



Agenda Report

21-744

Agenda Date: 6/3/2021

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of City Historic Resource Inventory Property Designation, Approval of a Historic Preservation Agreement (Mills Act Contract), and Architectural Review and SPA Permit to allow an addition and attachment of an existing detached twocar garage at 794 Park Court

BACKGROUND

The applicant has filed applications for listing on the Historic Resources Inventory (HRI), a Mills Act Preservation Agreement, Design Review, and a Significant Property Alteration (SPA) Permit application on January 8, 2021 as required under the Historic Preservation Ordinance (HPO), Chapter 18.106 of the Zoning Code. The project includes a request to allow foundation replacement and a 341 square foot bedroom, bathroom and closet addition to the rear and south sides of the existing house, creating an attachment and interior access door between the house to the existing detached two-car garage in the rear yard fronting Alviso Street.

The project also includes an application for variances to allow the addition at a substandard interior side yard setback, and addition to a detached two car garage resulting in a substandard rear and interior side yard setbacks. The Variance application (PLN2021-14940) will be considered separately by the City's Planning Commission.

The subject property is located on Park Court, which is a rectangular 1925 subdivision containing several homes on the City's Historic Resources Inventory of Bungalow, Cape Cod and Colonial Revival architectural styles, and a narrow elliptical street located in the Center. Attached to this report to provide additional background is a copy of the History of the Park Court Subdivision prepared by City Historian, Lorie Garcia.

DISCUSSION

The subject property contains a two-bedroom and one-bathroom, one-story house of vernacular Craftsman style architecture built in 1925. Property owner Megan Carter is requesting the property be added to the City's Historic Resource Inventory and approval of a Historic Preservation Agreement (Mills Act Contract) for the property including the adoption of a 10-Year Rehabilitation and Maintenance Plan associated with this historical preservation agreement. A requirement of the Mills Act is that the building must be a qualified structure, listed on either a local, State or National Register.

The existing house is not currently listed on the City's Historic Resource Inventory, though it has been found eligible for both Local and State listing in the attached Historical Resources Survey Report and State Department of Parks and Recreation Form (DPR), which was prepared for the City's consideration by Architectural Historian William Kostura. The property is also located within 200 feet of three other listed resources at 761 Park Court, 782 Park Court and the immediately adjoining

property to the south at 792 Park Court.

The property owner also proposes to replace the failing concrete brick foundation beneath the house with a new concrete pier and grade beam foundation system, and a 341 square foot bedroom and bathroom addition to the rear and south sides of the house. For the proposed work, the applicant has commissioned an additional Secretary of the Interior's evaluation, prepared by Arnie Lerner of Lerner Associates Architects, dated April 11, 2021.

The owner's proposed 10-Year Rehabilitation and Maintenance Plan, dated January 5, 2021, is attached to this report. Some of the notable work that would be performed under this 10 Year Plan include replacement of the house foundation as noted above, repair and restoration of the existing historic wood windows, update of the house electrical wiring including replacement of existing knob and tube wiring, replacement of the existing asphalt composition shingle roofing, and repainting of the entire house exterior.

The proposed development plans are attached at the end of this report. The proposed foundation replacement would not change the finished floor or overall existing building height. The proposed 341 square foot bathroom and bedroom expansion located on south side wall of the house would be setback back 4-feet, 6-inches from the south property line. The proposed new bedroom addition to the west side of the house would be setback 20-feet, 8-inches from the west rear property line. The proposed additional floor area would join the house with an existing detached two-car garage in the rear yard creating a single structure on the lot. The existing two-car garage is accessed from Alviso Street on the west, and this building is legal-nonconforming in that it is located only 9-inches from the south side property line and two-feet from the rear property line. In establishing the connection between the house and garage, the proposed design includes a shed roof off the rear wall of the house over the proposed addition that is set below the rear gable and primary roof ridge of the house, and which then ties into the lower garage roof. The addition would be clad in new asphalt composition shingles to match existing, and seven-inch horizontal cement composite siding to differentiate the addition from the narrower historic horizontal wood teardrop siding on the original house. The project proposes to reuse and relocate four historic double-hung wood windows from the original house walls onto the addition.

