeared Susan Elaine Niemi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]
Name: Sara Feizi
(Typed or Printed)

(Seal)



ORDER NO. : 0613039817

EXHIBIT A

The land referred to is situated in the County of Santa Clara, City of Santa Clara, State of California, and is described as follows:

Beginning at a point on the Easterly line of Jackson Street, distant thereon 100 feet Southerly from the point of intersection of the Easterly line of Jackson Street with the Southerly line of Harrison Street; thence running Southerly and along the Easterly line of Jackson Street 55 feet; thence running easterly and parallel with the Southerly line of Harrison Street 100 feet; thence Northerly and parallel with the Easterly line of Jackson Street 55 feet; thence running Westerly and parallel with the Southerly line of Harrison Street 100 feet to the point of beginning, and being a portion of Lot 2 in Block 3 North Range 2 West of the City of Santa Clara, as shown upon the Official Map of said City of Santa Clara of record in the Office of the County Recorder of the County of Santa Clara, State of California, in Book "B" of Maps, Page 103.

APN: 269-15-012

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

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

Other
 Review Code _____

Reviewer _____

Date _____

Listings _____

Page 1 of 26 *Resource Name or #: (Assigned by recorder) Manilla Gray House

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

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

c. Address 1261 Jackson Street City Santa Clara Zip 95050

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

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

Assessor's Parcel Number: 269-15-012

East side of Jackson Street between Fremont and Harrison Streets.

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

The subject property at 1261 Jackson Street is located in the urban setting of a block of houses with tree lined streets that was primarily developed in the last half of the nineteenth century and, due to the differing periods of development, the lots vary in in size. However, due to their development at the same time, for the three lots that front on Jackson Street on the block's north-west parcel, where the subject home is located, while the depths vary from 76.25' to 100,' the widths are almost identical ranging from 50 to 55.' The homes on the block have similar setbacks from the street with urban sized front yards. (Currently on this block, eight homes, the three on Jackson Street (1261, 1277 and 1291 Jackson St.), two on Harrison Street and three on Main Street are listed on the

(Continued on page 2, form 523L)

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



*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Front facade, looking ENE, 2/6/2026, Photo # IMG 1386

*P6. Date Constructed/Age and Source:

Historic Prehistoric

Both

Constructed ca. 1898/(Assessors and Census Records, City Directories, Sanborn Maps).

*P7. Owner and Address:

Lili Jiang and Xi Yang

1261 Jackson St.

Santa Clara, California 95050

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

Lorie Garcia

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

*P9. Date Recorded: March 11, 2026

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and

other sources, or enter "none.")

Historic Resources Inventory Form "1210, 1261, 1277, 1295 Jackson St," dated June 1980

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

CONTINUATION SHEET

Property Name: Marilla Gray House

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

City's Inventory of Architecturally or Historically Significant properties.) Due to most of the homes on the block being of pre-20th century construction, the streetscape is a pleasant one which evokes the sense of a late nineteenth century neighborhood.

Situated on a 50 x 100, 5,500 sq. ft. lot near the center of the Jackson Street block face, between Fremont and Harrison Streets, the subject house fronts roughly west onto Jackson Street and is set back from the street, allowing for an open area with mature shrubbery in front of the residence. A picket fence separates the Jackson Street sidewalk from the property and very large street trees shade the front.

A straight, patterned brick walkway leads from the Jackson Street sidewalk to the front (main) entry, which a/so faces Jackson Street. As the house is offset on its lot, ample space exists on the south side of the property for a wide, patterned brick driveway, which opens onto Jackson Street. At the front steps, a patterned brick walkway branches off from the main entry walkway and runs to the driveway, and a gravel walkway branches off from the main entry walkway and runs to the north-side fence. With the exception of a lower section of picket fencing, located towards the front portion of the north property line and a section of stepped down wood fencing topped with lattice trim running from the high wood fence on the south side property line to the sidewalk, a high wood fence found running along the south, east and north property lines, prevents access to the rear of the property from Jackson Street and the neighboring properties. A high wood gate that runs from the front SW corner of the house and connects to an arched, high wood gate that extends across the driveway to a connection with the south property line fence, prevents access to the rear of the property, while allowing access to Jackson Street from the driveway and rear of the property. The north side yard is narrow and a high wood fence, located between the NW corner of the side porch to the fence on the north property line, encloses it from the front yard, preventing access from the front to the rear of the property.

The large rear yard includes an open area covered with brick pavers, paving stones and gravel, trees and two accessory buildings. Facing Jackson Street, is a detached garage, with a gable roof and with a hipped roof extension both of which are sheathed in wide horizontal siding. The garage's front-facing gable face gable roofed portion has a centered roll-up garage door. Facing the street and set into at the NW corner of the hipped roof portion, a paneled man-door with two narrow, horizontally oriented windows set into its top half, allows access to the structure from the immediately adjacent rear yard. The windows and doors are new. The garage has been converted to an office.

Supplemental Photograph or Drawing



Close to the house, and adjacent to the north property line fence, is a small structure, said to be the original garage. Sheathed in wide horizontal siding, it has a gable roof. A door (new), inset with a large pane of glass set into the top half (new) opens into the rear yard. Set evenly spaced into the top half of its south side-elevation are three small pairs of windows. A large pair of windows are centered in the top half of the street-facing front façade. The windows are not original. This structure has also been converted into office space.

The primary building on the site is a 1207 sq. ft., one-story house, which was constructed circa 1898 as a small one-story "cottage" in the Queen Anne architectural style. (Note: the small 1 and 1½ story Queen Anne houses were commonly referred to as cottages.)

(Continued on page 3, Form 523L)

Description of Photo: (view, date, accession #)
Partial front façade & north side-elevation. View looking NE. Photo No: IMG_1392, 2/2026..

CONTINUATION SHEET

Property Name: Marilla Gray House

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(Continued from page 2, Form 523L)

According to McAlester, the Queen Anne (1880-1910), was a transitional style that linked the preceding Stick (1860-1890) with the subsequent Colonial Revival, which supplanted it after about 1910. It was a style that "was not highly favored by architects" but "instead owed its popularity to the public's enthusiastic embrace and the pattern books and mail order house plans that allowed them to build a Queen Anne House." The style started in the east, where it was more restrained, then moving southward and westward it increased in dominance and ebullience, with "California having some of the most fanciful examples." McAlester further states that Queen Anne-style "uses wall surfaces as primary decorative elements." In order to avoid plain flat walls this style used bays, towers, overhangs and wall projections and to avoid flat wall surfaces, differing wall textures were the hallmark of Queen Anne houses. These include the use of patterned shingles, Spindlework, cutwork and Eastlake decorative detailing.

Designed in an asymmetrical plan with a rectangular footprint, both the shape and form of a Queen Anne-style home, this wooden, single-family residence is set on a concrete foundation over a partial basement, which elevates the living area approximately 3 feet above the ground. Characteristic of the Queen Anne style's Shape subtype identified as "Hipped Roof With Lower Cross Gables", the house is distinguished by a cross-gabled hipped roof.

As is specifically characteristic of a Queen Anne Cottage, this house has a prominent front-facing gable, the front and sides of which meet in a perfect seam. A similar gable projects from the north side. The Queen Anne roof pitch varies from high to medium and the roof on this residence has a high roof pitch. Composition shingles sheathe the various roof planes. The roof planes are further distinguished by molded cornices; gable returns and moderately projecting boxed eaves (all character defining features of the Queen Anne architectural style).

The house is sheathed with wide horizontal wood siding. There is no water table. Under the cornice a plain fascia board trimmed with molding wraps around the house. Vertical corner boards finish the wall ends. Both gable faces are sheathed with Octagon shingles. A full-height angled bay projects from the front facade and a full height squared bay from the north side elevation of the house. On each bay, the gable face projects from the sides of the bay. The front bay features a cut-away window with elongated corner brackets, incised with a floral design and pendants set into either angled side of the bay, while the squared box bay has a side-entry door set into that bay's front-facing side. (The Octagon shingles, angled bay and cut-away windows, incised corner brackets and pendants are all characteristic of the Queen Anne style's Decorative Detailing subtype identified as "Spindlework.") (The "Spindlework" details are character-defining features, and all are original.) Projecting over a window set in an angled wall that connects the front and north side-elevation walls of the front-facing bay, is a feature attached under the fascia, which consists of a spindlework frieze, a drop pendant and elongated brackets incised with a floral design.

Offset, a rectangular front porch projects from the front facade. The porch has a low hipped roof, which is supported by delicate turned colonnettes with carved brackets. One full turned colonnette is at each open corner of the porch and one at the side of the front entry stairs. A partial turned colonnette is located on either end where the roof projects from the house walls. The porch is ornamented with an Eastlake decorative block frieze, located between the colonnettes, above the carved brackets. The porch railing consists of a balustrade with a grooved railing and grooved balusters that connect to the house at the open corner of the porch and to the turned posts. Attached to a turned porch post on one side and a partial turned post on the other and running to a newel post with a ball cap at the base of the bottom step, a similar balustrade edges each side of the entry stairs. The colonnettes, brackets, frieze, balustrades and newel posts are additional elements of the "Spindlework" subtype, which this home exhibits, and all are original.

A rectangular side porch is located at the front of the north side-elevation, between the front angled bay's north side-elevation wall and the front-facing wall of the square bay on the north side-elevation. It has a low hipped roof, punctuated by a brick chimney. The roof is supported by delicate turned colonnettes with carved brackets. One full turned colonnette is set at each open end of the porch and with partial turned colonnettes located where the roof projects from the house walls. The porch is ornamented with an Eastlake decorative block frieze, located between the colonnettes, above the carved brackets, with a single Eastlake carved block at the rear. Originally a porch railing consisting of a balustrade identical to that of the front porch filled the open space between the two full colonnettes and a similar balustrade edged entry stairs that led to the front yard. Currently neither railing or stairs exist due to later alterations, one of which (pre-1979) removed the front entry steps and a later one (post-2006) that removed the porch railing in conjunction with the construction of a new deck with stairs that lead to the rear yard. At the open end of the side porch, a portion of the original balustrade, comprised of a grooved railing and grooved balusters, is located between the foremost full turned colonnette and the wall. All of the porch's decorative spindlework is original and a character-defining feature of the Queen Anne architectural style.

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Property Name: Marilla Gray House

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(Continued from page 3, Form 523L)

The main entry is on the front (west) façade and is accessed by six (6) wide wood steps (new) that lead from the walkway from Jackson Street to the wood porch. The front door is set slightly off-center on the porch and faces Jackson Street. The wooden door (original) has a design of one large rectangular wood panel, trimmed with molding, set into its top half and a second panel set into its lower half. Each panel is ornamented with small evenly spaced elements that project from it, four at the panel's top and four at its bottom. As is typical in Queen Anne homes, the door surround is comprised of wide trim. All the trim on the entry appears to be original.

Currently accessed from the rear yard, a secondary entry door is located on the north side-elevation. Set at the rear of the side porch and opening into the front-facing wall of the north side-elevation's bay, this door leads into the main living space of the house (i.e., the parlor). (Commonly found in Queen Anne cottages, this side door is frequently referred to as a "coffin" door, due to the Victorian funeral practice of having the service at home rather than a mortuary and then exiting from this side to proceed to the cemetery.) This wooden door is inset with a large single pane clear glass window, which is surrounded with narrow wood molding. The door surround is comprised of wide trim. Both the door and trim appear to be original. Alterations (pre-2006) resulted in the side porch being widened and a set of stairs constructed to allow access from the rear of the property. The porch floor and stairs are constructed of artificial wood. Created of artificial material, a porch balustrade (new) extends from an original porch turned colonette across the exposed edge of the new porch extension along with a similar railing at the stairs open edge.

Projecting from the rear of the house, a narrow rear porch (original) partially extends across the rear façade from the hipped roof extension at the rear of the house on the driveway side, to a point near its northeast corner. The rear porch is sheltered by a low-pitched, hipped roof, which is supported by square posts that run from the ground to the roof's outer rim. This style of rear porch is common on Queen Anne houses. (Characteristic to this architectural style, they were usually built as separate attachments rather than integrated into the overall design.) Six (6) wide wood steps lead to the porch and to a secondary entry door, which provides access from the rear yard. Similar to that located on the side porch, the wooden door is inset with a large single pane clear glass window, which is surrounded with narrow wood molding and the door surround is comprised of wide trim. Both the door and trim appear to be original. Alterations (pre-2006) have resulted in the original wood of the stairs and the porch floor being replaced with artificial wood that resembles the original construction. The rear porch railing and balustrades that edge each side of the entry stairs are made of artificial material, similar to the railing on the side porch extension and stairs.

Located between the driveway and the porch, a small, offset, low-pitched hip-roofed addition (new) with a horizontal door, projects from the rear of the house, providing entry to the basement. This basement entry has replaced the original ground-level entry. The basement is accessed by six (6) concrete steps, which lead down into it.

Characteristic of the Queen Anne style, fenestration of the main story is simple, mainly rectangular in form, consisting of tall vertically oriented, 1-over-1, double-hung windows, trimmed with wide boards. All of the original main story windows appear to have been replaced with vinyl clad windows and the windows' original aprons and projecting sills (as seen in the June 1980 photo of the house) have been removed (between 1979-2006). The front-facing angled bay features a cut-away window to either side of its main front window. Fenestration of the front facing bay consists of a large, square, fixed, clear glass main window, trimmed with wide boards, centered on the bay's front face, with a rectangular, vertically orientated, 1-over-1 double-hung window set into each of the bay's angled side. As with the rest of the main story windows the original windows have been replaced. An arched window flanked by two louver-vented, rectangular openings (Palladian in design), trimmed with wide boards and with a projecting sill is centered in the front façade gable face. The side gable face features a centered, rectangular, louver-vented opening, with a projecting sill and carved Eastlake trim. Both gable face windows/openings are original and character-defining features. Small horizontally orientated openings with mesh screens, are set into the basement level's walls to provide air circulation.

The property is in good condition and with the exception of the alterations to the main floor windows and to the side porch, including the removal of the side porch's original entry stairs to the front yard (between 1950-1979) and the construction of an extended landing (deck) and side porch entry stairs from the rear yard (pre-2006), along with railing replacement on rear porch and the construction of a new basement entry, appears to have had little external change since the home's original construction ca. 1898.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Marilla Gray House *NRHP Status Code _____
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B1. Historic Name: None
 B2. Common Name: None
 B3. Original Use: Single-family residential B4. Present Use: Single-family residential

*B5. Architectural Style: Queen Anne "Cottage"

*B6. Construction History: (Construction date, alterations, and date of alterations)
 The residence was constructed ca. 1898. Alterations consist of the removal of the side porch's original entry stairs to the front yard (between 1950-1979), the construction of an extended landing (deck) and side porch entry stairs from the rear yard (pre-2006); original main story windows replaced with vinyl clad windows and the windows' original aprons and projecting sills removed (1979-2006); rear porch railings replaced and a new basement entry constructed (post-2006).

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

*B8. Related Features: Small "Original" garage building.

B9a. Architect: not known b. Builder: not known

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

Period of Significance 1898-present day 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 start of the Mexican American War in July 1846 can be said to mark the onset of Santa Clara's transformation from Mission Santa Clara de Asis to the Town of Santa Clara. Descriptions of Santa Clara and other areas in California, written by visitors, encouraging Americans to come and settle, had appeared in newspapers back east and during 1846 immigrants had been arriving overland in greater numbers. That Fall brought an estimated 175 adults and children to overwinter at the Mission Santa Clara, including William Campbell, who arrived with his family about October 25th, 1846.

In October 1847, Father José María del Refugio Suárez del Real, the mission priest, hired William Campbell to survey lots near the mission complex, on mission land, and draw up a town plat—this would become the Town of Santa Clara. By 1852, a small hamlet of some 200 people living in a cluster of adobes and simple frame houses had grown up around the mission site, which the previous year had become Santa Clara College. On July 5 of that year the Town of Santa Clara was incorporated with the approval of the State Legislature. The township comprised an area of some 2000 acres.

(Continued on page 6, Form 523L)

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

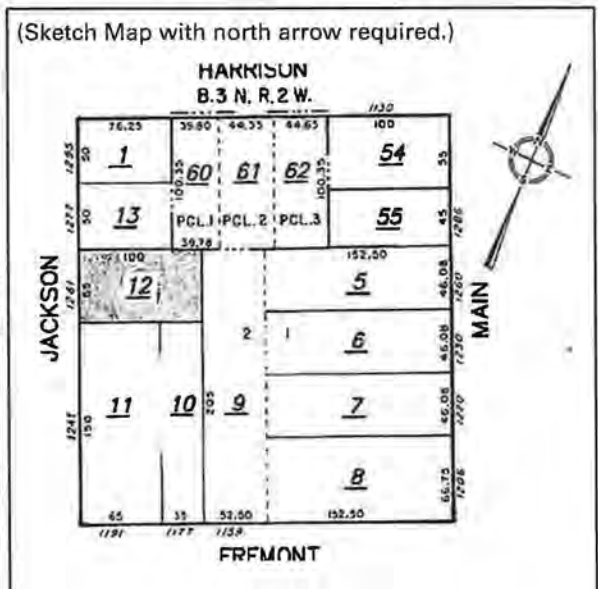
*B12. References: California State Census, 1852; Garcia, Lorie, "Santa Clara: From Mission to Municipality," 1997; Map of the Town of Santa Clara, drawn by C. E. Moore, 1892; McAlester, Virginia Savage, "A Field Guide to American Houses," Revised ed., 2013; Polk and Husted City Directories, 1890-1974; Poll Lists of the Santa Clara County Election Districts, Santa Clara Precinct, 1868; Sanborn Fire Insurance Maps, 1887, 1891, 1901, 1915, 1930, 1950; San Jose Mercury Herald 04/02/1905, 10/09/1925; Santa Clara News, 07/24/1894, 04/04/1905; The Evening News 11/01/1897, 12/27/1897, 11/01/1898, 04/09/1904, 01/18/1905, 03/30/1905, 10/05/1905, 10/24/1905; United States Census, 1840 to 1950.

B13. Remarks:

*B14. Evaluator: Lorie Garcia

*Date of Evaluation: March 11, 2026

(This space reserved for official comments.)



CONTINUATION SHEET

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The first official survey of the Town of Santa Clara, which was done July 1866 by J. J. Bowen and recorded on August 21 of that same year, forms the basis for the part of Santa Clara known today as the "Old Quad." The recordation documents that accompanied Bowen's 1866 Survey referenced the 1847 survey made by William Campbell, stating,

"Frank Lightston and Henry Bee being duly sworn each for himself deposes and says that he is a citizen of the United States and over the age of twenty one years: that he has resided in the County of Santa Clara during the last twenty years: that he knows the Town of Santa Clara represented by this Map: that it was established in good faith in the year 1847 being prior to the passage of the Act of Congress approved March 3rd 1865 entitled an Act supplemental to the act approved July 1st 1864, for the disposal of Govt Lands and Town property: and each further deposes and says that to the best of his knowledge this Map correctly represents the blocks streets and squares of the said town as surveyed in the year 1847 and each further deposes and says that the land embraced with in the said survey of 1847 has been occupied and used for town purposes ever since.

*Henry Bee
Frank Lightston*

*Subscribed and Sworn to before me this the
Twenty first day of August A.D. 1866*

*J. F. Pomeroy County Clerk
Santa Clara County California"*

The 1866 J. J. Bowen survey, which designated Franklin Street as the Base Line and Lafayette Street as the Meridian, divided the Town's land into Town Blocks, east and west of the Meridian and north and south of the Base Line. The Town Blocks and their Lots included the area from Clay to Bellomy and Lincoln to Sherman Streets, with a small extension north of Clay between Jackson and Main Streets that extended to the tracks of the San Francisco and San Jose Railroad (today's existing Caltrain RR line). The land surrounding the Town Lots was divided into multi-acre Sub-Lots numbered 1 through 55.

Framed by Jackson, Harrison, Main and Fremont Streets, on the 1866 survey the subject block was a Town Block and had been designated as Block 3 North, Range 2 West. The block was divided into 2 Lots and today, 1261 Jackson Street is located on a portion of Lot 2. According to the list of property owners and their improvements, which accompanied the 1866 survey, Lot 1, B3N, R2W, was a 46588 sq. ft. tract, owned by Joseph R. Johnson, with the improvements on it shown to be a frame house, barn, orchard and vineyard. Lot 2 was also a 46588 sq. ft. tract and was owned by Lemuel Robinson. Similar those on Lot 1, the improvements on his lot were shown as a frame house, barn, orchard and vineyard. However, by the time when the official survey was made, Lemuel Robinson had already owned this tract for several years. And, according to the information entered onto the Poll List for the Santa Clara Election District on October 8, 1868, which lists his residence on Fremont near Jackson Street, it appears that Lemuel Robinson lived in the frame house listed on the 1866 survey as being one of the improvements on Lot 2.

Born June 8, 1810, in Clark County, Ohio, by the time he was 19, Lemuel Robinson had married his first wife, Charlotte, and by 1840 they had moved to LaPorte, Indiana, where she passed away in 1841. At some point after Charlotte's death, Lemuel Robinson left Indiana and came to California, where on March 25, 1852, he married his second wife, 30-year-old Ann [Jones] in San Francisco. The 1852 California State Census, dated August 30, 1852, shows that as of that date Lemuel Robinson and his second wife, Ann, were living in Santa Clara. Here on September 9, 1853, the Robinsons first child was born, a son they named Walter Ketcham. Two years later, saw the birth of Lemuel and Ann's second child, Lemuel Saxe Robinson, on March 29, 1855. In quick succession, the Robinsons had three more children; William Owen (1857), Charlotte (1859) and Martha Elizabeth (1860).

The 1860 Census shows that by now, Lemuel Robinson, who was a Miller, owned a Flouring Mill and had a Person Estate valued at \$1500. By 1865 Lemuel Robinson had also become involved in the political life of the Town of Santa Clara and had been elected to the Town Board of Trustees. He would serve as a Town Trustee from that date to 1870. The 1870 Census lists sixty-year-old Lemuel as still living in the same house with Ann and their children; Walter, now 17, 15-year-old Samuel, 13-year-old William and their daughter, Martha age 9. No mention is made of Charlotte. Lemuel Robinson has done very well and now owns Real Estate valued at \$20,000 with a \$20,000 Personal Estate.

When The Plat of Santa Clara was drawn in the period between 1873 and 1875, it showed no change in the configuration of the block that had been surveyed nine years earlier. However, by the end of that decade, while its conformation still remained unaltered, ownership of Lot 2 had changed when the Robinson family sold the property to Marilla Gray, left Santa Clara and moved to a place near Santa Ana, in Orange County, California. Records show that on July 4, 1880, Lemuel Robinson passed away in Santa Ana and the 1880 Federal Census (taken June 11th) lists Mrs. Marilla Gray, age 56, with her daughters, 18-year-old Fannie Bray and

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35-year-old Mrs. Cornelia J. Walker, now living in the house on Lot 2, B3N, R2W in Santa Clara, which had been the Robinson's home.

Born Marilla Salisbury in 1824, in Jefferson County, New York, in 1842, when she was 18 years old, Marilla married 24-year-old, Pierre Peter Christopher Favre, who'd immigrated from France in 1836. Following their marriage, they continued living in Jefferson County, New York, where in 1843 their first child, a daughter they named Cornelia J., was born. By the following year, 1844, Pierre and Marilla had moved to Ontario, New York, where on December 5th a son, George Edwin was born. 1847 saw the birth of their second son, Francis H. The 1850 Census, taken on October 10, shows, 32-year-old Pierre Favre, 26-year-old Marilla and their children, ages 7, 5 and 3, now living in Marion, Wayne County, New York where he was a Miller with a Grain Mill. Less than a year later, on September 18, 1851, 32½ -year-old Pierre Favre passed away and was buried in Theresa, Jefferson County, New York, leaving Marilla a widow with three young children. By four years later, Marilla had moved to Manchester County, New York, where the 1855 New York State Census lists her as "Head of household."

In 1860, and now in Minnesota, Marilla [Salisbury] Favre married her second husband, 37-year-old, John Baxter Gray. Here, two years later, and now 38-years-old, Marilla gave birth to their daughter, Francis (Fannie) T. Gray. The same year, on February 4th, her oldest son, 18-year-old George E. Favre, enlisted as a private in the Second Battery Light Artillery and left to fight in the Civil War. The Minnesota State Census shows that by June 1, 1865, Marilla, John B. and Fannie Gray, were living in Little Falls, Morrison County, Minnesota and had been joined by Marilla's 20-year-old son, George Favre, who, following the December 1862 battle at Murfreesboro, Tennessee was discharged from the army "for disability," and returned home. Cornelia appears to have married, and left home, while no mention is made of Francis Favre. On November 26, 1868, George Favre married Martha Paul and left, but sadly she died while giving birth to their son on November 24th the following year, and he and the baby moved back with Marilla and John. While never leaving Morrison County, Minnesota, once again the Gray family had moved, and by 1870 were living in Two Rivers/Pike Rapids, where the Federal Census shows John was a farmer with a total of \$600 in real and personal property. Marilla's son, George Favre and his 6-month-old son, George, were living with them and he was employed as a lumberman and had \$100 in personal property. Then, on February 23, 1871, Marilla's son, George Favre, married his second wife, Harriet Adelaide Pery and the newlyweds moved into their own home in Burnsville, Todd County, Minnesota. After George left, Marilla, John and Francis Gray moved, to Swan River, Minnesota. The 1875 Minnesota State Census indicates that, for Marilla, John and their daughter, Francis, Swan River would be their last place of residence in that State before the Gray family left Minnesota and arrived in Santa Clara, California.

Birth records show the George and Harriet Favre had arrived in Santa Clara by 1879 as his daughter, Marilla, was born here that year and the 1880 Federal Census shows that Marilla Gray and her daughters, Fannie Gray and Cornelia Walker, were also now living in Santa Clara. However, no mention is made of John Gray and just when he arrived to join them is unknown. The first time John B. Gray appears on any records in Santa Clara is in the 1892 City Directory, where he's shown living in the house his wife had purchased from Lemuel Robinson, with his occupation shown to be a farmer.

Marilla Gray's son, George Edwin Favre had returned to Minnesota but by 1889 had arrived back in Santa Clara with his wife and children. This is verified by family records, which show the birth of his and Harriet's son, Frank Harold Favre, in Burnsville, Minnesota in 1888 and the birth of their second son, Benjamin Harrison Favre, in Santa Clara, California in 1889. The 1890 City Directory shows that by now, he is living with Marilla and Cornelia in the Lot 2 house his mother had purchased from Lemuel Robinson and he is employed as a Carpenter.

The outline of the original Lot 2 frame house (currently 1159 Fremont Street) and the original barn appear for the first time on the 1887 Sanborn Fire Insurance Map, which only covers the southern portion of Block 3N, R2W. In December 1887, the Real Estate section of the San Jose Evening News reported that Marilla Gray had given Cornelia J. Walker "pt. L 2 in B 3 N, R 2 W, Santa Clara (Gift)." Four years later, when the 1891 Sanborn Fire Insurance Map was drawn, it shows that by now, Lot 2 had been sub-divided into four (4) parcels, with the original Robinson house that fronted on Fremont Street, in which Marilla, and John Gray, George and Harriet Favre and their children and Cornelia J. Walker were all living, located on one parcel, the original barn facing Jackson Street on another parcel and two smaller parcels on the block's Harrison Street portion. On the C. E. Moore Map of the Town of Santa Clara, drawn in December 1892, Mrs. C. J. Walker is indicated as the owner of both 205.5' deep, B3N, R2W, Lot 2, Fremont/Jackson Street parcels, with Mrs. M Gray shown as the owner of the 100' x 76'3" Jackson Street/Harrison Street parcel and someone named Pinkaro as owner of the immediately adjacent Harrison Street parcel.

In 1894, Charles Copeland Morse purchased a 150' x 100' corner portion, which included the original barn, of the Fremont/Jackson Street parcel from Mrs. C. J. Walker, intending to have a house (currently 1191 Fremont Street) built on it for his good friend, Mrs.

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CONTINUATION SHEET

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Eliza Jordan. As reported in the Santa Clara Journal of July 28, 1894, "The fine two-story residence that Mr. C. C. Morse is erecting on the corner of Fremont and Jackson streets is also well under way. When completed Mr. Morse will lease the house to Mrs. Jordan and her family." At that time the remainder of the B3N, R2W, Lot 2 parcels were still undeveloped land.

The 1901 Sanborn Fire Insurance Map illustrates the development, which had occurred during the previous decade, and shows that by then, three (3) almost identical new residences, all of which fronted on Jackson Street, had been constructed on individual parcels of Lot 2. These included two homes on the property shown owned by Mrs. M. Gray on the 1892 Moore Map and one on a new larger parcel, which had been partitioned off of the immediately adjoining property owned her daughter, Mrs. C. J. Walker. The latter is the subject residence, located at 1261 Jackson Street.

On October 31, 1897, 74-year-old, John Baxter Gray had passed away with only a short mortuary notice appearing in the San Jose Evening News that simply stated, "In Santa Clara, October 31, 1897, John B. Gray, a native of New York, aged 74 years." Following John's death, Marilla seems to have decided to move out of the Fremont Street home, shared with Cornelia and other family members, into her own home. It appears that Marilla Gray had the home into which she moved constructed circa 1898. As had occurred in previous City Directories over the years, the 1897 City Directory for Santa Clara showed Mrs. Marilla Gray as residing on Fremont near Jackson but no listing for her appears in that for 1898. However, when the 1900 Census was taken on June 8th, 76-year-old Marilla Gray, a widow, was recorded as living in the house at 1261 Jackson Street, which she owned "Free" (no mortgage).

Except for 1902, when she had a boarder, the Reverend D. W. Thurston, Pastor of the Baptist Church, Marilla Gray appears to have lived by herself in her new house. Then on April 19, 1904, the San Jose Evening News reports her gift of the property she owns on the Northwest corner of B3N, R2W to her daughter Cornelia J. Walker, as well as her gift of the parcel, on which her own home at 1261 Jackson Street was located, to her son, George E. Favre. As recorded in the 1905 City Directory, George, who was now employed as a carpenter, his wife Harriet and their daughter, 26-year-old Marilla, a dressmaker, had by then moved into the subject home with his mother and were living there with her when she passed away on March 30, 1905.

On April 1, 1905, The San Jose Evening News carried her mortuary notice: "Died in Santa Clara, March 30, 1905, Marilla Gray, widow of the late John B. Gray, mother of Cornelia J. Walker, George E. Favre, and Francis Gray Dickinson, a native of New York, aged 80 years." An article about her funeral appeared in both the April 2, 1905 San Jose Mercury Herald and the April 4, 1905 Santa Clara News, both of which said that her funeral was well attended and her service conducted by an Episcopal minister and that "her pallbearers were D.L. Moody, F.O. Roll, James Shoemaker, George Whybark, J. Savey and Captain Morrison." (All of them were longtime, highly prominent Santa Clara citizens.) Also, the Santa Clara News added that, "she died after a long illness in her home on Jackson" and that "she'd been a Santa Clara resident for 25 years." On October 24, 1905, seven months after the death of Marilla, the San Jose Evening News reported that George Favre had sold the property (1261 Jackson Street) to H. F. Carpenter. Shortly after the sale, George and his family moved to Tacoma, Washington, where he would pass away on August 20, 1910.

Now 72-years old and originally from Douglas and Worcester, Massachusetts, Henry F. Carpenter had arrived in Santa Clara in 1878 when he was 45-years old and was considered to be a "highly esteemed and widely known resident of Santa Clara." He was a physician and the Pastor of the Advent Christian Church, to which he was deeply committed. In 1902, when the Advent Christian Congregation was planning the erection of their new church at the intersection of Monroe and Liberty street, (today's corner of Monroe and Homestead where it still exists) Dr. H. F. Carpenter was the prime mover in the work of raising funds for its construction. He also was known for his investments in land. When, during the last decade of the 19th Century, due to the growing demand for additional housing in Santa Clara the larger pieces of property were being subdivided, H. F. Carpenter had been known to purchase and then re-sell some of the newly formed lots. Such as following the death of Eliza Spear, when in 1898 he purchased 3 lots from her estate, which had originally an entire block that had been subdivided into 10 lots, with each lot individually. A widower, Dr. Carpenter lived in a home at 806 Jackson Street and did not intend to live at 1261 Jackson Street but bought the house for use as income property.

Almost immediately H. F. Carpenter rented the newly purchased house to Benjamin Fernish. When 38-year-old, Benjamin Fernish, his 30-year-old wife, Martha, their son, Charlie, age 9, and 4-year-old daughter, Laura, moved into 1261 Jackson Street, Benjamin was employed as a druggist and the manager of Oberdeener's Drug Store, which was located on Franklin and Madison Streets in Santa Clara. While living here, their third child, a daughter, Katherine was born in 1908. The 1910 Census shows the family is still renting 1261 Jackson Street on the enumeration date of April 28th but by the beginning of 1911, the City Directories show that Benjamin Fernish had by then purchased a house at 945 Madison Street and the family had moved into it.

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CONTINUATION SHEET

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Following its occupancy by Benjamin Fernish and his family, Dr. Henry F. Carpenter rented the home at 1261 Jackson Street to Lester I. Bentley, a driver for the Johnson & Gammell Creamery. Note: According to the Santa Clara City Directories, from 1912-1917, besides Lester I. Bentley, there also appears to be a set of boarders in house-- a seamstress, Bertha Laddick and her widowed mother, Mary Laddick. By 1919, the subject home had been rented to 37-year-old Antoine Raynaud, a French immigrant. Employed as a butcher in a butcher shop, he moved in with his wife, 27-year-old wife, Marguerite, and their two small sons, 3-year-old Leon and Henry, who was only a few months old. By 1922, the Raynaud family had moved out and Calvin Smith, a salesman, was renting 1261 Jackson Street. He appears to have still been living there when, Dr. Henry F. Carpenter passed away on October 9, 1925, one month shy of turning 92 years old. His obituary in the October, 9, 1925, San Jose Mercury Herald, recapped his life in Santa Clara both as a well-respected doctor and as a Pastor, stressing his prominent connection to the Advent Christian Church. He left two daughters, Mrs. I. J. Fisher of San Mateo, and Mrs. Anne Morse of Santa Clara. The family appears to have continued to keep the subject house as an income producing property as there is no record of its sale and the 1926 City Directory shows that it is now being rented by Daniel E. Rose.

Paying \$35 a month in rent, 45-year-old Daniel Rose moved into the home at 1261 Jackson Street with Ada, his 42-year-old wife, and their 22-year-old son, Dana. Daniel was a barber and employed in a barber shop, while Dana worked as the manager of a retail tire shop. Then in the early 1930s, the subject house was sold. It was purchased for \$950 by John Gomez. An immigrant from Portugal, he was employed as a janitor in a warehouse. The 1940 Census shows that in 1935, 40-year-old John was living there with his 39-year-old wife, Mary, along with their two children, Mary age 12 and 10-year-old John. Note: both children had been born in California. Mary worked in a cannery and like her husband, John, was a Portuguese immigrant.

During the Gomez family's period of occupancy, the block between Jackson, Harrison, Main and Fremont Streets, would be fully developed. Comparison of the 1930 and 1950 Sanborn Fire Insurance maps shows that due to the growth of population, which rose from 6,302 in 1930 to 11,702 by 1950, and the resultant need for housing during this period, three (3) new houses fronting on Harrison Street were constructed on the undeveloped land between the Jackson/Harrison street and Main/Harrison street corner properties.

In the mid-1940s, John Gomez sold 1261 Jackson Street to Arthur J. Pattisson and his wife, Anne E. They moved from Belmont, where they had lived for decades, and into the home along with his nephew, Frederick H. Pattisson. When they moved into their new home, Arthur was 79 and Anne 68. Now retired, prior to moving to Santa Clara for many years Anne and Arthur had owned and run Pattisson's Garage in San Mateo. Fred, who was 60-years old, worked as a carpenter/building contractor. In 1948, Arthur passed away. As shown on the 1950 Census, now a widow, Anne Pattisson continued to live at 1261 Jackson Street, with her nephew Fred who was employed as a building/contractor.

Originally from New Bedford, Massachusetts, in 1953 53-year-old Francis R. Marotte, his 58-year-old wife, Victoria, and their 27-year-old daughter, Edith had arrived in Santa Clara, where they rented a home at 1191 Clay Street. Then in 1956, Francis and Victoria Marotte purchased the home at Jackson Street and moved into it. Francis was a carpenter and upon his arrival in Santa Clara, he went to work for MacKay Homes, who were in the process of constructing new housing tracts being built in the town. Note: Considered a rival of Eichler, these compact tract homes, built in the 1950s by Mackay Homes in Santa Clara, Palo Alto, and Mountain View, included Sunshine Meadows and Maywood, a Mackay neighborhood of some 200 mid-century modern homes in Santa Clara. Francis Marotte would continue to work as a building carpenter until his retirement in 1969. During the Marottes' period of ownership, he made some alterations to their home, one of which was the removal of the front-facing side stairs that led to the side porch, where the "coffin" door provided a secondary entry into the house.

By 1980, when the City of Santa Clara was compiling a survey of houses eligible for listing as Historically and/or Architecturally Significant Properties, Francis R. Marotte seems to have passed away as only Victoria Marotte was recorded as the owner of 1261 Jackson Street.

In 2006, the subject home was purchased by Susan Niemi, a photographer, who would live here until 1924. In a 2018 interview for the annual Historic House Tour, she recalled that the people who owned it for a few years before she bought it also did some renovation work, such as the replacement of original windows and stairs with those using new materials.

In 2024, the home at 1261 Jackson Street was purchased by the current owners, Lili Jiang and Xi Yang.

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Historic Evaluation

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

Age Requirement.

Constructed circa 1898, the subject residence at 1261 Jackson Street is over 50 years old and thus meets the age requirement.

Integrity Requirement.

Integrity refers to a property's ability to convey its significance. Significance is conveyed by the retention of a resource's visual and physical characteristics and its surroundings. The National Register of Historic Places criteria recognize seven aspects to integrity. These are location, design, setting, materials, workmanship, feeling and association. To retain historic integrity, a property will always possess several and usually most of these aspects. According to the Office of Historic Preservation, the modern test of integrity is to stand on the sidewalk and ask yourself the following question: "Does the resource display enough of what made it significant for its historical period that it can be easily grasped by the average passerby?" Both the California Register of Historic Resources and the City of Santa Clara Criteria for Local Significance follow the National Register integrity criteria.

The property at 1261 Jackson Street has been well maintained and the design, materials and workmanship that comprise the architectural integrity of the structure have not been greatly diminished. There have been only minor alterations to the home's exterior since it was constructed circa 1898, by original window replacement, the removal of the stairs leading to the side porch on the left (north) side of the home sometime prior to 1980 and the construction of a new set of stairs and landing to access the side porch from the rear. The great majority of the visual and character defining materials and features of the historic building have been preserved and retained. The residence retains its original configuration and location and thus it does "display enough of what made it significant for its historical period that it can be easily grasped by the average passerby." The historical use of the building has not changed, and it remains a single-family home. The subject property is set within a historic residential setting in the area of Santa Clara known as the "Old Quad" and the immediate surroundings retain the majority of the qualities that reflect the period of the late 18th and early 19th century.

The subject property at 1261 Jackson Street retains enough of its historic character and appearance to be recognizable as a historic property and to convey the reason for its significance (integrity).

National Register of Historic Places Criteria.

There are not any events associated with the residence at 1261 Jackson Street, which have made a significant contribution to the broad patterns of history or cultural heritage. It would therefore appear that the building would not be eligible for the National Register of Historic Places based on Criterion A (associated with events that have made a significant contribution to the broad patterns of our history). The building has had several sets of owners over the 128 years of its existence, and none appear to reach the level of significant influence required under Criterion B to be considered eligible for the National Register. Neither do any of the other occupants appear to be significant to the history of the region, Nation or State of California. It would therefore appear that the building at 1261 Jackson Street would not be eligible for the National Register based on Criterion B (associated with the lives of persons significant in our past). However, the majority of the character-defining features of its original 1898 construction as a Queen Anne "Cottage" in the Queen Anne style's Shape subtype identified as "Hipped Roof With Lower Cross Gables", such as its rectangular footprint and asymmetrical plan, hipped and gabled roof, horizontal wood and shingle siding, projecting angled bay and box-bay, rectangular double-hung windows, and its spindlework and assortment of Eastlake ornamentation, and thus, as an example of the Queen Anne "Cottage" architectural style, which was popular circa 1895-1905, under National Register Criterion C the residence at 1261 Jackson Street could be considered to "embody the distinctive characteristics of a type, period, or method of construction" and "represent[s] a significant and distinguishable entity whose components may lack individual distinction" and due to its proximity to

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other historically significant homes in the area, it does contribute to a potentially eligible Historic District. Therefore, it does appear that the building may be eligible for the National Register of Historic Places under Criterion C.