The project plans include a preservation treatment plan to guide the property owner and contractors in the proper techniques for construction of the addition according to the Secretary of the Interior's Standards for Rehabilitation.

The applicant has submitted an analysis of the proposed project applying the Secretary of the Interior's Standards (SIS) for Rehabilitation, prepared by Architect Arnie Lerner of Lerner Associates Architects, dated April 11, 2021, attached. This SIS Review states, "*A one story addition in the open space between the garage and the house was considered appropriate as it was set back and behind the original house in open space between the garage and the house. The addition's roof is lower than that of the original house and there is a setback "notch" at the meeting of the addition and the house. It creates a certain rhythm of the ridges of the 3 roofs step down from the front to the back. In terms of detailing, the flat wood trim around the reused original double hung wood windows will be of a slightly different size so as to distinguish the old from the new. The siding of the addition will acknowledge the horizontal wood siding of the original house but will be made of a modern cement board material.*" The report concludes that the proposed project meets the Secretary of the Interior's Standards for the Treatment of Historic Properties - Rehabilitation Standards.

A letter of review of the proposed development plans, the historic resources survey report (DPR) and Secretary of the Interior's Standards analysis for the project by Honorary City Historian Lorie Garcia, dated April 30, 2021 is attached. In the letter Ms. Garcia raised some corrections to the Historic Resources Survey Report (DPR), which were subsequently made in the May 3, 2021 revision included with this report. Ms. Garcia also noted concurrence with the finding by Arnie Lerner in the April 11th SIS Review, that the proposed project for 794 Park Court meets the Secretary of the Interior's Standards for the Treatment of Historic Properties - Rehabilitation Standards. An additional letter of review of the proposed variances submitted by Lorie Garcia, dated April 29, 2021, is also attached to this report for information and additional context.

A letter of design review of the proposed development plans and SIS Review by Craig Mineweaser, AIA, Volunteer Architectural Advisor to the Commission, dated May 4, 2021 is attached. In the letter Mr. Mineweaser also noted his concurrence with conclusion in the April 11th SIS Review prepared by Arnie Lerner, that the project as proposed meets the Secretary of the Interior's Standards. Mr. Mineweaser also raised question for clarification on the proposed siding exposure as the plans referenced both 4-inch and 7-inch siding. The applicant has subsequently clarified with staff for mention in this report that the proposed siding is 7-inch James Hardie V-rustic siding on all sides of the addition (instead of 4-inch), intended to blend with the existing 1x8 V-Rustic siding of the garage.

Conclusions

Based upon the historic property resource survey (DPR) and the evaluator's conclusions contained therein, and Section 18.106.040 of the City's Historic Preservation Ordinance pertaining to designation, the property appears to meet all of the specified eligibility criteria for inclusion on the City's Historic Resource Inventory, in that:

- 1) The existing house constructed in 1925, at 96 years of age, exceeds the established 50-year age threshold;
- 2) The existing house retains a very high degree of historic integrity; and,
- 3) The property proposed for inclusion on the City's Historic Resources Inventory, is eligible for listing based upon the architectural significance of the house as a notable example of Craftsman style architecture in the City of Santa Clara.

Staff finds that the work proposed under the 10-Year Restoration and Maintenance Plan adheres to the Secretary of the Interior's Standards for Rehabilitation, and will need to be submitted for Secretary of the Interior's Standards Review and incorporated into the Preservation Treatment plan as necessary. Given the age, historic integrity, and the proposed 10-Restoration and Maintenance Plan, staff supports a Mills Act Preservation Agreement for the property. A copy of the draft contract is also attached to this report.

ENVIRONMENTAL REVIEW

The proposed project is exempt per CEQA section 15301(e)(1) - Existing Facilities, in that the proposed 341 square foot addition would not result in an increase of more than 50 percent of the floor area of the 1,166 square foot house before the addition. The project is also exempt per CEQA Section 15331, Historical Resource Restoration/ Rehabilitation, in that the project as proposed will be constructed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

PUBLIC CONTACT

Public contact was made by posting the Council 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 at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. 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>>

The notice of public meeting for this item was posted at three locations within 300 feet of the project site and was mailed to property owners within 300 feet of the project site. No public comments have been received at the time of preparation of this report. An on-site notification sign was also posted at the subject site.

One letter of in support of the project including the setback variances was received from homeowners and residents Ann and Darren Dunham of 792 Park Court, the immediately adjoining property to the south of the project site, dated April 21, 2021, and is attached to this report.

RECOMMENDATION

Staff recommends the Historical and Landmarks Commission find that the house will retain sufficient integrity as a significant example of Craftsman architecture through the construction of the proposed addition, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans, and recommend approval of the following:

- 1) That, based upon the historic survey (DPR) and the evaluations of the proposed remodel and additions to the property, the Commission forward a recommendation to the City Council for approval of the designation and addition of this property to the City's Historic Resource Inventory;
- 2) That, based upon the analysis and findings of the historical evaluation, the Commission forward a recommendation to the City Council for approval of the Mills Act Contract application, including the adoption of a 10-Year Rehabilitation and Maintenance Plan associated with this historical preservation agreement; and,
- 3) That, based upon the analysis and findings of the historical evaluation, the Commission forward a recommendation of approval for issuance of a Significant Property Alteration (SPA) Permit to the Director of Community Development for the proposed addition, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans.

Reviewed by: Rebecca Bustos, Senior Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. History of the Park Court Subdivision
2. Legal Property Description
3. Historic Survey (DPR 523A)
4. Secretary of the Interior's Standards for Rehabilitation
5. 10-Year Restoration and Preservation Plan
6. Draft Historic Preservation Agreement
7. Secretary of the Interior Analysis of Project by Lerner
8. Letter from Lorie Garcia - HRSR and SIS Review
9. Letter from Lorie Garcia - Variances
10. Letter from Craig Mineweaser - Design Review

11. Letter from Ann and Darren Dunham
12. Development Plans

THE PARK COURT SUBDIVISION

1925

(A portion of Sub-Lot 50)

Park Court is a portion of a larger tract of land that was designated in the 1866 Survey as Sub-Lot 50. This Sub-Lot was a 134.87 acre tract owned by John Grandin Bray, a merchant and major landowner in the new Town.

By 1873 when The Plat of Santa Clara was drawn, it showed that Sub-Lot 50 and the surrounding area had undergone several changes from the survey of nine years earlier. By then, the Davis-Chapman subdivision had been created and Grant Street (The Alameda) , which previously ended at Bellomy Street, had been extended. This extension, named Union Avenue, bordered the northeastern edge of Sub-Lot 50. Bascom Avenue, a continuation of Washington Street, cut through the southwestern part of Sub-Lot 50. J. G. Bray had subdivided part of his property (Brays' Addition) and two new streets (later called Poplar and Maple), bordered this new subdivision, running from the southwestern edge of Sub-Lot 50 to Union Avenue.

By 1893 the remainder of Sub-Lot 50 had been subdivided into 9 lots. and John's son, Grandin Bray, owned lots, 5, 8 and 9. Along with the subdivision of Sub-Lot 50, Alviso Street had been extended south of Maple, Poplar Street now connected with Jackson Street and Cypress Street had been constructed running from Bascom to Union Avenue to the south of the new lots, 5 and 8 and north of lots 6 and 9.

At the request of Messrs. Barnett and Phelps in January 1925, H. B. Fisher surveyed the land which comprised lot 9 and laid out the Park Court subdivision. This map was recorded on February 16th of the same year. Rectangular in shape with a narrow elliptical street located in the center, access into the subdivision was at both Park Avenue (renamed from Union Avenue) and Alviso Street. Originally, on the survey, the southeastern half of the center street was named Park Court and the northwestern half, Altevogt Way. Within a few years, this had changed and the entire center street was called Park Court.