California Register of Historic Resources Criteria

The Criteria for listing in the California Register of Historical Places are consistent with those for listing in the National Register. However, they have been modified to better reflect the history of California at both a local and State level. Criterion 1 is the California Register equivalent of the National Register Criterion A (events) and California Register Criterion 2, the equivalent of National Register Criterion B (persons). However, although the building has been occupied by a number of residents during its 128 years of existence none of the people or events directly associated with the residence at 1261 Jackson Street are important to the history of California. It would therefore appear that the building would not be eligible for the California Register based on Criteria 1 or 2. Criterion 3 addresses the distinctive characteristics of a type, period, region, or method of construction. The subject home was originally constructed ca.1898 as a "Queen Anne cottage" in the Shape subtype identified as "Hipped Roof With Lower Cross Gables" and Decorative Detailing subtype identified as "spindework" of the Queen Anne architectural style. The Queen Anne architectural style, which became a dominant style in California, is associated with the period from the mid-1880s thru the first decade of 1900s and this subtype is associated with the period of 1895-1905. It is a nice example of a "Queen Anne Cottage" and is characterized by being a one-story home with a hipped roof with lower cross gables, a side-facing box bay and a front facing full-height angled bay with cut-away windows with carved brackets and pendants, "spindework" detailing, partial-width front and side porches with turned columns, which project from the main body of the house, an asymmetrical plan and rectangular footprint, wide horizontal wood sheathing, and rectangular, double-hung windows. Although the property has been slightly altered, most of the significant of the character-defining features of its original construction remain. Therefore, it does appear to reach the level of significance necessary to be individually eligible for the California Register under Criterion 3.

City of Santa Clara Criteria for Local Significance

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

Criteria for Historically or Cultural Significance:

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

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

The area in which this home is located was primarily developed as a residential block in the last half of the Nineteenth Century, as due to the growing demand for additional housing in Santa Clara the larger pieces of property were being subdivided. With the population growing, there was an escalating need for affordable housing. Not every family needed a 10-room house, and the development of smaller homes provided the necessary accommodations for working-class families. Ideally suited for the smaller lots being platted at this time, the new simpler designs offered comfortable living at affordable prices, and they also stressed the low-cost to construct the house.

The Marilla Gray house has interest, integrity and character and reflects the type of small residential structures that were constructed in Santa Clara in the late nineteenth century that owed their popularity to the public's enthusiastic embrace and to the pattern books and mail order house plans that allowed them to build a small affordable house.

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

Constructed ca. 1898, this home at 1216 Jackson Street was first owned and lived in by Marilla Gray, who was the second owner of

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the western half of the block, having purchased it in 1879, and who divided her property into separate parcels, including the lot on which this building was built. In 1905 it was purchased by its second owner, Dr. Henry F. Carpenter. A physician and Pastor of the Advent Christian Church, and, considered to be a "highly esteemed and widely known resident of Santa Clara," Dr. Carpenter bought the house solely for use as a rental property, for which there was a growing demand.

This was at a time, when due to the promotions of entities like the Santa Clara Commercial League, more and more people were attracted to Santa Clara and Santa Clara's growing work opportunities. Due to its proximity to Santa Clara's growing business district, as the town's population grew this area attracted residents whose employment was in downtown Santa Clara. Thus, this home was ideal for renters, who worked at jobs just a couple of blocks away and who for decades would contribute to the economic life of community.

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

Criteria for Architectural Significance:

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

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

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. The Queen Anne Cottage, a smaller one-story version that was a veritable billboard of textural effects, adapted the popularity of the Queen Anne style to a broader range of budgets. Constructed circa 1898, the residence at 1261 Jackson Street is an example of a classic Queen Anne Cottage that retains the majority of its original design.

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

Described as a veritable billboard for textural effect, the Queen Anne Architectural style used several devices to avoid a smooth wall appearance. Among these were the use of patterned shingles and being ornamented with a concoction of millwork made possible by the development of machine lathes. Notable attributes displayed by the subject home include, but are not limited to, the patterned shingles on the gable face, its Spindlework and cutwork, along with the copious amount of Eastlake decorative detailing, which make the house at 1261 Jackson Street a pattern book of the primary decorative elements, which were the hallmark of a Queen Anne Cottage...

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

Criteria for Geographic Significance:

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

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

Located within Santa Clara's "Old Quad," in the last half of the 19th century and well into the twentieth, the immediate area in which the residence at 1261 Jackson Street was constructed was considered one of the best. Currently the block bordered by Fremont, Jackson, Harrison and Main Streets exhibits housing built in the last decade of the 19th and early 20th centuries which has been basically unchanged for over 130 years. The picturesque and harmonious streetscape that is provided by these eclectic wooden residences, which mix stylistic characteristics ~ the Queen Anne, Eastlake and Stick idioms, with their variegated shingles, decorative bargeboards, scrolled brackets and incised ornamentation reflecting the heyday of intricate millwork and the influence of pattern books, contribute to the historic setting and illustrate this period of Santa Clara's historic development.

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With much of the original architectural ambiance preserved, the neighborhood has basically retained its historic integrity. Currently eight (8) of the homes on the block are listed as Historically Significant properties for the City of Santa Clara.

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

Constructed circa 1898, the Marilla Gray House home at 1261 Jackson Street, along with those at 1277, 1295 on the east side block face and 1210 on the west side of Jackson Street, all of which are on the City of Santa Clara's Historically and/or Architecturally Significant Property List, represent the typical Queen Anne Cottage style residences constructed in Santa Clara at the end of the nineteenth century. Their close proximity to one another, leads to a 1890s style of streetscape appearance that is visually very striking and is representative of late nineteenth century patterns of development within this historic "Old Quad" neighborhood.

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

Criteria for Archaeological Significance:

As the property at 1261 Jackson Street contains no known or unknown prehistoric or historic archaeological resources, it would not be Archaeologically Significant under any of the five of the City of Santa Clara's Criteria for Archaeological Resources. However, should any prehistoric or historic archaeological resources be uncovered in the future, this would be subject to change.

Conclusions and Recommendations

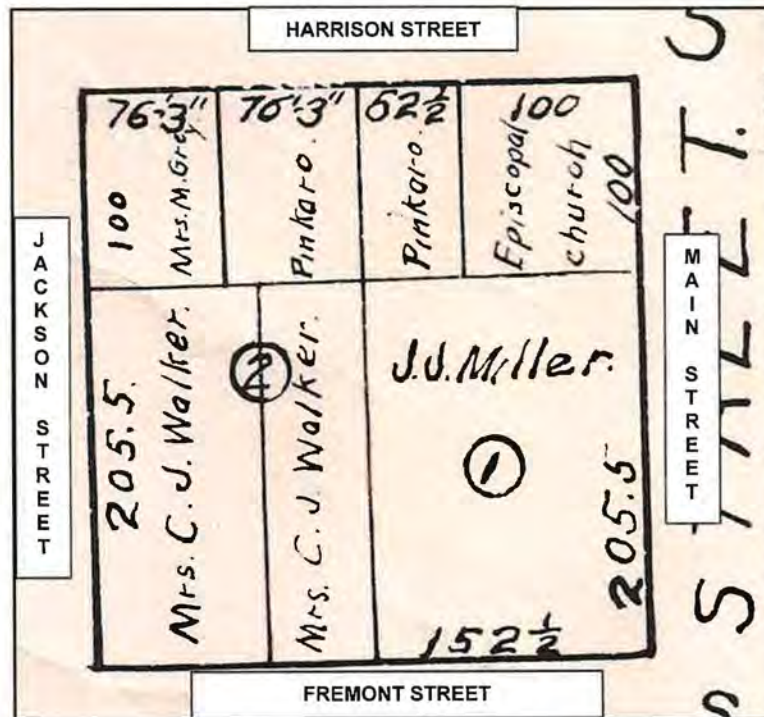
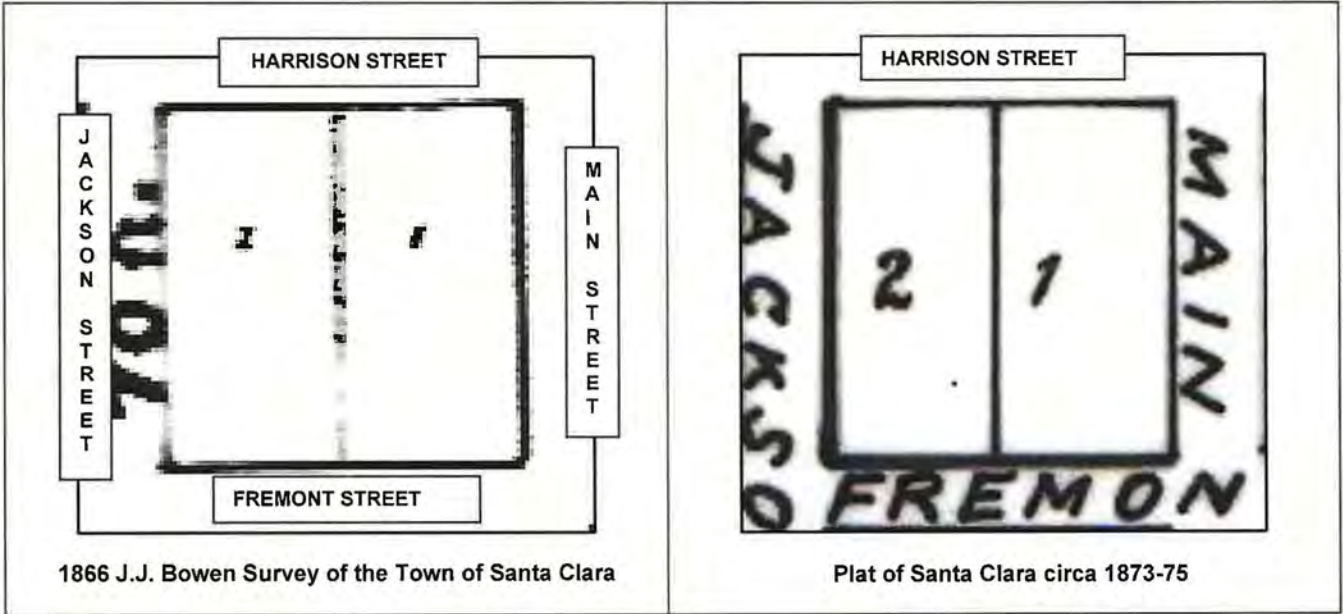
Currently, this property is on The City of Santa Clara Architecturally or Historically Significant Properties list. In this update of the June 1980 Historic Resources Inventory for the City of Santa Clara, the evaluator finds 1261 Jackson Street to be a good example of the Queen Anne "Cottage" architectural style and, although slightly altered since the time of its construction it still retains sufficient integrity to qualify as a historic property. It appears to continue to be, based on compliance with the National Register of Historic Places Criteria, the California Register of Historic Resources Criteria and the City of Santa Clara's Local Significance Criteria, eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List.

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HISTORIC MAPS



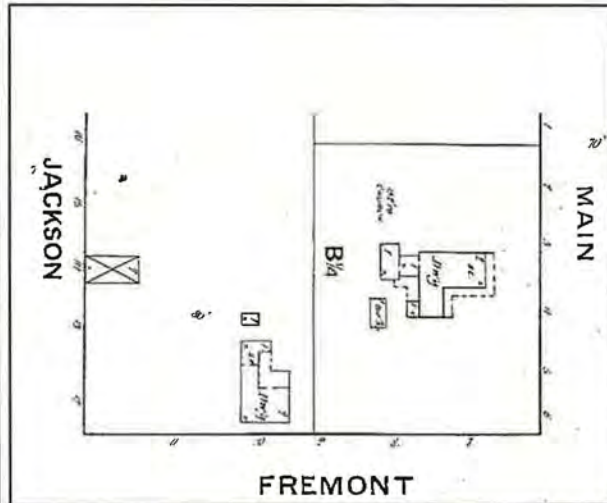
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Property Name: Marilla Gray House

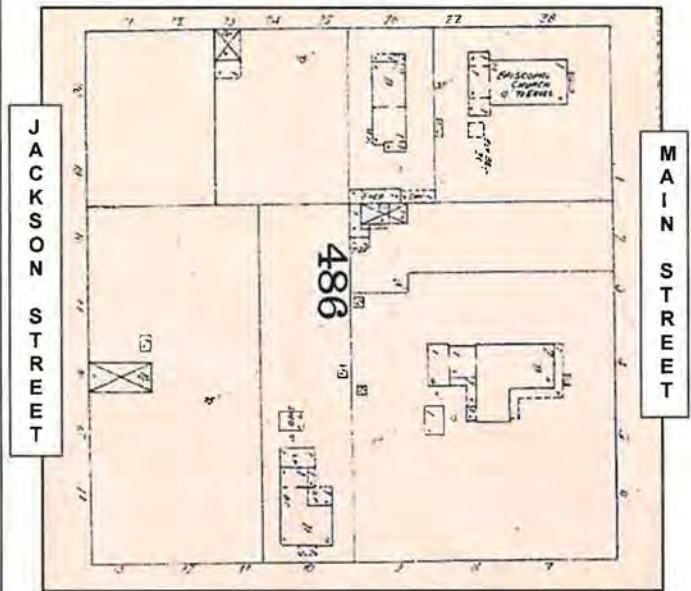
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SANBORN FIRE INSURANCE MAPS

1887 SANBORN FIRE INSURANCE MAP

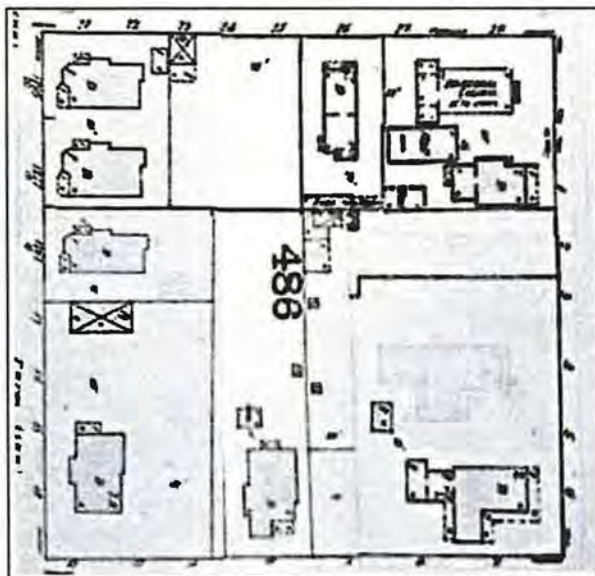


1891 SANBORN FIRE INSURANCE MAP

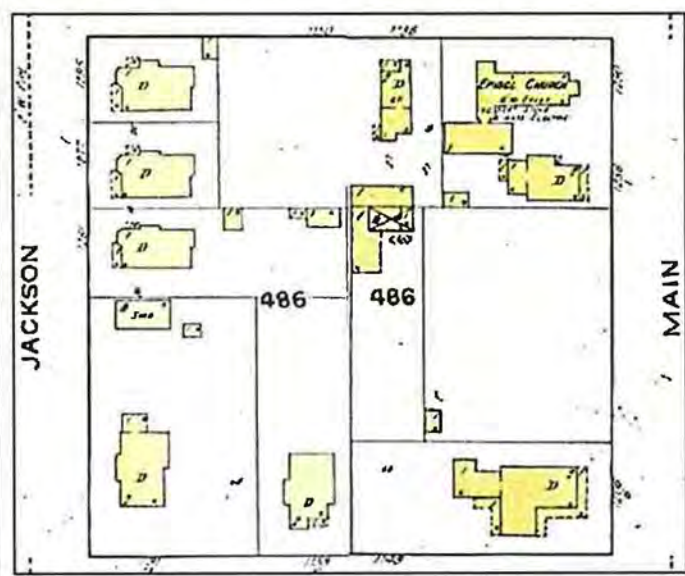


Note: This map only covered the South half of Block 2 North, Range 3 West.

1901 SANBORN FIRE INSURANCE MAP



1915 SANBORN FIRE INSURANCE MAP

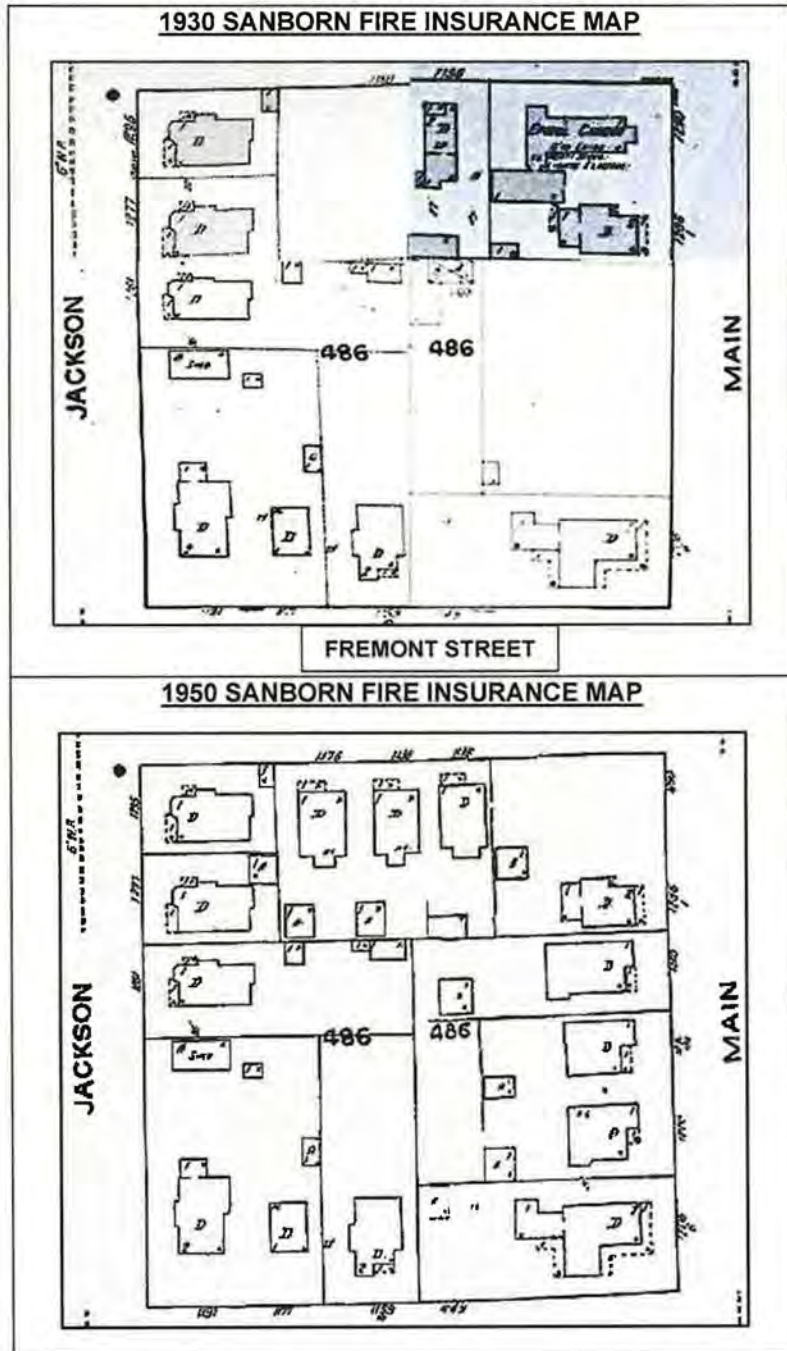


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SANBORN FIRE INSURANCE MAPS - Continued



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HISTORIC PHOTOS



1261 Jackson Street (June 1980 Photo - note the window's projecting sills and aprons & missing side porch steps.)

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Aerial Photo



2023 Google Aerial photo of the block between Fremont, Jackson, Harrison and Main Streets.
→ indicates 1261 Jackson Street.

○ Marks a house on the City of Santa Clara's Historically Significant Properties List.

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Additional Photos – Side Elevations



Photo No: IMG_1397; View: S side-elevation and partial front façade. Photo Date: 2/6/2026; Camera Facing: N



Photo No: IMG_1392;
View: Partial N side-elevation.
Photo Date: 2/6/2026;
Camera Facing: E

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Additional Photos – Rear Façade



Photo No: IMG_1416; View: Rear Façade; Photo Date: 2/6/2026; Camera Facing:WSW.



Photo No: IMG_1420;
View: Partial rear façade
showing basement entry.
Photo Date: 2/6/2026;
Camera Facing:W.

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Additional Photos – Front Entry Porch Details



Front Porch
Photo No: 100_3689;
View: Interior looking out.
Photo Date: 2/6/2026;
Camera Facing: SSE.



Photo No: IMG_7305;
View: Front Porch:
showing turned
colonettes, carved
brackets, Eastlake
freize and balustrade.
Photo Date: 2/6/2026;
Camera Facing: NE.