Santa Clara had experienced a period of agricultural and industrial growth after WWI and the Park Court Subdivision, developed between 1925 and 1930, was created to meet the needs of the burgeoning working class related to this growth. The homes constructed for this group of people were modest but contemporary for their time. Most of the first residents were laborers or employed in the nearby businesses.

Today, Park Court is significant as one of the only intact 1920-30s subdivisions in the City of Santa Clara. Most of homes in the Park Court Subdivision reflect the popular styles of domestic architecture during the first decades of the Twentieth Century, including Bungalow, Cape Cod and Colonial Revival. Although many of the Park Court homes are still in relatively original condition, few have individual distinction but as a whole provide a significant and distinguishable district in the City of Santa Clara. The visual continuity and individual integrity of the neighborhood captures a time frame important to the City, of its working class residents and the early twentieth century domestic architecture of the town.

Lorie Garcia
Honorary City Historian
City of Santa Clara
January, 2009

RECEIVED

MAR 03 2011

City of Santa Clara
Planning Division

HAND OUT AT
HLC MTG

MIP PARK COURT

IN THE
TOWN OF SANTA CLARA
CALIFORNIA

JANUARY 1925

200' x 100'
M. F. ...

Filed for record at the request of
 M. F. ...
 Filed for record at 11:16 a.m. 1925
 at 11:16 a.m. 1925
 and deposited in Vol. 3 of Maps of
 Santa Clara County Records
 J. J. FLANNERY, County Recorder
 Deputy Recorder

SCALE: 61 feet to 1 inch

Grandin
CYPRESS

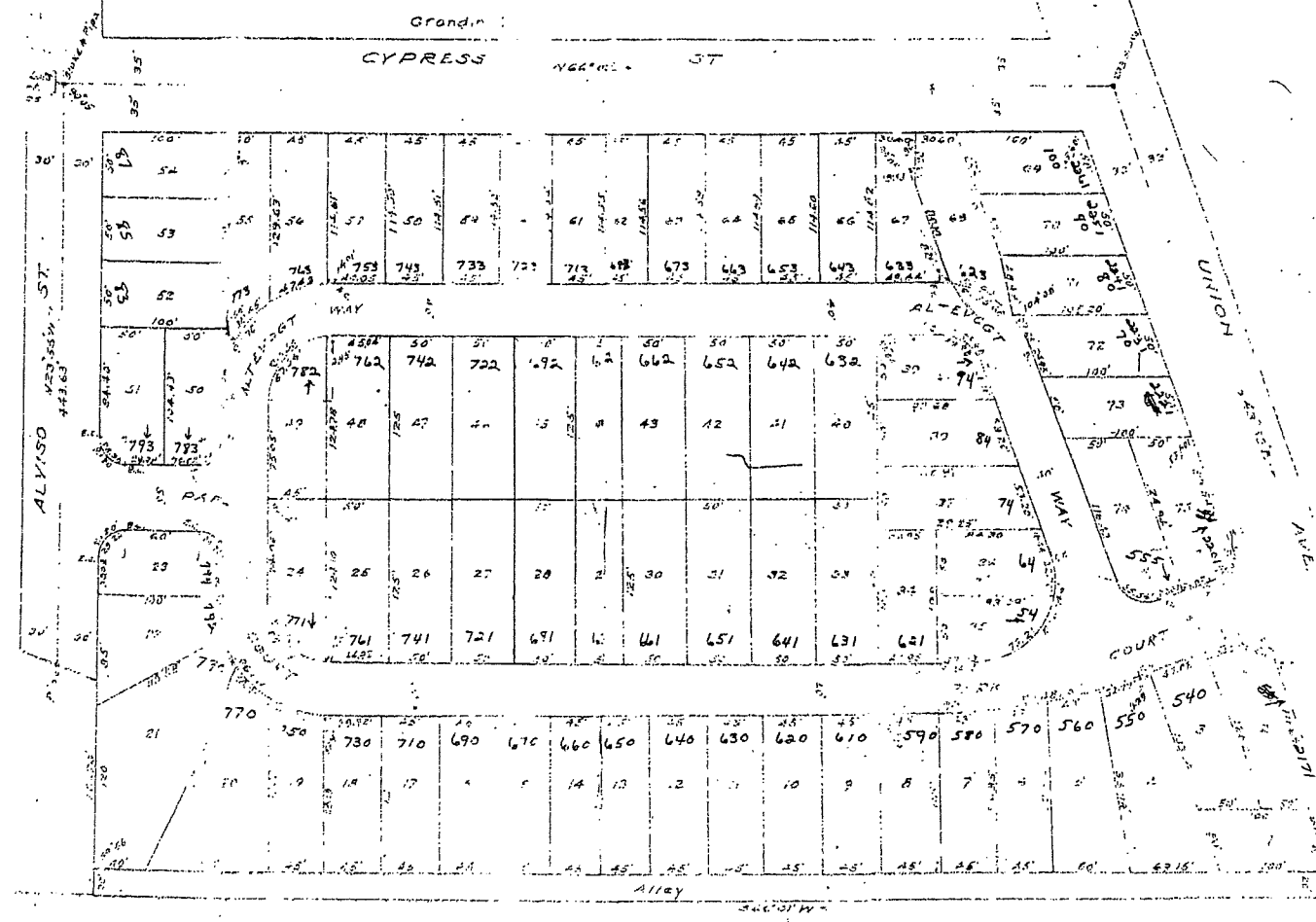


Exhibit A

Legal Description

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA: Lot 23, AS SHOWN ON THAT CERTAIN MAP ENTITLED MAP OF PARK COURT WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON FEBRUARY 16, 1925 IN BOOK S OF MAPS AT PAGE(S) 38-39.

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

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

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1

*Resource Name or #: (Assigned by recorder) 794 Park Court, Santa Clara

P1. Other Identifier: _____

P2. Location: Not for Publication Unrestricted *a: County Santa Clara
 and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 794 Park Court City Santa Clara Zip 95050

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

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

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

The Park Court subdivision

The Park Court subdivision consists of about 76 houses bounded by Park Avenue to the east, Alviso Street to the west, Cypress Alley to the north, and an unnamed alley to the south. Inside of these boundaries is a roughly circular street named Park Court, after the subdivision. All but about eleven of the houses front on Park Court, either in the inner perimeter or on the outer perimeter of that street. The other houses front on Alviso Street and Park Avenue. The subdivision is suburban in character, with most lots from 45 to 50 feet in width.

(See Continuation Sheet, next page.)

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



*P3b Resource Attributes: (List attributes and codes) _____

*P4. Resources Present:
 Building Structure Object
 Site District Element of District

P5b. Description of Photo:
 (View, date)

view looking west, May 2020

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1925

*P7. Owner and Address:

Megan Carter

794 Park Court

Santa Clara, CA 95050

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

William Kostura

P. O. Box 60211

Palo Alto, CA 94306

*P9. Date Recorded: _____

July 2020

*P10. Survey Type: (Describe) intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) none

*Attachments: NONE Location Map Sketch 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)

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Resource Identifier: 794 Park Court, Santa Clara

Recorded by William Kostura

*Date July 2020

Continuation Update

Description (continued)

It appears that the subdivision was almost completely developed during 1924 and 1925, and that all or almost all of the houses were one-story in height and clad in horizontal wood siding. Styles were mostly restrained examples of Craftsman, Tudor, and Classic Revival styles. Some houses lack strong style elements, so that it does not seem possible to assign a style name to them other than “bungalow.” Most houses, especially those that are Tudor or Craftsman feeling, have asymmetric compositions, though some are symmetrical. Not every house is different; several compositions are repeated in the subdivision.