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Additional Photos – Side Entry Porch Original Details and Alterations



Photo No: IMG_1423;
View: Side Porch showing original turned colonettes, carved brackets, and Eastlake block frieze. Along with altered entry with side ballustrade removed and new extended porch floor and new porch and entry stair railing. Photo Date: 2/6/2026;
Camera Facing: SW.

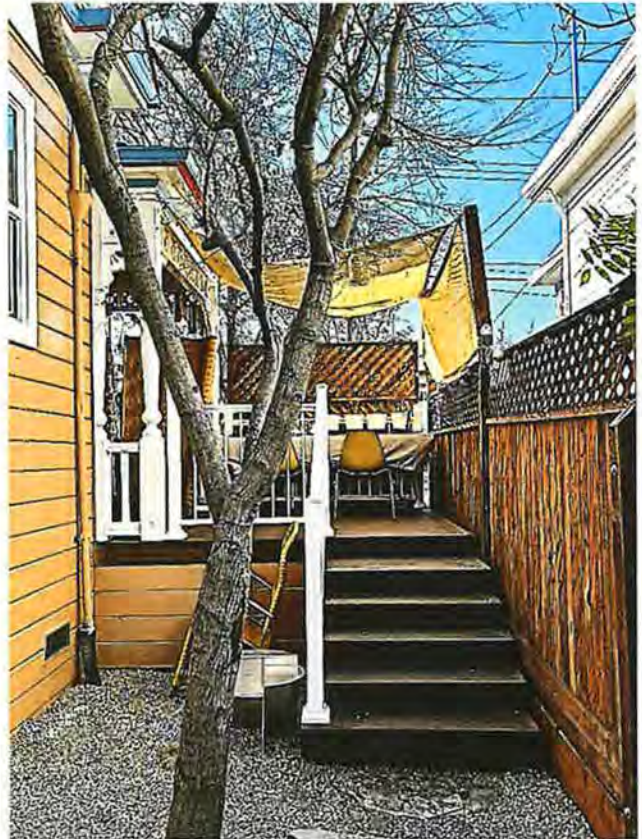


Photo No: IMG_1440;
View: Side Porch: new entry stairs from rear yard:
Photo Date: 2/6/2026;
Camera Facing: SW.

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Additional Photos – Gable Face and Corner “Cut-Away” Window Bracket detail



Photo No: IMG_7397;

View: Front Façade Gable face with octagon shingles, gable attic window Palladian in design, corner returns, decorative bargeboard, and angled corner window with elongated corner brackets incised with a floral design, ball and rod freize, and drop pendant;

Photo Date: 2/6/2026; View ENE

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Additional Photos – Entry Doors



Photo No: IMG_1429; View: Side Entry Door; Photo Date: 2/6/2026.



Photo No: IMG_1425; View: Rear Entry Door; Photo Date: 2/6/2026.

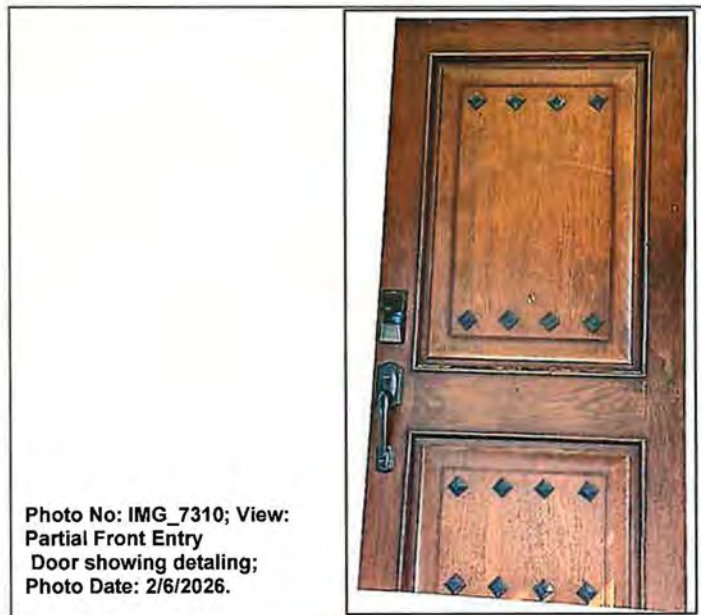


Photo No: IMG_7310; View: Partial Front Entry Door showing detailing; Photo Date: 2/6/2026.

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Additional Photos – Detached “Original” Garage



Above: Photo No: IMG_1414;
View: “Original” Garage Rear façade and entry door seen
from rear yard; Photo Date: 2/6/2026;
Camera Facing: WSW.

Below: Photo IMG_1431; View: “Original” Garage Front
façade, view towards rear yard. Photo Date: 2/6/2026;
Camera Facing: ENE.



Photo No: IMG_1441; View: “Original” Garage south side-elevation & rear
façade; Photo Date: 2/6/2026; Camera Facing: W.

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Additional Photos – Detached Garage/Office



Photo No: IMG_1403;
View: Detached Garage/Office;
Photo Date: February 6, 2026;
Camera Facing: ENE.

Secretary of Interior's Standards for Rehabilitation

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.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.
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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 will 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.
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.

Mills Act Historic Property Contract

Property Address: 1261 Jackson Street, Santa Clara, CA 95050

Owner: Xi Yang

Historic Name: Queen Anne Cottage at 1261 Jackson Street

Estimated Date of Construction: Circa 1890

Historical Significance and Context

The subject property, located at 1261 Jackson Street, is a designated historic resource listed on the **City of Santa Clara's Historic Resource Inventory (HRI)**. It is an outstanding and well-preserved example of a **Queen Anne cottage**, a residential architectural style that was highly prevalent and culturally significant in Santa Clara during the late 19th century (1890s).

Architectural Merit

The property retains its high degree of architectural integrity, featuring several hallmark characteristics of the Queen Anne style:

- **Structural Design:** The home is a one and one-half story residence featuring a distinctive **slanted bay** projecting from the left side of the front facade.
- **Roofing:** The slanted bay is prominently topped by a **gabled roof**, creating a complex and aesthetically pleasing roofline.
- **Ornamentation:** The exterior is adorned with original **gingerbread trim**, ornate crown moldings, and high ceilings that reflect the craftsmanship of the era.
- **Streetscape Contribution:** The property is specifically noted in city records for its contribution to a "**pleasant streetscape**" along Jackson Street, working in visual harmony with the adjacent historic property at 1295 Jackson Street.

Justification for Reassessment

The requested Mills Act contract and subsequent property tax reassessment are necessary to offset the substantial costs associated with the specialized maintenance required for such a significant resource. While the owner has recently invested in a comprehensive interior and window restoration to preserve the home's historical functionality, the exterior siding now requires urgent professional remediation to address peeling paint and prevent wood rot.

Approval of this contract will ensure the long-term preservation of 1261 Jackson Street, allowing it to remain a centerpiece of the Jackson Street historic corridor and a testament to Santa Clara's late-Victorian architectural heritage.

10-YEAR REHABILITATION AND MAINTENANCE PLAN

Property: 1261 Jackson Street, Santa Clara, CA 95050 **Owner:** Lili Jiang & Xi Yang

I. PROPERTY CONDITION SUMMARY

The property at 1261 Jackson Street is a contributing historical resource to the Santa Clara community. The owners have recently completed an extensive interior remodel and a comprehensive restoration of all windows to ensure structural integrity and energy efficiency while preserving historical aesthetics. Currently, the primary preservation need is the remediation of the exterior building envelope to prevent wood rot and weather-related deterioration, alongside the phased return of windows to traditional wood double-hung configurations to fully align with the property's original Queen Anne style architectural fabric.

II. PROPOSED MAINTENANCE SCHEDULE (2026-2035)

Year	Maintenance / Restoration Activity	Estimated Cost
Year 1	Exterior Envelope Restoration (Priority): Professional scraping and "in-kind" repair of wood siding; application of historical-grade primer and paint to address peeling.	\$22,000
Year 2-3	Front-Facing Window Historical Restoration: Prioritize and replace the highly visible front-facing windows, restoring them back to traditional wood double-hung configurations with wide board trim to honor the original Queen Anne style features.	\$2,500
Year 4-5	Ornamental Preservation: Specialized repair and preservation of original gingerbread trim and ornate moldings on the front facade. Detailed inspection of the gabled roof.	\$45,000
Year 6-7	Window & Seal Maintenance: Inspection and re-sealing of recently restored windows to maintain energy efficiency and historical fabric.	\$12,500
Year 8-10	Structural Monitoring: Professional assessment of the foundation and infrastructure to ensure the longevity of the historical asset.	\$3,000

**RECORD WITHOUT FEE
PURSUANT TO GOV'T CODE SECTION 6103**

Recording Requested by:
Office of the City Attorney
City of Santa Clara, California

When Recorded, Mail to:
Office of the City Clerk
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Form per Gov't Code Section 27361.6

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Agreement, (herein, "Agreement"), is made and entered into this [REDACTED] day of [REDACTED], 2026, ("Effective Date"), by and between Xi Yang and Lili Jiang, owners of certain real property located at 1261 Jackson Street ("OWNERS") and the City of Santa Clara, California, a chartered California municipal corporation with its primary business address at 1500 Warburton Avenue, Santa Clara, California 95050 ("CITY"). CITY and OWNERS may be referred to herein individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

A. **Recitals.**

(1) California Government Code Section 50280, et seq. authorizes the CITY to enter into a contract with the OWNERS of qualified Historical Property to provide for the use, maintenance, and restoration of such Historical Property so as to retain its characteristics as property of historical significance.

(2) OWNERS possesses fee title in and to that certain real property, together with associated structures and improvements thereon, shown on the 2021 Santa Clara County Property Tax Rolls as Assessors' Parcel Number 269-15-012, and generally located at the street address 1261 Jackson Street, in the City of Santa Clara ("Historic Property"). A legal description of the Historic Property is attached hereto as "Legal Description," marked as "Exhibit "A," and incorporated herein by reference.

(3) The Historic Property is on the City of Santa Clara Architecturally or Historically Significant Properties list. OWNERS submitted a Mills Act Proposal to City on April 10, 2026. The Proposal included a Primary Record from the State of California's Department of Parks and Recreation. A true and correct copy of the Proposal is attached to this Agreement as "Exhibit B".

(4) CITY and OWNERS, for their mutual benefit, now desire to enter into this Agreement both to protect and preserve the characteristics of historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to Section 439.2 of the California Revenue and Taxation Code.

B. **Agreement.**

NOW, THEREFORE, CITY and OWNERS, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

(1) **Effective Date and Term of Agreement.** The term of this Agreement shall commence on the effective date of this Agreement and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the effective date, such term will automatically be extended as provided in paragraph 2, below.

(2) **Renewal.**

(a) Each year on the anniversary of the effective date of this Agreement, ("renewal date"), one (1) year shall automatically be added to the term of this Agreement unless notice of nonrenewal is mailed as provided herein.

(b) If either the OWNERS or CITY desires in any year not to renew the Agreement, OWNERS or CITY shall serve written notice of nonrenewal of the Agreement. Unless such notice is served by OWNERS to CITY at least ninety (90) days prior to the annual renewal date, or served by CITY to OWNERS at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the balance of the remaining term of the Agreement as provided herein.

(c) OWNERS may make a written protest of a nonrenewal notice issued by CITY. CITY may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to OWNERS of nonrenewal. If either CITY or OWNERS serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, from either original execution date or the last renewal date of the Agreement, whichever is applicable.

(3) **Standards for Historical Property.** During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements, and restrictions:

(a) OWNERS shall preserve and maintain the characteristics of historical significance of the Historic Property. "The Secretary of the Interior's Standards for Rehabilitation," marked as "Exhibit C" to this agreement, and incorporated herein by this reference, contains a list of those minimum standards and conditions for maintenance, use, and preservation of the Historic Property, which shall apply to such property throughout the term of this Agreement.

(b) OWNERS shall, when necessary or as determined by the Director of Planning and Inspection, restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior Standards for Rehabilitation and the California Historical Building Code and in accordance with the attached schedule of potential home improvements, drafted by the OWNERS and approved by the City Council, attached hereto as "The Description of the Preservation and Restoration Efforts," marked as "Exhibit D" to this agreement, and incorporated herein by this reference.

(c) OWNERS shall allow, and CITY requires, that after five (5) years, and every five (5) years thereafter, an inspection of the property's interior and exterior shall be

Historic Property Preservation Agreement/ 1261 Jackson Street
Typed: May 5, 2026

conducted by a party appointed by CITY, to determine OWNERS' continued compliance with the terms of this Agreement. OWNERS acknowledge that the required inspections of the interior and exterior of the property were conducted prior to the effective date of this Agreement.

(4) Provision for Information.

(a) OWNERS hereby agree to furnish CITY with any and all information requested by the CITY to determine compliance with the terms and provisions of this Agreement.

(b) It shall be the duty of the OWNERS to keep and preserve, for the term of the Agreement, all records as may be necessary to determine the eligibility of the property involved, and the OWNERS compliance with the terms and provisions of this Agreement, including, but not limited to blueprints, permits, historical and/or architectural review approvals, and schedules of potential home improvements drafted by the OWNERS and approved by the City Council.

(5) Cancellation.

(a) CITY, following a duly noticed public hearing as set forth in California Government Code Section 50280, et seq., shall cancel this Agreement or bring an action in court to enforce this Agreement if it determines any one of the following:

(i) the OWNERS breached any of the terms or conditions of this Agreement; or

(ii) the OWNERS have allowed the property to deteriorate to the point that it no longer meets standards for a qualified historic property.

(b) CITY may also cancel this Agreement if it determines that:

(i) the OWNERS have allowed the property to deteriorate to the point that it no longer meets building standards of the City Code and the codes it incorporates by reference, including, but not limited to, the Uniform Housing Code, the California Historical Building Code, the California Fire Code, and the Uniform Code for the Abatement of Dangerous Buildings or;

(ii) the OWNERS have not complied with any other local, State, or federal laws and regulations.

(iii) the OWNERS have failed to restore or rehabilitate the property in the manner specified in subparagraph 3(b) of this Agreement.

(c) In the event of cancellation, OWNERS shall pay those cancellation fees set forth in California Government Code Section 50280, et seq. As an alternative to cancellation, OWNERS may bring an action in court to enforce the Agreement.

(6) No Waiver of Breach.

(a) No waiver by CITY of any breach under this Agreement shall be deemed to be a waiver of any other subsequent breach. CITY does not waive any claim of breach by OWNERS if CITY does not enforce or cancel this Agreement. All other remedies at law or in

equity which are not otherwise provided for under the terms of this Agreement or in the City's laws and regulations are available to the City.

(7) Mediation.

(a) Any controversies between OWNERS and CITY regarding the construction or application of this Agreement, and claim arising out of this contract or its breach, shall be submitted to mediation upon the written request of one party after the service of that request on the other party.

(b) If a dispute arises under this contract, either party may demand mediation by filing a written demand with the other party.

(c) The parties may agree on one mediator. If they cannot agree on one mediator, there shall be three: one named in writing by each of the parties within five days after demand for mediation is given, and a third chosen by the two appointed. Should either party refuse or neglect to join in the appointment of the mediator(s) or to furnish the mediator(s) with any papers or information demanded, the mediator(s) may proceed ex parte.

(d) A hearing on the matter to be arbitrated shall take place before the mediator(s) in the city of Santa Clara, County of Santa Clara, State of California, at the time and place selected by the mediator(s). The mediator(s) shall select the time and place promptly and shall give party written notice of the time and place at least fifteen (15) days before the date selected. At the hearing, any relevant evidence may be presented by either party, and the formal rules of evidence applicable to judicial proceedings shall not govern. Evidence may be admitted or excluded in the sole discretion of the mediator(s). The mediator(s) shall hear and determine the matter and shall execute and acknowledge the award in writing and cause a copy of the writing to be delivered to each of the parties.

(e) The submission of a dispute to the mediator(s) and the rendering of a decision by the mediator(s) shall be a condition precedent to any right of legal action on the dispute. A judgment confirming the award may be given by any Superior Court having jurisdiction, or that Court may vacate, modify, or correct the award in accordance with the prevailing provisions of the California Mediation Act.

(f) Each party shall bear their own cost(s) of mediation.

(8) Binding Effect of Agreement.

(a) The OWNERS hereby subjects the Historic Property described in Exhibit "A" hereto to the covenants, reservations, and restrictions as set forth in this Agreement. CITY and OWNERS hereby declare their specific intent that the covenants, reservations, and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the OWNERS successors and assigns in title or interest to the Historic Property. Each and every contract, deed, or other instrument hereinafter executed, covering, encumbering, or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, reservations, and restrictions expressed in this Agreement, regardless of whether such covenants, reservations, and restrictions are set forth in such contract, deed, or other instrument.

(b) CITY and OWNERS hereby declare their understanding and intent that the burden of the covenants, reservations, and restrictions set forth herein touch and concern the land in that OWNERS' legal interest in the Historic Property.

(c) CITY and OWNERS hereby further declare their understanding and intent that the benefit of such covenants, reservations, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the CITY, public (which includes, but is not limited to the benefit to the public street generally located at 1261 Jackson Street), and OWNERS.

(9) Notice.

(a) Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto.

CITY: City of Santa Clara
Attn: City Clerk
1500 Warburton Avenue
Santa Clara, CA 95050

OWNERS: Xi Yang and Lili Jiang
1261 Jackson Street
Santa Clara, CA 95050

(b) Prior to entering a contract for sale of the Historic Property, OWNERS shall give thirty (30) days notice to the CITY and it shall be provided at the address of the respective parties as specified above or at any other address as may be later specified by the parties hereto.

(10) No Partnership or Joint Enterprise Created. None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns; nor shall such terms, provisions, or conditions cause them to be considered joint ventures or members of any joint enterprise.

(11) Hold Harmless and Indemnification. To the extent permitted by law, OWNERS agree to protect, defend, hold harmless and indemnify CITY, its City Council, commissions, officers, agents, and employees from and against any claim, injury, liability, loss, cost, and/or expense or damage, however same may be caused, including all costs and reasonable attorney's fees in providing a defense to any claim arising there from for which OWNERS shall become legally liable arising from OWNERS' acts, errors, or omissions with respect to or in any way connected with this Agreement.

(12) Attorneys' Fees. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to costs and other relief ordered by the court.

(13) **Restrictive Covenants Binding.** All of the agreements, rights, covenants, reservations, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner pursuant to this Agreement.

(14) **Mills Act Historic Property Contract Application Requirements.** An application for a Mills Act Historic Property Contract shall be made through the Planning Division and shall include the following:

- a. a Historic Resources Inventory form;
- b. the description of the preservation or restoration efforts to be undertaken as referenced in paragraph 3 (b) as Exhibit "D";
- c. a statement of justification for the Mills Act Historic Property designation and reassessment; and,
- d. the Mills Act Historic Property Contract filing fee pursuant to paragraph 17.

(15) **Mills Act Historic Property Contract Approval.** Based upon the Historical and Landmarks Commission's ("Commission") review of the Mills Act Historic Property Contract criteria and recommendation to Council, and based upon the recommendation and approval by Council, a Mills Act Historic Property Contract may be entered into with OWNERS. The decision of the City Council shall be final and conclusive in the matter.

(16) **Recordation and Notice.** No later than twenty (20) days after the parties execute and enter into this Agreement, the CITY shall cause this Agreement to be recorded in the office of the County Recorder of the County of Santa Clara.

(17) **Fees.** The Planning Department may collect such Mills Act Historic Property Contract application fee of \$8,746 (eight thousand seven hundred and forty-six), or other fees for the administration of this contract as are authorized from time to time by the City Council. Such fees do not exceed the reasonable cost of providing the service for which these fees are charged. OWNERS shall pay the County Recorder's Office recordation fees for recordation of this Mills Act Historic Property Contract and the recordation of the OWNERS updated Historic Resources Inventory form.

(18) **Ordinary Maintenance.** Nothing in this contract shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any Historic Property covered by this contract that does not involve a change in design, material, or external appearance thereof, nor does this contract prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such external architectural feature when the Director of Planning and Inspection determines that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the California Historical Building Code and when such architectural feature can be replaced according to the Secretary of Interior's Standards.

(19) **California Historical Building Code.** The California Historical Building Code ("CHBC") provides alternative building regulations for the rehabilitation, preservation, restoration, or relocation of structures designated as Historic Properties. The CITY's building permit procedure shall be utilized for any Historic Property which is subject to the provisions of this Agreement, except as otherwise provided in this Agreement or the CHBC. Nothing in this Agreement shall be deemed to prevent any fire, building, health, or safety official from enforcing laws, ordinances, rules, regulations, and standards to protect the health, safety, welfare, and property of the OWNERS or occupants of the Historic Property or the public.