On average these were modest vernacular houses that were probably intended for working class and lower middle class workers. Nevertheless, many of the houses do have distinctive forms, mainly in their rooflines and porches. Many have porches that project from the main body of the house and have gabled or hipped roofs supported by columns. Some of these columns have just enough articulation in their capitals to give the houses a “Classical Revival” style. Craftsman style houses, by contrast, may have tapering columns with or without capitals.

Today, all but about 26 of the houses still fit that description. Two houses have generously recessed or set-back second story additions but are otherwise little changed; several have coatings of stucco, wooden shingles, or aluminum siding; one is of uncertain integrity, and about nineteen are either more drastically altered or are replacement houses. On average, houses facing Park Court have much higher integrity than those facing Alviso Street and Park Avenue. Only two houses on the latter streets appear to be original.

Considering only the houses facing Park Court (and omitting those on Park Avenue and Alviso Street), about 49 houses, or 75 percent, retain most of their integrity, while 15 or 16 houses have lost half or more of their integrity. Houses that have had recessed second story additions, but are otherwise little changed, are included among those that retain integrity. Houses that have altered surfaces of stucco, shingles, etc., but are otherwise little changed, are included among those that have lost integrity.

These numbers are close but approximate, based on a single viewing in person plus additional viewing on Google Maps, without close attention to window sash and doors, and without having done individual research such as looking at building permits. On the whole, it seems clear that the Park Court subdivision largely retains its mid-1920s feeling.

The subject house, 794 Park Court

This is a one-story wood-framed house that is set back from the street to allow for a front yard that is lushly planted. The foundation, front steps, and porch floor are made of concrete, the roof is T-gabled, and the house is clad in double-ogee (or teardrop) horizontal wood siding on all sides.

(See Continuation Sheet, next page.)

Page 3
Recorded by William Kostura

Resource Identifier: 794 Park Court, Santa Clara
*Date July 2020 Continuation Update

Description (continued)

The house is roughly rectangular in shape, with a staggered massing in front. The left side of the house projects forward from the rest of the house by about two feet, and within this projection a shallow, rectangular bay window projects about a foot farther forward. Thus, from left to right, there is a series of setbacks in the front. At far right, the entrance porch is set back yet another step.

Both the roof over the main body of the house and that of the forward projection at left are front-gabled, creating a double-gable effect. The eaves extend a foot or two beyond the wall plane and are fronted by plain bargeboard. The eaves of the more forward gable are supported by two knee braces. A shed roof covers the bay window. At right, a hipped roof shelters the entrance. It is supported by a square column with simple moldings at the top that suggest a Classical capital.

The long right side of the house has a centrally-placed entrance and irregularly arranged fenestration to its right and left. A very broad side gable dominates this side of the house. The left side, by contrast, does not have a side-gabled roof. Here, an entrance is flanked by sidelights, and four other windows can be found to the right and left.

In the rear, the composition is symmetrical, with a small central window, four larger windows to right and left, and a louvered vent at top, just beneath the eave. This vent matches a louvered vent in the front gable.

On all four sides the windows have wooden sash, and almost all are double-hung, the exception being a large fixed window in the front bay. All appear to be original. Each window is surrounded by flat board casings and has a wooden sill. The double-hung windows have a variety of sash types, including six-over-one, four-over-one, and one-over-one. The windows are as follows:

In the projecting bay in the front of the house: a tripartite window, with a fixed window flanked by 4/1 double-hung sash. A 6/1 window can also be found to the right of the front door.

On the right side: two 6/1 sash, one 1/1 sash, and a paired window with 4/1 sash.

On the left side: the sidelights have 6/1 sash, two windows toward front are also 6/1, and two to the rear are 1/1.

In the rear: four 1/1 sash windows.

There have been two alterations to the exterior of the house. One is a plain, replacement wooden front door. The other has been the removal of a brick chimney from the left side of the house. It was not visible from the street and was damaged in the Loma Prieta Earthquake of 1989.

The property includes a newer, 2-car detached garage (c.1950's, that replaced the original single-car garage) accessed from Alviso Street whereas the original garage was accessed from the Park Court oval.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 794 Park Court, Santa Clara

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: residence B4. Present Use: residence

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1925. Chimney removed in 1989. Replacement of front door at unknown date.

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

*B8. Related Features:
none

B9a. Architect: none/unknown b. Builder: Walter Altevogt

*B10. Significance: Theme vernacular Craftsman style architecture Area local (Santa Clara County)
Period of Significance 1925 Property Type residence Applicable Criteria 3

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

History

The Park Court Subdivision

The history of this site goes back to Mission Santa Clara, the eighth of the Spanish-era missions in California, founded in 1777. After the mission was secularized by Mexico in 1833, roughly half of the mission's vast lands were given to Native Americans and the rest was sold to private parties. By the late 1860s, 140 acres of the former mission land was owned by John G. Bray (1814-1871). Bray had been a merchant in his native New Jersey and then briefly in San Francisco, and from 1852 on was involved in business and real estate in San Jose and Santa Clara. In 1886, fifteen years after his death, his estate divided his land into twelve large parcels. The subject property is in lot 9 of that subdivision. Lot 9 was owned, first, by members of the Bray family, then by one R. D. Shimer, and finally by Walter and Katherine Altevogt.

(See Continuation Sheet, next page.)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

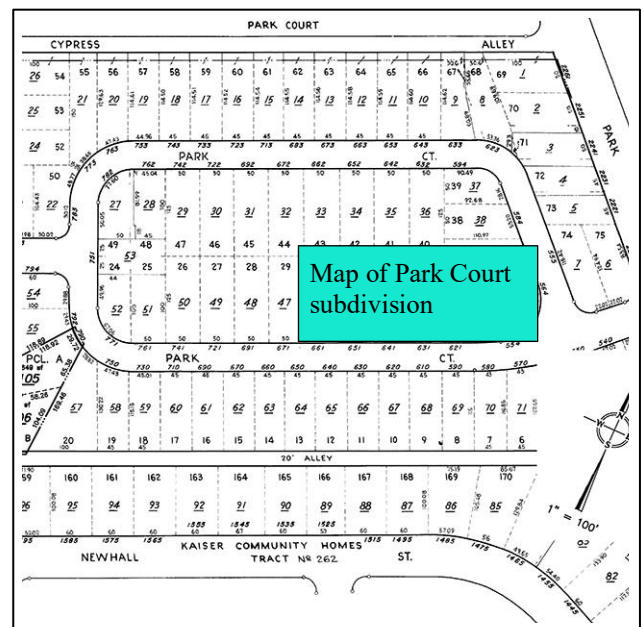
See continuation sheet.

B13. Remarks:

*B14. Evaluator: William Kostura

Date of Evaluation: July 2020

(This space reserved for official comments.)



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Resource Identifier: 794 Park Court

Recorded by William Kostura

*Date July 2020

Continuation Update

History (continued)

Walter Altevogt (b. 1886) was a native of Rotterdam, Holland, came to the United States in 1910, and worked in Martinez, Contra Costa County, as a carpenter during at least 1918-1920. In June 1924, in San Jose, he married Katherine Dinsmore, and during 1924-1927 they lived in San Jose while he worked as a carpenter and building contractor. Archives and Architecture (2015) reports that the Altevogts purchased a considerable amount of land in San Jose and Santa Clara and created several subdivisions in close proximity to each other at this time. They included Park Court, where the subject property is located; part of Burrell Park, near Park Avenue and Hedding Street; part of the Chapman and Davis Tract; and the Alameda Villa Tract.

Park Court consisted of 75 or 76 lots and was almost completely developed during 1924 and 1925. It is doubtful that Altevogt built on every lot, but judging from the appearance of the houses and records in *Building and Engineering News*, the great majority must have been built by him. As mentioned above, the houses were one-story in height, were clad in horizontal wood siding, and had a variety of styles and rooflines, with several repeating house types. They were mostly restrained examples of styles common to the time, although some houses were more animated in their compositions.