(20) **Conservation Easements.**

(a) Conservation easements on the facades of the Historical Property may be acquired by the CITY, or on the CITY's behalf, by a nonprofit group designated by the CITY through purchase, donation, or condemnation pursuant to California Civil Code Section 815.

(b) The OWNERS, occupant, or other person in actual charge of the Historical Property shall keep in good repair all of the exterior portions of the Historic Property, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior architectural feature.

(c) It shall be the duty of the Director of Planning and Building Inspection to enforce this section.

(21) **Severability.** If any section, sentence, clause, or phrase of this Agreement is, for any reason, held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, or by subsequent preemptive legislation, such decision shall not affect the validity and enforceability of the remaining provisions or portions of this Agreement. CITY and OWNERS hereby declare that they would have adopted this Agreement, and each section, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases may be declared invalid or unconstitutional.

(22) **Integrated Agreement - Totality of Agreement.** This Agreement embodies the agreement between CITY and OWNERS and its terms and conditions. No other understanding, agreements, or conversations, or otherwise, with any officer, agent, or employee of CITY prior to execution of this Agreement shall affect or modify any of the terms or obligations contained in any documents comprising this Agreement. Any such verbal agreement shall be considered as unofficial information and in no way binding upon CITY.

(23) **Captions.** The captions of the various sections, paragraphs and subparagraphs are for convenience only and shall not be considered or referred to in resolving questions of interpretation.

(24) **Statutes and Law Governing Contract.** This Agreement shall be governed and construed in accordance with the statutes and laws of the State of California.

(25) **Amendments.** This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

IN WITNESS WHEREOF, CITY and OWNERS have executed this Agreement on the day and year first written above.

**CITY OF SANTA CLARA, CALIFORNIA,
a chartered California municipal corporation**

APPROVED AS TO FORM:

GLEN R. GOOGINS
City Attorney

JÖVAN D. GROGAN
City Manager
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408) 241-6771

“CITY”


Owners of 

By: Xi Yang
1261 Jackson Street
Santa Clara, CA 95050

By: Lili Jiang
1261 Jackson Street
Santa Clara, CA 95050

“OWNERS”

Exhibits:

- A – Property Description
- B – Primary Record
- C – Standards for Rehabilitation
- D – Restoration Schedule



Agenda Report

26-593

Agenda Date: 6/4/2026

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Recommendation on the Architectural Review (PLN24-00521) for Demolition of the Existing 1,198 Square Foot One-Story Residence and the Construction of a New 3,817 Square Foot Two-Story Residence at 4435 Fillmore Street Located Within 200 Feet of Two Historic Resource Inventory Properties. CEQA Status: Exempt from CEQA per Section 15332 - In-Fill Development Projects. (Continued from May 7, 2026, Historical and Landmarks Commission Meeting).

File No.: PLN24-00521

Location: 4435 Fillmore Street, a 6,250 square-foot property located on the eastern side of Fillmore Street, approximately 200 feet north of the intersection of Fillmore Street and 2nd Street; APN: 104-10-055; the property is zoned Single-Family Residential (R1-6L).

Applicant: Daniel Warren, Warren Design

Owner(s): GM & Fouzia Solaiman

Request: **Architectural Review** for a demolition of the existing 1,198 square-foot residence and the construction of a 3,327 square-foot five-bedroom and four-bathroom two-story residence.

BACKGROUND

On May 7, 2026, the Historical and Landmarks Commission (HLC) continued this item to their meeting of June 4, 2026, to allow time for the applicant to consider and revise the second-story design in response to the HLC's recommendation. HLC's recommendation aimed to reduce the massing and visual impact at the front of the residence to minimize potential impacts to the nearby historic resource at 4406 Fillmore Street. No public comments were received at the public hearing.

DISCUSSION

The subject property at 4435 Fillmore Street is located within 200 feet of two historic resources listed on the City's Historic Resource Inventory (HRI). However, the project site is neither located on the same side of the street as the HRI-listed property at 4406 Fillmore Street nor on the same block as 4433 Cheeney Street (See Attachment 3-Vicinity Map). The surrounding neighborhood includes existing two-story residences and townhomes within proximity to 4406 Fillmore Street. Although the proposed project would be the first two-story residence on the Fillmore Street block between 2nd Street and 3rd Street, the broader neighborhood contains a variety of two-story residences with diverse architectural styles, including homes with second-story massing above garages.

At the May 7, 2026, meeting, the HLC recommended reducing the second-story mass to minimize potential impacts to the nearby historic resource at 4406 Fillmore Street. In response to HLC's recommendation, the applicant revised the plans (Attachment 2) to reduce the mass of the second story by increasing the upper-story step-back an additional 2.5 feet from the first-floor elevation. The proposed first floor provides a 25-foot setback from the front property line, where 20 feet is required.

With the additional second-story step-back, the upper-story façade will be setback 27 feet from the property line, exceeding the 25-foot requirement.

The revised design responds to the recommendations of the HLC and is more consistent with the City's Single-Family Residential Design Guidelines. As proposed, the project would not result in a significant adverse visual impact on the integrity of the HRI-listed property at 4406 Fillmore Street.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects), in that the request is on a project site less than five acres, served by all required, and meets all zoning standards.

PUBLIC CONTACT

Public contact was made by posting the Historical and Landmarks Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to 63 property owners and tenants within a 300-foot radius of the project site on April 23, 2026. As of the writing of this report, planning staff has not received public comments for this application. Items continued to a date certain already previously noticed do not require additional noticing.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission find that the proposed project located at 4435 Fillmore Street will not destroy or have significant adverse effect on the integrity of the HRI listed properties within 200 feet of the subject property; that the proposed construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.

Prepared by:

Prepared by: Meha Patel, Associate Planner, Community Development Department

Reviewed by: Rebecca Bustos, Principal Planner, Community Development Department

Approved by: Lesley Xavier, Planning Manager, Community Development Department

ATTACHMENTS

1. HLC Staff Report - May 7, 2026
2. Revised Development Plans
3. Vicinity Map
4. Project Data and Compliance Table
5. Conditions of Approval



Agenda Report

26-404

Agenda Date: 5/7/2026

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Recommendation on the Architectural Review (PLN24-00521) for Demolition of the Existing 1,198 Square Foot One-Story Residence and the Construction of a New 3,817 Square Foot Two-Story Residence at 4435 Fillmore Street Located Within 200 Feet of Two Historic Resource Inventory Properties. CEQA Status: Exempt from CEQA per Section 15332 - In-Fill Development Projects.

File No.: PLN24-00521

Location: 4435 Fillmore Street, a 6,250 square-foot property located on the eastern side of Fillmore Street, approximately 200 feet north of the intersection of Fillmore Street and 2nd Street; APN: 104-10-055; the property is zoned Single-Family Residential (R1-6L).

Applicant: Daniel Warren, Warren Design

Owner(s): GM & Fouzia Solaiman

Request: **Architectural Review** for a demolition of the existing 1,198 square-foot residence and the construction of a 3,327 square-foot five-bedroom and four-bathroom two-story residence.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The project site is surrounded by one-story and two-story colonial revival, cottage, ranch, and vernacular style single-family residences.
- The project site is a 6,250 square-foot lot currently occupied by a 1,198 square-foot single story residence with an attached one car garage. The residence was built in 1961.
- Per the Santa Clara City Code 18.120.020.D.7, the request requires Architectural Review approval through a Development Review Hearing for the demolition of the existing structure and construction of a two-story structure.
- The project is before the Historical and Landmarks Commission (HLC) in accordance with Historic Preservation Ordinance (Santa Clara City Code 18.130.070), which requires all projects within 200 feet of a Historic Resources Inventory (HRI) property requiring an Architectural Review through a Development Review Hearing to be first referred to the HLC.
 - The HLC shall review the project for neighborhood compatibility and consistency with the City's Design Guidelines and make a recommendation.
- The proposed project is to demolish the existing 1,198 square-foot residence and to construct a new two-story 3,327 square-foot five-bedroom and four-bathroom residence.
 - The project also includes an attached 490 square-foot accessory dwelling unit (ADU) on the first floor. The proposed ADU is not in the scope of the discretionary architectural

review. In accordance with Section 18.60.020, ADUs proposed on the first story can be reviewed ministerially through a Building permit application.

- The proposed design features a Mediterranean architectural style with white stucco, Spanish style roofing, and dark bronze decorative shutters, window and door frames, and gutters. The design also has architectural elements in keeping with the style such as a square bay window on the front elevation, windows on the garage door, and decorative columns for the front entry porch.
- The subject property at 4435 Fillmore Street is within 200 feet of 4406 Fillmore Street and 4433 Cheeney Street, which are both listed on the HRI.
 - 4406 Fillmore Street is a Colonial Revival Cottage (J.M. Williamson House) built in 1925. It is a rectangular plan house with clapboard siding and narrow corner moldings with two rounded porch columns, hipped roof, and bay window.
 - 4433 Cheeney Street is a Colonial Revival built in 1905. This residence has a rectangular floor plan with an L-shaped recessed porch, narrow overlap siding, front-facing gable, and a square bay window with modified hip roof.
- The subject property at 4435 Fillmore Street is not located on the same side of the street as 4406 Fillmore Street and is situated on a different block from 4433 Cheeney Street. Given that the historic resources are not situated on the same street frontage in a way that would affect the predominant frontage pattern, no impacts on the resources are anticipated.
- The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014), in that:
 - The second floor is less than 66% of the first floor.
 - The second floor is stepped back from the first floor on all sides by five feet or more resulting in an appropriate mass and bulk for a single-family residence.
 - The architectural features of the proposed design are true to the proposed architectural form and style in that the materials include stucco with darker wood decorative shutters and garage door with windows, and brown Spanish tile roofing.
 - The proposed hipped roof and front-facing gable are roof forms found in the neighborhood.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects), in that the request is on a project site less than five acres, served by all required, and meets all zoning standards.

PUBLIC CONTACT

Public contact was made by posting the Historical and Landmarks Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may

be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov [<mailto:clerk@santaclaraca.gov>](mailto:clerk@santaclaraca.gov) or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to 63 property owners and tenants within a 300-foot radius of the project site on April 23, 2026. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission find that the proposed project located at 4435 Fillmore Street will not destroy or have significant adverse effect on the integrity of the HRI listed properties within 200 feet of the subject property; that the proposed construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.

Prepared by: Meha Patel, Associate Planner, Community Development Department

Reviewed by: Rebecca Bustos, Principal Planner, Community Development Department

Approved by: Lesley Xavier, Planning Manager, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

Vicinity Map (Zoning) - 4435 Fillmore Street



Legend

Zoning

Land Parcels

- PD - Planned Development
- R1 - Single-Family Residential
- R2 - Low-Density Residential
- R3 - Medium Density Residential

Base Layers

Site Addresses

- Place
- Single

Land Parcels

- Land Parcels
- Common Areas

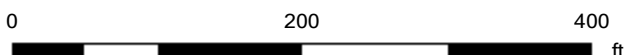
Streets

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Notes

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Attachment 2: Project Data/Compliance

**Project Address: 4435 Filmore Street
Zoning: R1-6L**

Project Number: PLN24-00521

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,250	6,250	6,000	Y
Building Square Footage (SF)				
1st Floor:	924	1,371	--	--
2nd Floor:	--	1,469	--	--
Garage	274	487	--	--
Attached ADU	--	490	--	--
Porch/Patio:	--	100	--	--
Patio	--	260	--	--
Balcony:	--	110	--	--
Total:	1,198	3,817	--	--
% of 2nd floor to 1st floor:	--	62%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	19%	35%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	22	25	20	Y
(2nd floor):		25	25	Y
Left Side (1st floor):	5	5	5	Y
(2nd floor):		10	10	Y
Right Side (1st floor):	5	5	5	Y
(2nd floor):		10	10	Y
Rear (1st floor):	67	40	20	Y
(2nd floor):		45	20	Y
Attached Accessory Dwelling Unit Setbacks (FT) – Setbacks same as the main residence				
Height (FT)				
Main building:	14'- 8"	26 -10"	25	N
# of Bedrooms/Bathrooms:	2/1	5/4	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	--	32%	Min 25%	Y

Conditions of Significant Property Alteration Permit Approval

PLN24-00521 / 4435 Fillmore Street

Architectural Review for a demolition of the existing 1,198 square-foot residence and the construction of a 3,327 square-foot five bedroom and four bathroom two-story residence.

GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Director of Community Development or designee and all appeal periods have been exhausted. The expiration date is [Click or tap to enter a date..](#)
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

DURING CONSTRUCTION

- P2. **Construction Hours.** 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.
- P3. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

- P4. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

- P5. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P7. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.



FILLMORE RESIDENCE

NEW RESIDENCE

4435 FILLMORE STREET
SANTA CLARA, CALIFORNIA

WARREN DESIGN
579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P: 650.669.3700

Handwritten signature

FILLMORE RESIDENCE
NEW RESIDENCE
4435 FILLMORE STREET
SANTA CLARA, CALIFORNIA

CALGREEN MANDATORY MEASURES	FIRE DEPARTMENT NOTES	GENERAL NOTES	SHEET INDEX
<p>4.1.1 PLANNING & DESIGN/SITE DEVELOPMENT</p> <p>4.100.1 A PLAN IS DEVELOPED & IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.</p> <p>4.100.2 THE SITE SHALL BE PLANNED & DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS.</p> <p>CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRABING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS.</p> <p>4.1.2 ENERGY EFFICIENCY</p> <p>4.201.1 LOW-VOLTAIRE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY STANDARDS.</p> <p>4.1.3 WATER EFFICIENCY & CONSERVATION</p> <p>4.300.1 INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:</p> <ol style="list-style-type: none"> 1. WATER SAVING FIXTURES WITH LOW RESTRICTIONS SHALL BE USED. 2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED. <p>4.300.2 WHEN USING THE FOLLOWING METHODS SPECIFIED IN SECTION 4.201.1 MULTIPLE SHOWERS HEADS SHALL NOT EXCEED MAXIMUM FLOW RATES</p> <p>4.300.3 PLUMBING FIXTURES (WATER CLOSETS & URINALS) & FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.</p> <p>OUTDOOR WATER USE</p> <p>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS, AFTER DECEMBER 1, 2015, NEW RESIDENTIAL DEVELOPMENTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH ONE OF THE FOLLOWING OPTIONS:</p> <ol style="list-style-type: none"> 1. A LOCAL WATER EFFICIENT LANDSCAPE ORDNANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDNANCE (MWELO), WHICHEVER IS MORE STRINGENT, OR 2. PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAN 2,500 SQUARE FEET MAY COMPLY WITH THE MWELOS. <p>APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION</p> <p>4.4.0 MATERIAL CONSERVATION & RESOURCE EFFICIENCY</p> <p>4.400.1 JOINTS & OPENINGS</p> <p>ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN FLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.</p> <p>4.401.1 A MINIMUM OF 75% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED EITHER BY USING CITY PER-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE-MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPT.</p> <p>4.402 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.</p> <p>4.403.1 AN OPERATION & MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.</p> <p>4.45 ENVIRONMENTAL QUALITY POLLUTION CONTROL</p> <p>4.501.1 DUCT OPENINGS & OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.</p> <p>4.504.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS.</p> <p>4.504.2.2 PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.</p> <p>4.504.2.3 ALL JOINTS & COINGS SHALL BE COMPLIANT WITH PRODUCT IDENTIFIED MFR LIMITS FOR ROG & OTHER TOXIC COMPOUNDS.</p> <p>4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMITS FINISH MATERIALS HAVE BEEN USED.</p> <p>4.504.3 CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.</p> <p>4.504.4 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFLC) FLOORSCORE PROGRAMS.</p> <p>4.504.5 PARTICULATE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS, SPECIFY THE LIMITS ON THE PLANS IN ACCORDANCE WITH:</p> <ol style="list-style-type: none"> 4.505.1 WORK RESOURCES & CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS. 4.505.2 MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL & FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. <p>INDOOR AIR QUALITY & EXHAUST</p> <p>4.506.1 ENERGY STAR COMPLIANT EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM, CONTROLLED BY A HUMIDITY CONTROL, UNLESS IT IS FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM.</p> <p>ENVIRONMENTAL COMPLIANCE</p> <p>4.507.1 WHOLE-HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MIN. INSULATION VALUE OF R=2.</p> <p>4.507.2 DUCT SYSTEMS ARE SIZED, DESIGNED & EQUIPMENTS IS SELECTED USING THE FOLLOWING METHODS:</p> <ol style="list-style-type: none"> 1. ESTABLISH HEAT LOSS & GAIN VALUES ACCORDING TO ACCA MANUAL D, OR EQUIVALENT. 2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 190 (MANUAL D) OR EQUIVALENT. <p>INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS</p> <p>702.11 HVAC SYSTEM SHALL BE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.</p> <p>702.2 SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.</p> <p>703.1 VERIFICATION OF COMPLIANCE WITH THE CODE MAY INCLUDE:</p> <p>CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.</p>	<p>1. THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/4".</p> <p>2. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATERBASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD.</p> <p>3. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S-7.</p> <p>4. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA, & IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUPS.</p> <p>5. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.</p>	<p>1. CONTRACTOR SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2022, CALIFORNIA BUILDING CODE (CBC) 2022, CALIFORNIA MECHANICAL CODE (CMC) 2022, CALIFORNIA PLUMBING CODE (CPC) 2022, CALIFORNIA FIRE CODE (CFC) 2022, CALIFORNIA ELECTRICAL CODE (CEC) 2022, CALIFORNIA GREEN BUILDING CODE (CGBC) 2022, ENERGY EFFICIENCY STANDARDS TITLE 24, SITE DRAINAGE, NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 5% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.</p> <p>2. FOUNDATION: SOIL UNDER SLABS AND FOOTINGS TO BE 5% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. FOUNDATIONS AND HOUSE SLABS SHALL BE 2800 PSAT 28 DAYS. FILL WORK SHALL BE 2800 PSAT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.</p> <p>3. ALL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.</p> <p>4. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x4 (D) WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.</p> <p>5. PROVIDE SOLID BLOCKING AT ALL FINISHED CEILINGS AND SOFFITS AT WALLS.</p> <p>7. AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 8' PROVIDE 2x4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2x6 EACH END.</p> <p>8. BOTTOM CHORD OF TRUSS TO BE BRACED AT 12" O.C. (MINIMUM).</p> <p>9. ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.</p> <p>10. POWER DRIVEN FASTENERS: ESP 2209 X4J PS 536 AS MANUFACTURED BY "MILIT"; SPACING: 18" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS.</p> <p>11. EXTERIOR FINISH TO BE HORIZONTAL SIDING AT 1st FLOOR AND SHINGLE SIDING AT THE 2nd FLOOR. SEE EXTERIOR ELEVATIONS, UNLESS OTHERWISE NOTED (O.N.).</p> <p>12. STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: SHIP-SHORED, SUPERIOR W/ CASING BOARD, MILCOR 966 EXTERIOR CORNER, MILCOR 411 EXP. JOINT INTERIOR CORNER, MILCOR 403 EXP. JOINT.</p> <p>13. ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS.</p> <p>14. ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 30" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN CLOSED POSITION SHALL BE TEMPERED, U.S.-HORIZONTAL SLIDER, S4, SINGLE HINGE, OBS.-OBSCURE, PXL-FIXED, TEMP.-TEMPERED, H/F, 1/2" HALF ROUND.</p> <p>15. SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.</p> <p>16. EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE, ALL JOINTS BETWEEN DIMENSIONAL MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS.</p> <p>17. PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED SAVES, AND WOOD TRIM.</p> <p>18. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD, ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.</p> <p>19. BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.</p>	<p>PROJECT DATA GENERAL NOTES: VACUITY MAP! SHEET INDEX</p> <p>T-1 GENERAL NOTES</p> <p>T-1.1 BLUEPRINT FOR A CLEAN BAY</p> <p>T-1.2</p> <p>DENO SITE PLAN</p> <p>A-1 SITE PLAN</p> <p>A-2 PROPOSED 1st LEVEL FLOOR PLAN</p> <p>A-3 PROPOSED 2nd LEVEL FLOOR PLAN</p> <p>A-4 EXTERIOR ELEVATIONS</p> <p>A-5 EXTERIOR ELEVATIONS</p> <p>A-6 ROOF PLAN</p> <p>A-7 SECTIONS</p>
	<p>SPECIAL INSPECTIONS</p> <p>ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.</p> <ul style="list-style-type: none"> RETIROFF HOLD-DOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLD-DOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTIONS(3). 		<p>PROJECT DATA</p> <p>PROJECT ADDRESS: 4435 FILLMORE STREET</p> <p>ASSESSOR PARCEL NUMBER: 104-104055</p> <p>ZONING: R-4</p> <p>CONSTRUCTION TYPE: I-4E (SPRINKLERED)</p> <p>FLOOD ZONE: R-4U</p> <p>LOT SEE: 6,269 S.F.</p> <p>EXISTING RESIDENCE TO BE DEMO'D: 924 S.F.</p> <p>EXISTING GARAGE TO BE DEMO'D: 274 S.F.</p> <p>PROPOSED 1st LEVEL: 1,371.09 S.F.</p> <p>PROPOSED 2nd LEVEL: 490.02 S.F.</p> <p>TOTAL LIVING AREA: 1,459.15 S.F.</p> <p>PROPOSED COVERED PORCH: 3,330.25 S.F.</p> <p>PROPOSED GARAGE: 486.55 S.F.</p> <p>PROPOSED COVERED PATIO: 100.33 S.F.</p> <p>TOTAL LOT COVERAGE: 269 S.F.</p> <p>MAX. LOT COVERAGE: 110.32 S.F.</p> <p>COMMON LIVING AREA: 2,218.66 S.F.</p> <p>PROVIDED (823.8 S.F. - REQUIRED)</p> <p>EXISTING BEDROOM: 1</p> <p>EXISTING BATHROOM: 1</p> <p>PROPOSED BEDROOM: 5 (PLUS 1 BEDROOM IN ADU)</p> <p>PROPOSED BATHROOM: 4 (PLUS 1 BATHROOM IN ADU)</p> <p>PROPOSED PARKING: COVERED: 2</p> <p>UNCOVERED: 2</p>
	<p>SPECIAL INSPECTIONS</p> <p>ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.</p> <ul style="list-style-type: none"> RETIROFF HOLD-DOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLD-DOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTIONS(3). 	<p>DEFERRED SUBMITTALS</p> <p>DEFERRED APPROVALS ARE SUBJECT TO CITY APPROVAL.</p> <ul style="list-style-type: none"> FIRE SPRINKLER SYSTEM TO BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT. THE STRUCTURE WILL COMPLY WITH R313 FOR RESIDENTIAL FIRE SPRINKLERS. SUBMIT DESIGN CALCULATION AND PLAN TO COUNTY FIRE (685) 375-0100 	
	<p>VICINITY MAP</p>	<p>PROJECT CONTACTS</p> <p>OWNER: GM & FOLUJ SOLAMAN GMS&FOLUJ@GMAIL.COM 4435 FILLMORE STREET SANTA CLARA, CA 95051 (408) 403-1300</p> <p>DESIGNER: WARREN DESIGN DANIEL WARREN 579 E. CAMPBELL AVE. CAMPBELL, CA 95008 650-669-3700</p>	

Date: 09/23/2024
Drawn By: DW
Revisions:
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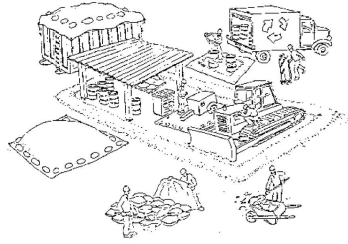
TITLE SHEET
SHEET INDEX
PROJECT DATA
VICINITY MAP
GENERAL NOTES

Project No: 2461
Sheet No: T-1

Pollution Prevention — It's Part of the Plan

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- ✓ If saw cut slurry enters a catch basin, clear it up immediately.



Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



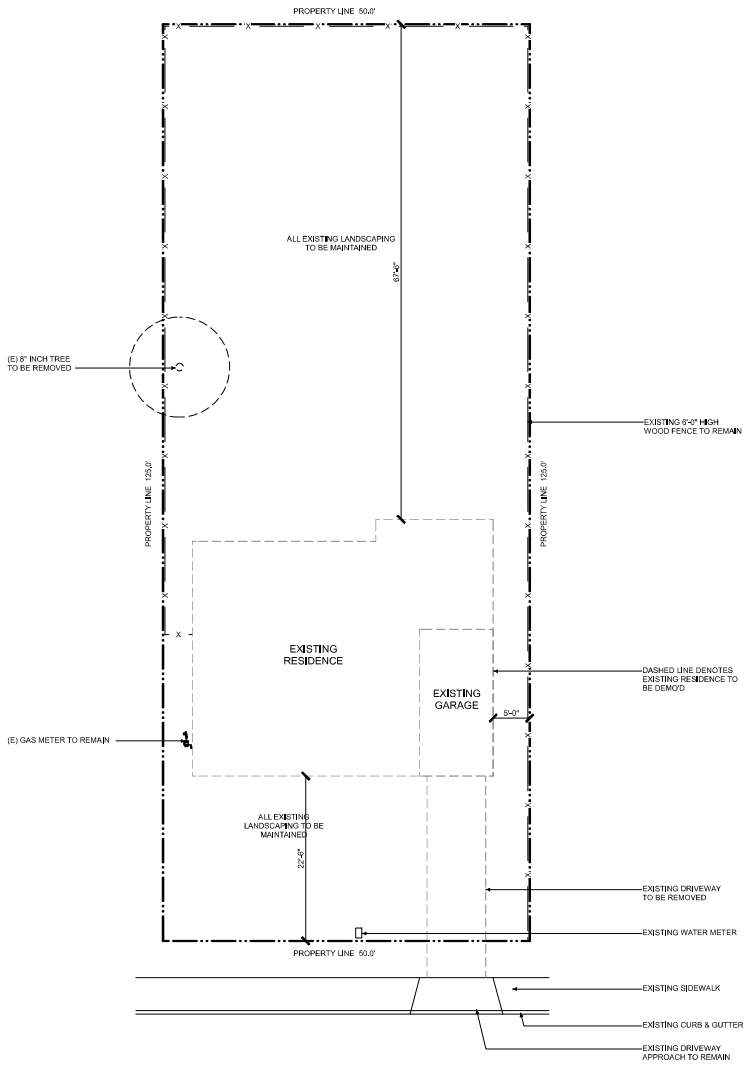
Storm drain polluters may be liable for fines of up to \$10,000 per day!

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BLUEPRINT FOR A CLEAN BAY

Project No: 2461

Sheet No: T-1.2



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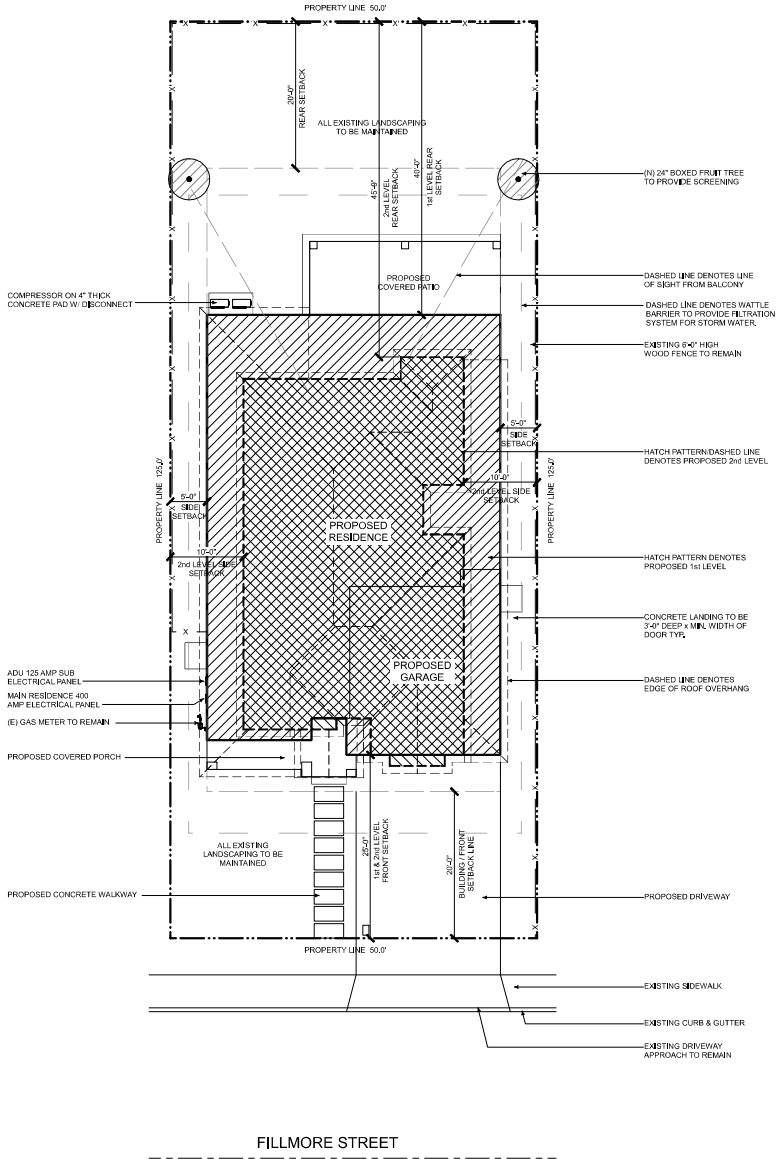
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 4435 FILLMORE STREET
 SANTA CLARA CALIFORNIA

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DEMO SITE PLAN

Project No: 2461
 Sheet No: A-1



FILLMORE STREET

Site Plan



GENERAL NOTES:

- 1 VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
- 2 SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 6'-0" AWAY FROM STRUCTURE FOR DRAINAGE.
- 3 ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
- 4 THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CGC 1804.3).
- 5 ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (CGC 1808.7A).
- 6 LEAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE RESISTANCE RATING ON ALL LEAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR SAFE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CRC SECTION R302 & TABLE R302.1(2).

WASTE MANAGEMENT PLAN:

CONSTRUCTION WASHOUT WATER FROM CONCRETE, MORTAR, TILE, TILING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINE IMPERVIOUS TYP. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN PAINTS, SOLVENTS, GLUES, TANNING COMPOUNDS, FOOD PRODUCTS, OR EASILY RECYCLEABLE DEBRIS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY WAILED OFF SITE, RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS. PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.

OR WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
2. SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM DRAIN.
3. RECREATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET.
4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6 MIL PLASTIC SHEETS, SUITABLY ANCHORED.
5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR / OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.

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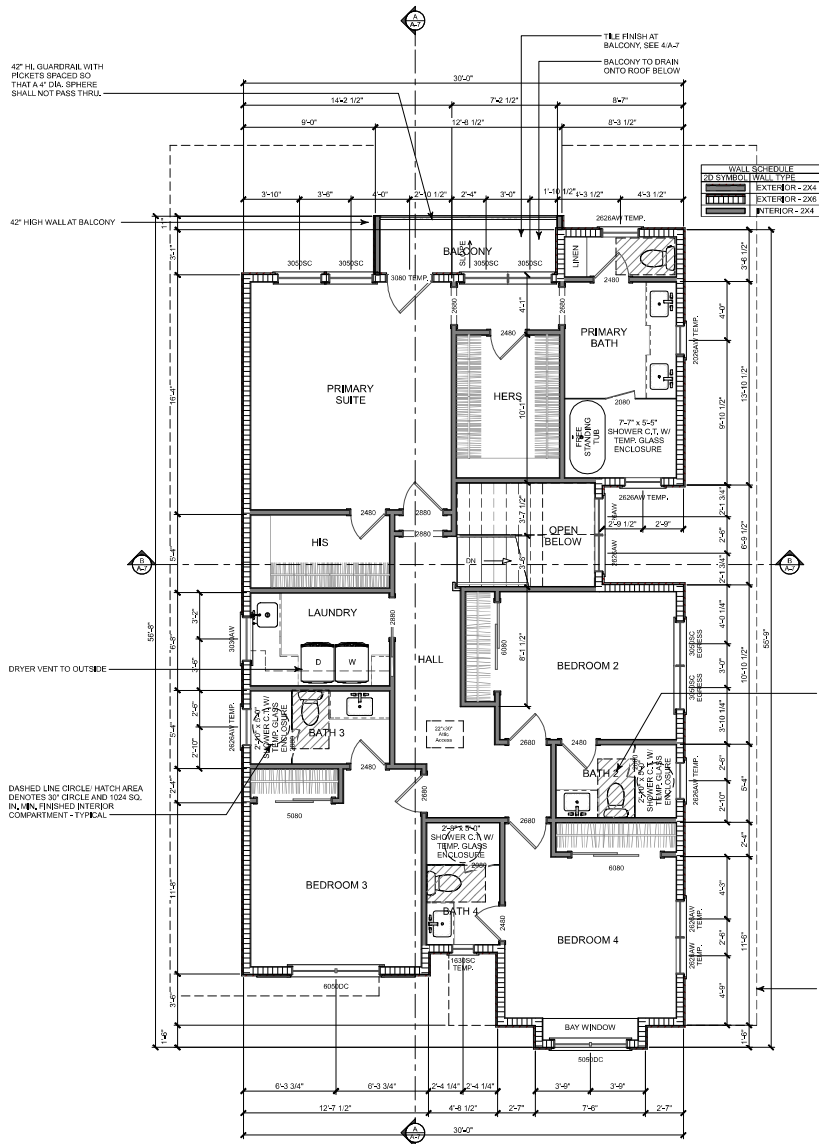
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4435 FILLMORE STREET
SANTA CLARA CALIFORNIA

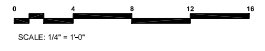
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SITE PLAN

Project No:	2461
Sheet No:	A-1.1



Proposed 2nd Level Floor Plan



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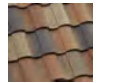
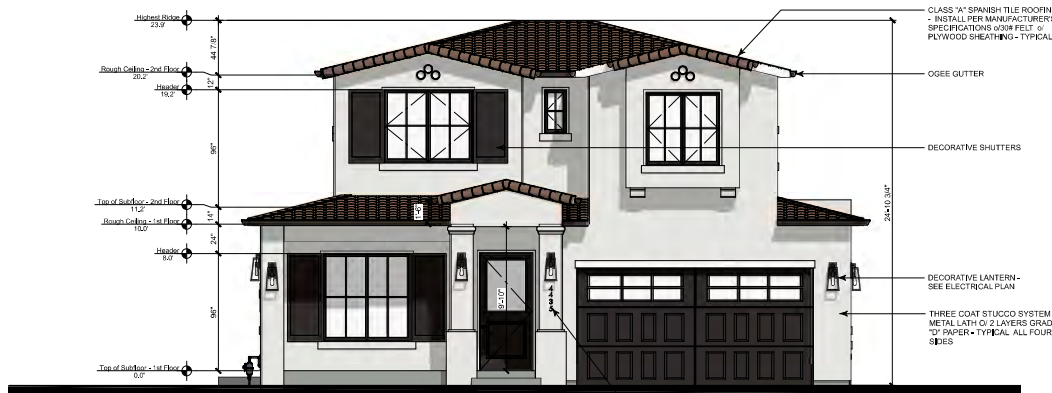
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PROPOSED 2nd LEVEL FLOOR PLAN

Project No: 2461

Sheet No: A-3



SPANISH TILE ROOFING
COLOR: SAN MATEO BLEND



WINDOW/DOOR FRAMES
SHUTTERS, & GUTTERS
COLOR: DARK BRONZE

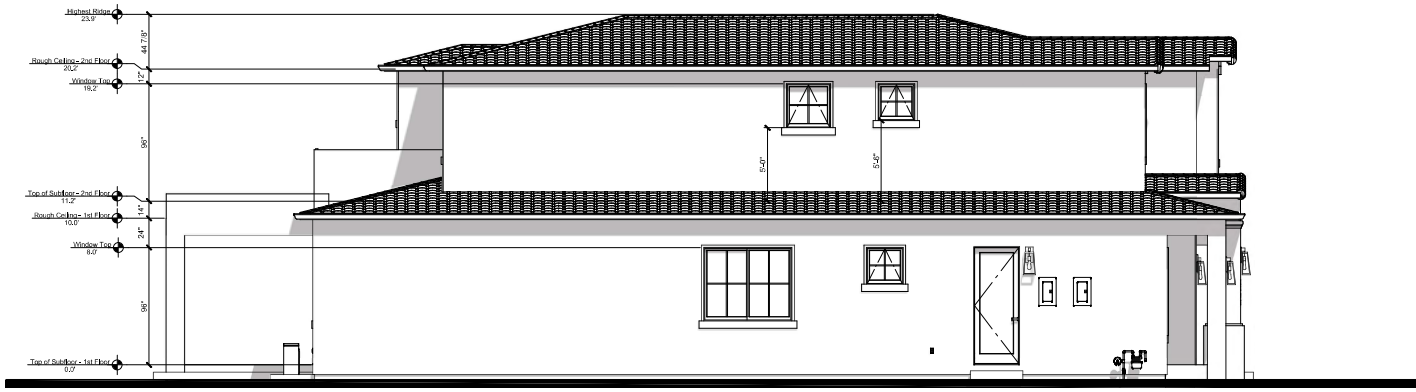


STUCCO & SOFFITS
COLOR: PURE WHITE

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

APPROVED ADDRESS TO
CONTRAST W/ BACKGROUND
MIN. 4" HL. W/ MIN. 1/2" STROKE

26 GA. G.I. DRIP SCREED WITH MIN.
VERTICAL ATTACHMENT FLANGE AT 3/16"
PROVIDED AT OR BELOW THE
FOUNDATION PLATE LINE AT ALL
EXTERIOR WALLS/TYS AT 4" ABV. GRADE
(2" ABV. HARDSCAPE)



ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING
SHOULD BE INSTALLED IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY
OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE
FOLLOWING LOCATIONS, BUT NOT LIMITED TO:

- EXTERIOR WINDOWS AND DOORS
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR
STUCCO WALLS WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO CORNICES,
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS,
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM,
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR
WOOD-FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS,
- AT BUILT-IN GUTTERS.

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EXTERIOR ELEVATIONS

Project No:	2461
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Rear Elevation



26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 3/16\"



Right Elevation

- ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:
- EXTERIOR WINDOWS AND DOORS.
 - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
 - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS.
 - AT BUILT-IN GUTTERS.

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EXTERIOR ELEVATIONS

Project No: 2461

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9 of 13

ROOF PLAN GENERAL NOTES:

1. ARROWS INDICATE DIRECTION OF ROOF SLOPE.
2. OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.C.)
3. PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.S.G. TYPICAL.
4. INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
5. INSTALL "COSE" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.
6. PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL.

1st LEVEL ATTIC VENTILATION:

564.17 S.F. OF ATTIC SPACE / 300 = 1.88 S.F.
 1.68 S.F. x 14 SQ. INCHES = 270.72 SQ. INCHES REQ'D
 270.72 SQ. INCHES / 2 = 135.36 SQ. INCHES

135.36 SQ. INCHES REQ'D / 72 SQ. INCHES = 2 - 32"x24" O'HAGIN FLAT ROOF VENTS,
 PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'S (9 SQ. INCHES OF VENTING PER BLOCK)
 135.36 SQ. INCHES REQ'D / 9 SQ. INCHES = 15 FREEZE BLOCKS REQUIRED.
 PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

2nd LEVEL ATTIC VENTILATION:

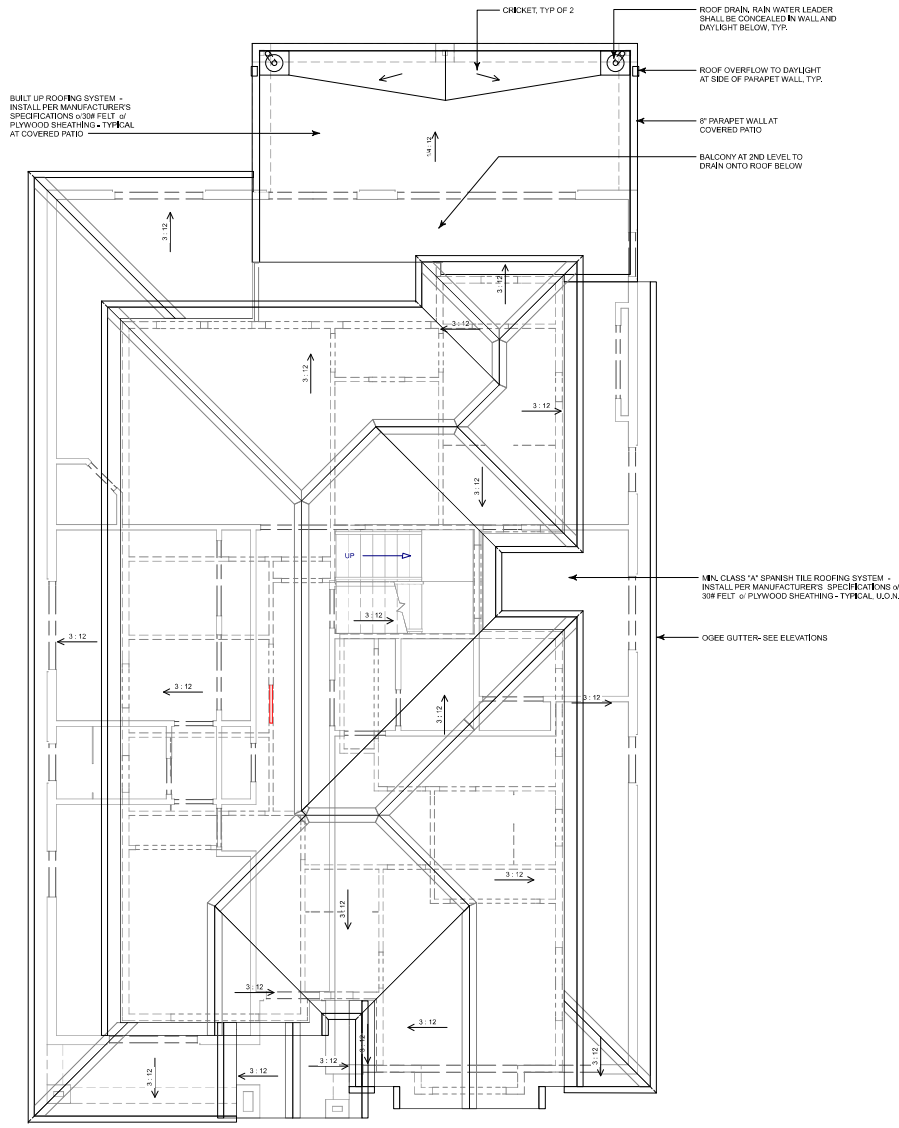
1,493.9 S.F. OF ATTIC SPACE / 300 = 4.98 S.F.
 4.98 S.F. x 14 SQ. INCHES = 717.12 SQ. INCHES REQ'D
 717.12 SQ. INCHES / 2 = 358.56 SQ. INCHES

358.56 SQ. INCHES REQ'D / 72 SQ. INCHES = 5 - 32"x24" O'HAGIN FLAT ROOF VENTS,
 PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'S (9 SQ. INCHES OF VENTING PER BLOCK)
 358.56 SQ. INCHES REQ'D / 9 SQ. INCHES = 40 FREEZE BLOCKS REQUIRED.
 PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

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

FOUNDATION VENTILATION:
 8"x16" SIMPSON G.I. FOUNDATION VENTS TO BE EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR CROSS VENTILATION REQUIREMENTS, WHERE EXISTING VENTS ARE COVERED UP PROVIDE ADDITIONAL VENTS AS NECESSARY. VENTS SHALL NOT BE LOCATED AT SHEARWALLS

1,801.38 S.F. / 150 S.F. = 12 S.F.
 8"x16" = 72 S.F.
 12 S.F. / 72 S.F. = 17 VENTS MIN. REQ'D



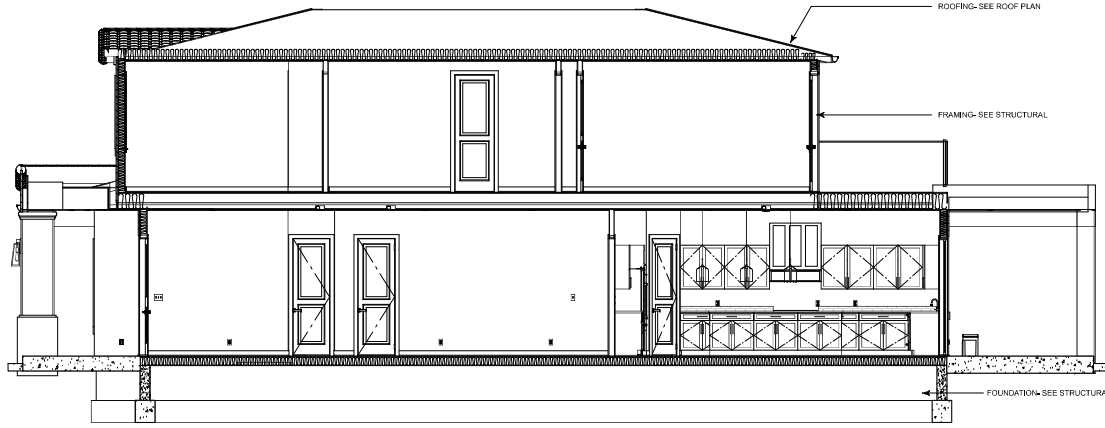
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ROOF PLAN

Project No: 2461
 Sheet No: A-6

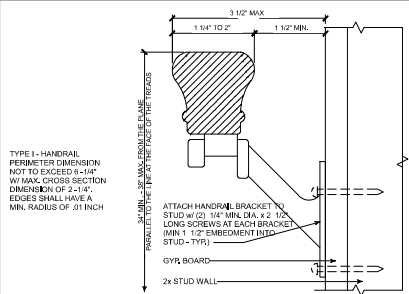


Section A_A

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

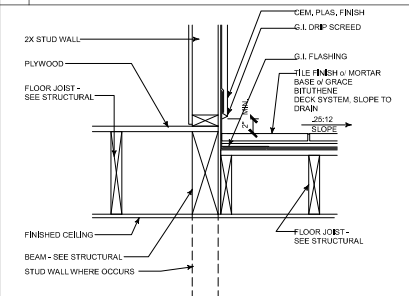


Section B-B

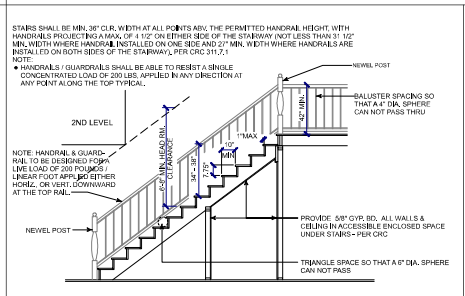


3 HAND RAIL SCALE: N.T.S.

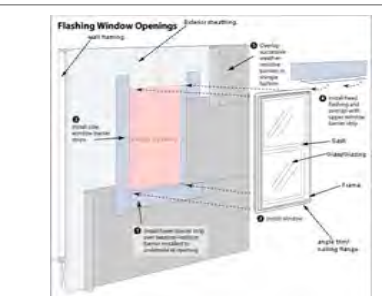
GENERAL NOTES:
 1. ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.
 2. FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC:
 2A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10' FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 2C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 2D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 2E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
 INSULATION REQUIREMENTS:
 WALL INSULATION: R-21
 FLOOR INSULATION: R-19
 ATTIC INSULATION: R-38
 PROVIDE RADIANT BARRIER AT UNDERSIDE OF ROOF AND GABLE END WALLS PER TITLE-24



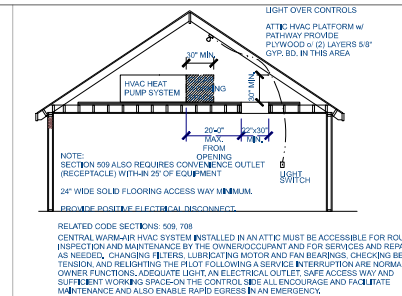
16 BALCONY FINISH SCALE: N.T.S.



12 TYPICAL STAIR SCALE: N.T.S.



8 WINDOW FLASHING SCALE: N.T.S.



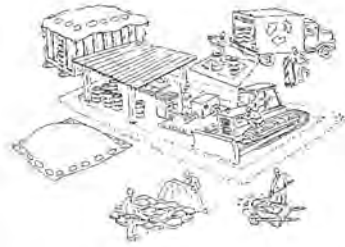
4 ATTIC HVAC PLATFORM SCALE: N.T.S.

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SECTIONS	
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Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
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- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

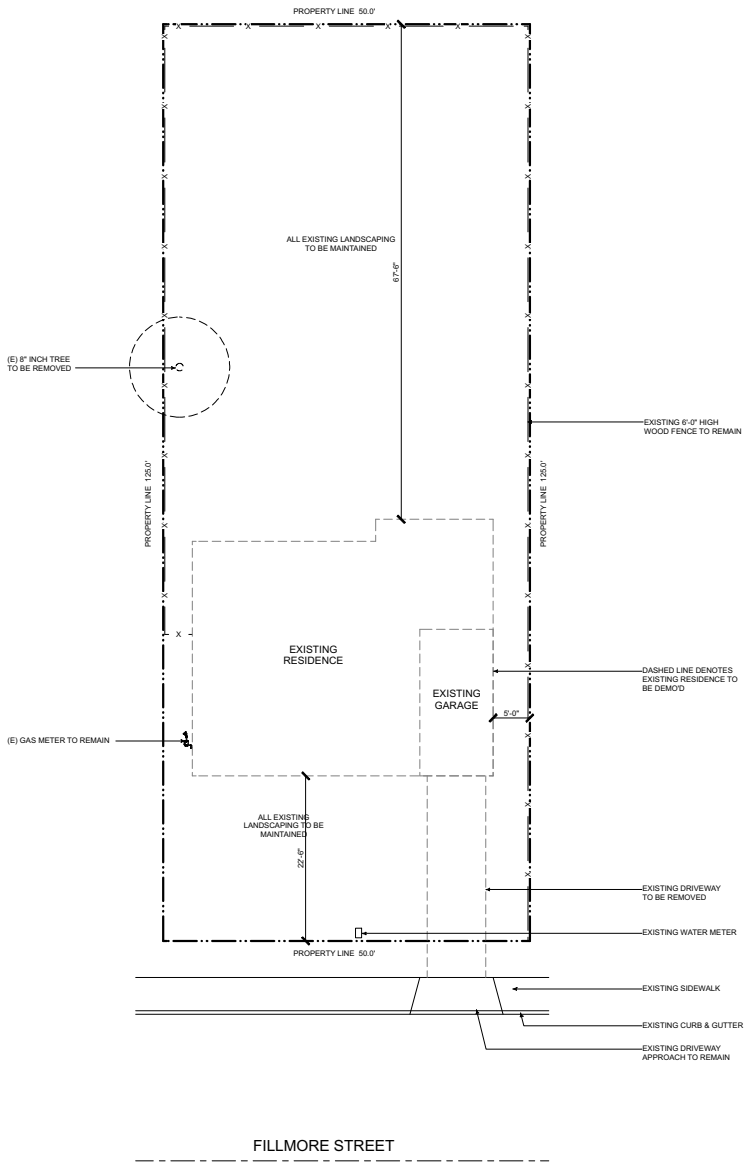


Painting

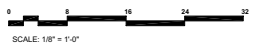
- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Storm drain polluters may be liable for fines of up to \$10,000 per day!



Demo Site Plan



WARREN DESIGN
 870 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 950.869.2800

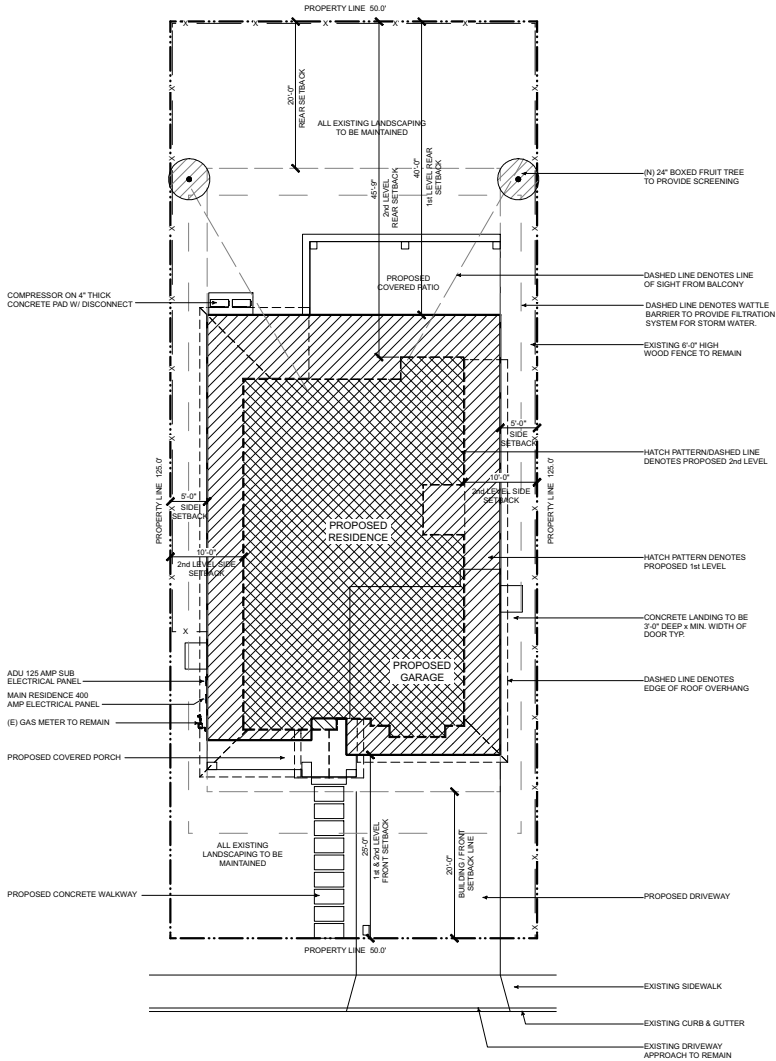
DW

FILLMORE RESIDENCE
 NEW RESIDENCE
 4435 FILLMORE STREET
 SANTA CLARA CALIFORNIA

Date:	09/23/2024
Drawn By:	DW
Revisions:	
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DEMO SITE PLAN

Project No: 2461
 Sheet No: A-1



FILLMORE STREET

Site Plan



GENERAL NOTES:

- 1 VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
- 2 SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 5'-0" AWAY FROM STRUCTURE FOR DRAINAGE.
- 3 ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
- 4 THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CBC 1804.3).
- 5 ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (CRC 1808.7.4).
- 6 EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATING ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CRC SECTION R302 & TABLE R302.1(2).

WASTE MANAGEMENT PLAN:

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLEABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY WALED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS. PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.

OR

WEST VALLEY COLLECTION AND RECYCLING (408) 283-6250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
2. SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM DRAIN.
3. REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET.
4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6 MIL PLASTIC SHEETS, SUITABLY ANCHORED.
5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR / OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.

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SITE PLAN

Project No:	2461
Sheet No:	A-1.1

GENERAL NOTES:

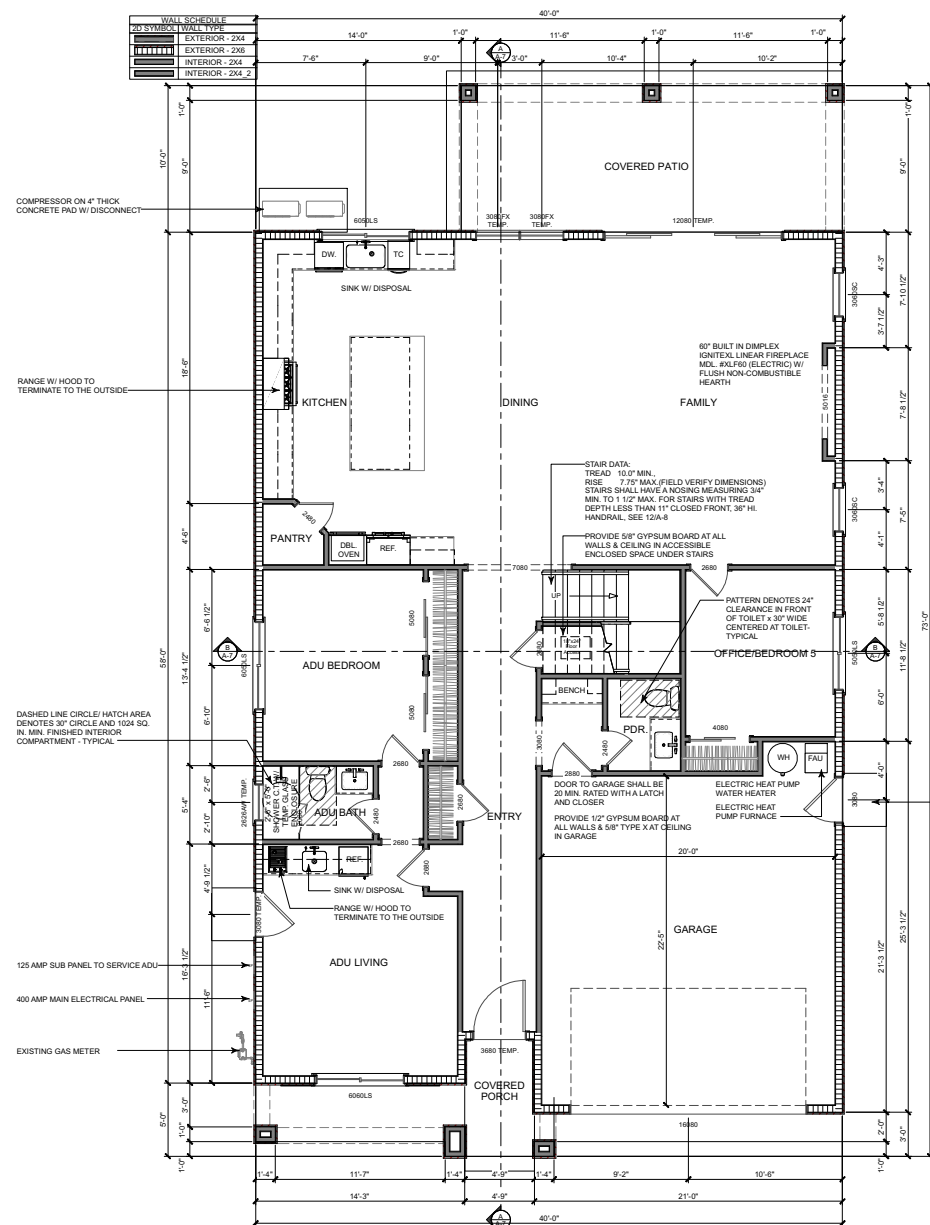
1. WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (6/20).
2. ALL EXTERIOR HEADERS SHALL BE AT LEAST 6" O.C.
3. ALL EXTERIOR DOORS SHALL BE AT LEAST 1 3/4" THICK.
4. ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED.
5. BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH TO THE BOTTOM OF THE CLEAR OPENING. NET CLEAR OPENINGS OF 37" W/TH 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 SQUARE FEET.
6. SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLAMENT TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURE.
7. PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.C.P.C.
8. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
9. PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES.
10. WATER HEATERS SHALL BE STRAPPED WITH THE UPPER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F.
11. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED.
12. AIR DUCTS IN GARAGE THAT PASS THRU LIVING GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER.
13. INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPECS. PROVIDE I.C.C. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION.
14. PROVIDE FIRE STOPS IN OPENINGS AT FLOOR & CEILINGS OF ALL FIREPLACES.
15. PROVIDE ACC. SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA. ALL DETECTORS TO BE INTERCONNECTED TYPICAL.
16. LANDINGS NO MORE THAN 7/8" LOWER THAN THRESHOLD FOR IN SWINGING DOORS, & NO MORE THAN 1 1/2" FOR OUT SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0" DEEP MIN.
17. ALL GYPSUM BOARD TO 5/8" TYP. U.N.O.
18. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9.
19. SINKS AND OTHER FIXTURES IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (CFC SECTION 117).
20. THE FIRST 5'-0" OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (75) THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1 1/2" (75) FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150)(2) CFC.
21. VENTING FOR ISLAND FIXTURES (VEGETABLE SINKS) SHALL BE DESIGNED PER SECTION 906 OF THE 2022 CALIFORNIA PLUMBING CODE.
22. PROVIDE 2x6 SOLID LAMBER REINFORCEMENT LOCATED BETWEEN 32" & 39 1/4" ABOVE FINISHED FLOOR AND FLUSH WITH WALL FRAMING FOR FUTURE GRAB BARS IN BATHROOM IN ACCORDANCE WITH CPC SECTION 1027.1. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PREFABRICATED SHOWER ENCLOSURES AND BATHUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED. PROVIDED REINFORCEMENT OR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.

1. PLUMBING GENERAL NOTES:

1. PROVIDE AN ACCESSIBLE SHUTOFF VALVE INSTALLED IN THE FUEL-SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THEREIN. AN APPLIANCE FUEL CONNECTOR SHALL NOT BE CONCEALED WITHIN OR EXTEND THROUGH A WALL, FLOOR, OR PARTITION AND SHALL NOT EXTEND THROUGH THE APPLIANCE HOUSING OR CASING 2022 CMC 1912.3.
2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (i.e. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER) 2022 CPC 606.10.
3. IN ADDITION TO PRIMARY CONDENSATE DRAINS, WHEN COOLING COILS ARE LOCATED IN AN ATTIC, A SECONDARY OR OVERFLOW SHALL BE PROVIDED. THE REQUIRED OVERFLOW LINE SHALL BE SEPARATE FROM THE PRIMARY AND SHALL TERMINATE WHERE IT IS READILY OBSERVABLE (I.E. ABOVE WINDOWS OR DOORS). CMC 310.2.
4. ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
5. PROVIDE OSL, SEISMIC STRAPPING AT ALL WATER HEATERS.
6. PLUMBING CONTRACTOR SHALL PROVIDE 1/4" P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR. C.C.C.
7. IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC.
8. NO UNDER-SINK CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE PER CPC.
9. PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM OF THE GAS LINE INDICATING THE DISTANCE FROM THE METER TO EACH GAS-FIRED APPLIANCE. HE SHALL INCLUDE THE SIZE OF THE GAS PIPE TO EACH APPLIANCE. GAS PIPE SIZING TO BE PER TABLE 12.8 2022 CPC 1217. DIAGRAM SHALL BE PROVIDED AT TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.
10. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHUB, SHOWER AND WHIRLPPOOL/BATHUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 408.3)
11. EXTERIOR WATER HEATER PIPING SHALL BE INSULATED AND WRAPPED TIGHTLY WITH A LV RESISTANT TAPE (150 CEC).
12. DISHWASHER SHALL BE FITTED WITH AN AIR GAP OR A HIGH LOOP IF THE MANUFACTURER'S INSTALLATION GUIDELINES ALLOW.
13. ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY, AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.
14. WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

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

15. WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
16. OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED.
17. AIR DUCTS IN GARAGE THAT PASS THRU LIVING GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER.
18. THE FIRST 5'-0" OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (75) THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1 1/2" (75) FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2". (150)(2) CFC.



Proposed 1st Level Floor Plan



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9516 CAMPBELL AVE., CAMPBELL, CA 95008 P: 650.669.9780
www.warren-design.com

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Date:	09/23/2024
Drawn By:	DW
Revisions:	
PROPOSED 1st LEVEL FLOOR PLAN	
Project No:	2461
Sheet No:	A-2
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Front Elevation

APPROVED ADDRESS TO CONTRAST W/ BACKGROUND MIN. 4" HI W/ MIN. 1/2" STROKE

26 GA. G.I. DRIP SCREEN WITH MIN. VERTICAL ATTACHMENT FLANGE AT 31/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)

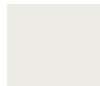
SCALE: 1/4" = 1'-0"



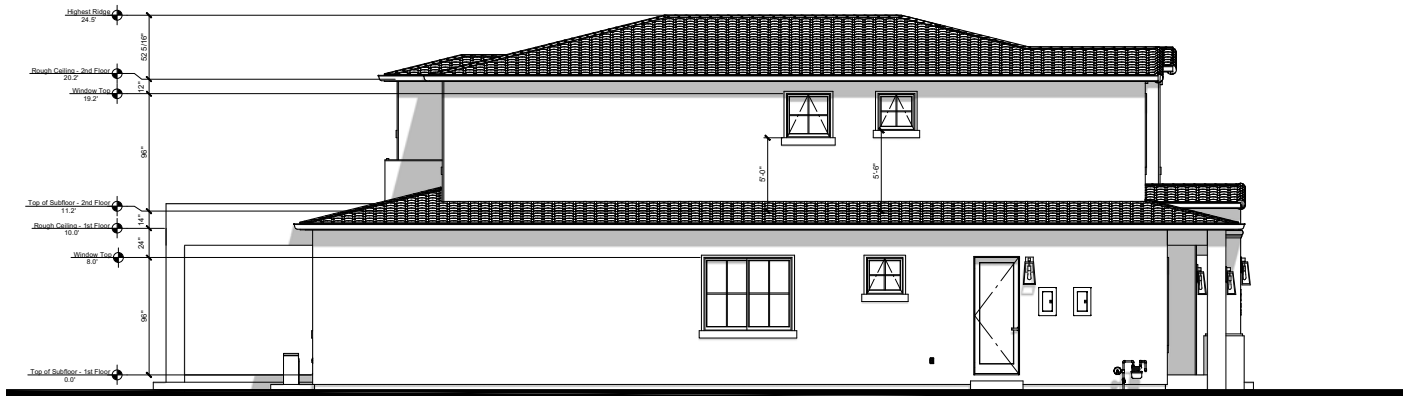
SPANISH TILE ROOFING - COLOR: SAN MATEO BLEND



WINDOW/DOOR FRAMES, SHUTTERS, & GUTTERS - COLOR: DARK BRONZE



STUCCO & SOFFITS - COLOR: PURE WHITE



Left Elevation

- ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:
- EXTERIOR WINDOWS AND DOORS.
 - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
 - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS.
 - AT BUILT-IN GUTTERS.

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EXTERIOR ELEVATIONS

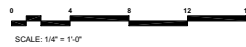
Project No: 2461

Sheet No: A-4

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Rear Elevation



26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 312" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS TYP. AT 4" ABV. GRADE (2" ABV. HARDSCAPE)



Right Elevation

- ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:
- EXTERIOR WINDOWS AND DOORS.
 - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
 - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS.
 - AT BUILT-IN GUTTERS.

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EXTERIOR ELEVATIONS

Project No: 2461

Sheet No: A-5

ROOF PLAN GENERAL NOTES:

1. ARROWS INDICATE DIRECTION OF ROOF SLOPE.
2. OVERHANGS ARE TO BE 12" AT EAVES & 12" AT RAKES (U.N.C.)
3. PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.C.C. TYPICAL.
4. INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
5. INSTALL "OGEE" GUTTER W/ DOWNSPOUTS AS REQUIRED TO MATCH EXISTING.
6. PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL.

1st LEVEL ATTIC VENTILATION:

564.17 S.F. OF ATTIC SPACE / 300 = 1.88 S.F.
 1.88 S.F. x 144 SQ. INCHES = 270.72 SQ. INCHES REQ'D
 270.72 SQ. INCHES / 2 = 135.36 SQ. INCHES

135.36 SQ. INCHES REQ'D / 72 SQ. INCHES = 2 - 32"x24" OHAGIN FLAT ROOF VENTS.

PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)

135.36 SQ. INCHES REQ'D / 9 SQ. INCHES = 15 FREEZE BLOCKS REQUIRED.

PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

2nd LEVEL ATTIC VENTILATION:

1,493.9 S.F. OF ATTIC SPACE / 300 = 4.98 S.F.
 4.98 S.F. x 144 SQ. INCHES = 717.12 SQ. INCHES REQ'D
 717.12 SQ. INCHES / 2 = 358.56 SQ. INCHES

358.56 SQ. INCHES REQ'D / 72 SQ. INCHES = 5 - 32"x24" OHAGIN FLAT ROOF VENTS.

PROVIDE (3) 2" DIA. HOLES AT FREEZE BLK'G (9 SQ. INCHES OF VENTING PER BLOCK)

358.56 SQ. INCHES REQ'D / 9 SQ. INCHES = 40 FREEZE BLOCKS REQUIRED.

PROVIDE VENTING BLK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.

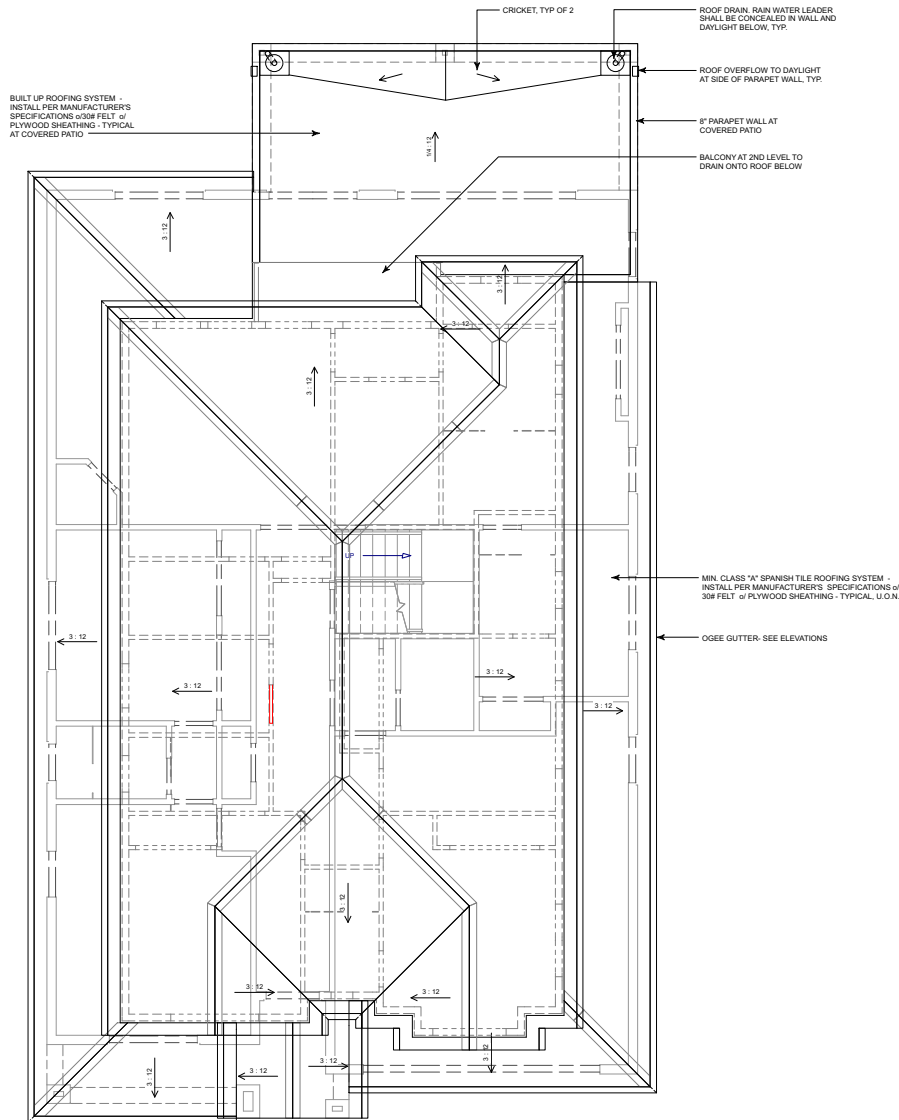
NOTE:
 AT LEAST 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED NOT MORE THAN 3' BELOW THE RIDGE AND THE REMAINING VENTS LOCATED AT THE EAVE OR CORNICE PER C.C.C.

FOUNDATION VENTILATION:
 8"x16" SIMPSON G.I. FOUNDATION VENTS TO BE EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR CROSS VENTILATION REQUIREMENTS. WHERE EXISTING VENTS ARE COVERED UP PROVIDE ADDITIONAL VENTS AS NECESSARY. VENTS SHALL NOT BE LOCATED AT SHEARWALLS

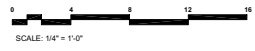
1,801.39 S.F. / 150 S.F. = 12 S.F.

8"x16" = 72 S.F.

12 S.F. / 72 S.F. = 17 VENTS MIN. REQ'D



Roof Plan



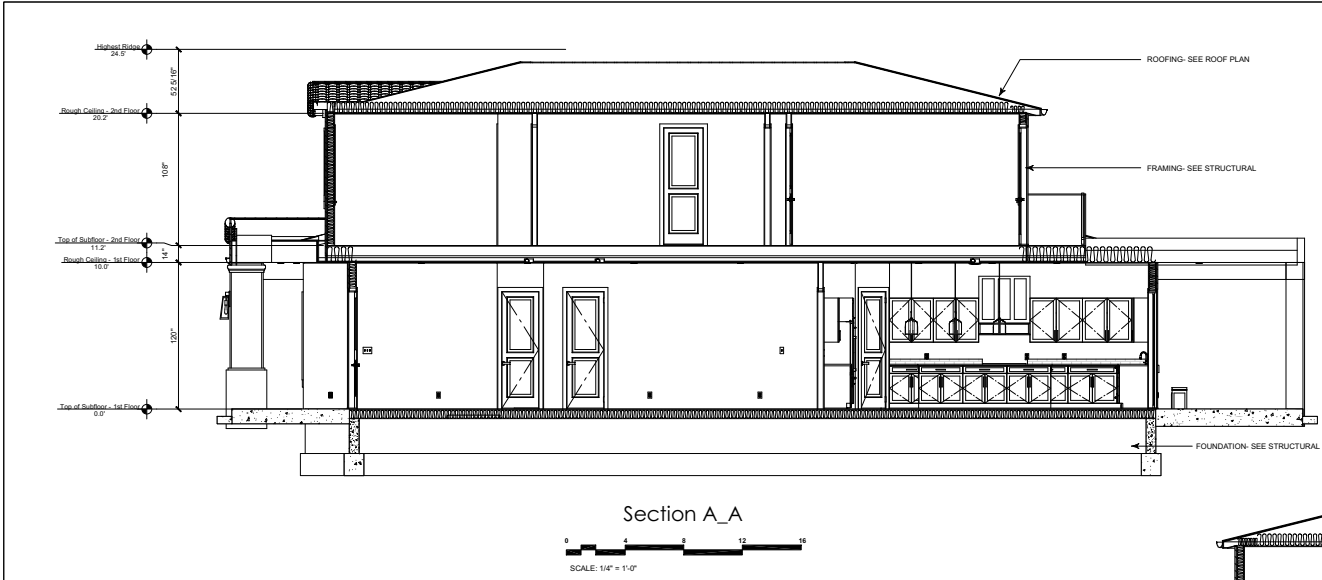
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ROOF PLAN

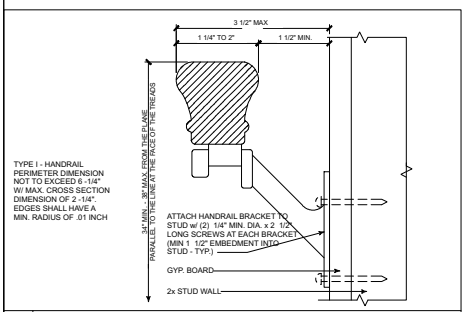
Project No: 2461
 Sheet No: A-6



Section A_A



Section B-B

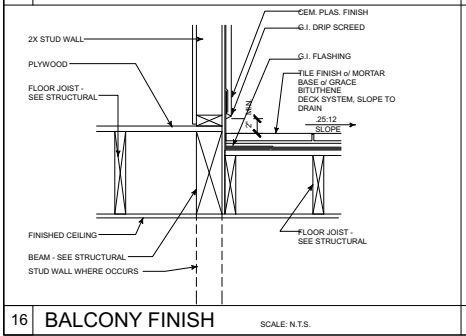


3 HAND RAIL SCALE: N.T.S.

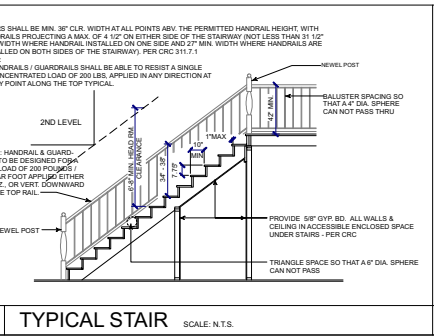
GENERAL NOTES:
 1. ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.
 2. FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL AT ALL INTERSECTIONS BETWEEN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

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

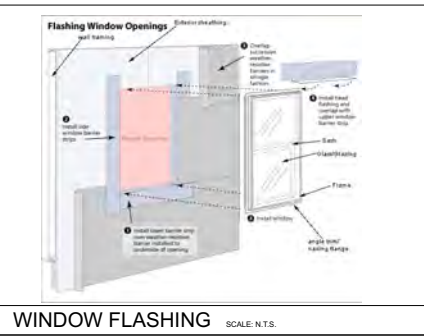
 PROVIDE RADIANT BARRIER AT UNDERSIDE OF ROOF AND GABLE END WALLS PER TITLE-24



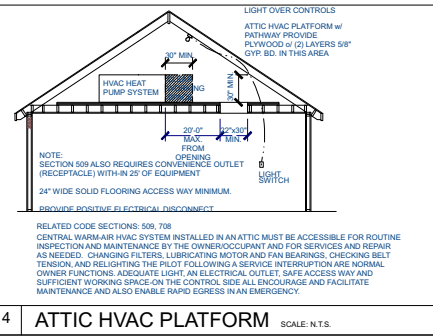
16 BALCONY FINISH SCALE: N.T.S.



12 TYPICAL STAIR SCALE: N.T.S.



8 WINDOW FLASHING SCALE: N.T.S.



4 ATTIC HVAC PLATFORM SCALE: N.T.S.

WARREN DESIGN
 507E CAMPBELL AVE. CAMPBELL, CA 95008 P. 408.689.2800

FILLMORE RESIDENCE
 NEW RESIDENCE
 4435 FILLMORE STREET
 SANTA CLARA CALIFORNIA

Date:	09/23/2024
Drawn By:	DW
Revisions:	

SECTIONS	
Project No:	2461
Sheet No:	A-7

Vicinity Map (Zoning) - 4435 Fillmore Street



Legend

Zoning

Land Parcels

- PD - Planned Development
- R1 - Single-Family Residential
- R2 - Low-Density Residential
- R3 - Medium Density Residential

Base Layers

Site Addresses

- Place
- Single

Land Parcels

- Land Parcels
- Common Areas

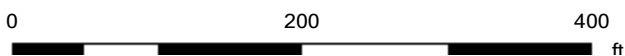
Streets

- Properties on the Historic Resource Inventory



Notes

created on 04/15/2026 16:16:37



Attachment 2: Project Data/Compliance

Project Address: 4435 Filmore Street
Zoning: R1-6L

Project Number: PLN24-00521

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,250	6,250	6,000	Y
Building Square Footage (SF)				
1st Floor:	924	1,371	--	--
2nd Floor:	--	1,469	--	--
Garage	274	487		
Attached ADU	--	490		
Porch/Patio:	--	100	--	
Patio	--	260		
Balcony:	--	110		
Total:	1,198	3,817	--	--
Floor Area Ratio:	0.19	0.61		
% of 2nd floor to 1st floor:	--	62%	66% max	
Building Coverage (%)				
Building Coverage (All):	19%	35%	40% max	
Main Building Setbacks (FT)				
Front (1st floor):	22 ft	25 ft	20 ft	Y
(2nd floor):		27 ft	25 ft	Y
Left Side (1st floor):	5 ft	5 ft	5 ft	Y
(2nd floor):		10 ft	10 ft	Y
Right Side (1st floor):	5 ft	5 ft	5 ft	Y
(2nd floor):		10 ft	10 ft	Y
Rear (1st floor):	67 ft	40 ft	20 ft	Y
(2nd floor):		45 ft	20 ft	Y
Attached Accessory Dwelling Unit Setbacks (FT) – Setbacks same as the main residence				
Height (FT)				
Main building:	14' 8"	26' 10"	25 ft	N
# of Bedrooms/Bathrooms:	2/1	5/4	--	--
Parking:				
Is the site AB 2097 eligible?				
Off-street	2	2		
Common Living Area (SFR)	--	32%	Min 25%	Y

Conditions of Significant Property Alteration Permit Approval

PLN24-00521 / 4435 Fillmore Street

Architectural Review for a demolition of the existing 1,198 square-foot residence and the construction of a 3,327 square-foot five bedroom and four-bathroom two-story residence.

GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Director of Community Development or designee and all appeal periods have been exhausted. The expiration date is April 17, 2028.
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

DURING CONSTRUCTION

- P2. **Construction Hours.** 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.
- P3. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

- P4. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

- P5. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P7. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.



Agenda Report

26-454

Agenda Date: 6/4/2026

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Election of Historical and Landmarks Commission Chair and Vice Chair

BACKGROUND

City commissions rotate the position of Chair and Vice Chair each year during the beginning of the new Fiscal Year which commences on July 1. The roles of the Chair and Vice Chair are defined in the Procedures section of the City's Board, Commissions, and Committee Handbook. The Historical and Landmarks Commission Chair is responsible for the following duties:

- Preside at all official meetings of the City commission
- Consult with the staff liaison on the meeting agenda
- Attend City Council meetings as needed to represent the City commission
- Sign correspondence on behalf of the City commission

Responsibility of the Vice Chair:

- Substitute for the Chair as needed.

DISCUSSION

Patricia Leung serves as the current Historical and Landmarks Commission Chair, and Ed Stocks serves as the current Vice Chair. The Historical and Landmarks Commission may vote to elect a new Chair and Vice Chair to serve a one-year term ending on June 30, 2027. After nominations, voting and election of each officer, the new officers will assume their positions at the August 6, 2026 meeting.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

RECOMMENDATION

There is no staff recommendation.

Reviewed by: Rebecca Bustos, Principal Planner, Community Development Department

Approved by: Lesley Xavier, Planning Manager, Community Development Department