During August-October 1925 Altevogt completed 21 houses in Park Court without any legal troubles, as documented in *Building and Engineering News*. He then began to face major legal troubles. The same publication documented liens against 41 of Altevogt's Park Court properties during November 1925 through January 1926. The liens were filed by the Tilden Lumber and Mill Company (which Altevogt presumably purchased lumber from) and the University Electric Company (a contractor he must have hired). For another 15 houses, there is no record of either a completion or a lien.

Archives and Architecture (2015) reports that Walter Altevogt "was indicted on several counts of fraud, corruption and extortion in the late 1920s," and that he and his wife Katherine divorced then. Walter Altevogt left San Jose then, for Hayward, and subsequently lived in Santa Cruz (in 1932-1935) and Grass Valley (1940). He was drafted into the army in 1942, and later moved to Scurry County, in far west Texas, where he died in 1953.

Undoubtedly as a result of the Altevogts' insolvency, all but three lots in Park Court were sold at the end of 1925 to John Roy Phelps, a real estate and insurance salesman in San Jose. He must have then sold the completed houses one-by-one to individual home-owners. (Archives and Architecture, 2015.)

Despite Park Court's troubled origin, three houses in the subdivision were chosen to illustrate Santa Clara's new suburban lifestyle in a booklet called *Plan of Santa Clara: The Heart of Santa Clara Valley* (Santa Clara Chamber of Commerce, November 1925). The three houses include the subject house and two others to its left.

(See Continuation Sheet, next page.)

Page 6

Recorded by William Kostura

Resource Identifier: 794 Park Court

*Date July 2020

Continuation Update

History (continued)

Historic houses in Santa Clara

The City of Santa Clara's website has a page on "Historic Properties." This page is almost entirely devoted to residential buildings and includes almost thirty houses that pre-date the 1920s. The oldest is the Women's Club Adobe, said to have been built in 1784-1792 and the last of thirty "apartments" built for neophyte Indians residing at the mission. The next oldest is the Berryessa adobe, which dates to the late 1840s. Two more date to the 1850s, three to the 1860s, one to ca. 1870, sixteen to the 1880s-1890s, and four to the 1900s-1910s. Two of the listed houses (at 725 Madison Street and 1543 Franklin Street) are in the Craftsman style, the style of the subject house.

Besides these, many other early houses can be found in the Old Quad neighborhood of Santa Clara. The Old Quad covers the original quadrangle shown in the 1866 survey by J.J. Bowen that encompasses the area bordered by Scott Boulevard to the west, Newhall Street to the south and east, and the railroad tracks to the north and east.

Another ca. 1920s subdivision in Santa Clara

Archives and Architecture (2015) writes: "The Park Court Subdivision is known to the City of Santa Clara to be the only intact subdivision from the 1920s and 1930s remaining today in Santa Clara, featuring homes styled as bungalows, including Craftsman, Colonial Revival, and Cape Cod, creating a unique neighborhood of like size, scale and lot sizes."

Another subdivision in Santa Clara (its name is not known to this writer) does appear to date to the 1920s or 1930s. It is bounded by The Alameda to the south and Sherwood Avenue to the north, and contains the internal streets Morris Court and O'Brien Court. It consists of about forty very small one-story stucco-clad houses and duplexes with simplified Mission Revival or Mediterranean Revival parapets. Parapets aside, the houses are plain and are much less expressive, architecturally, than are the Park Court houses.

The subject house, 794 Park Court

Because the County Clerk-Recorder's office is closed at this time due to the Covid-19 coronavirus, no chain of title for this property could be researched. However, a nearly complete list of the residents of this house for the period 1928-1974 has been researched using city directories and United States censuses. One of the residents is known to have been an owner, and one was a renter; but for the purpose of a historical evaluation the most important consideration is that their occupations are known.

One more preliminary note should be mentioned, namely, that the numbering system for this subdivision changed in the late 1950s. Through 1956 this house was numbered 44 Park Court. From 1961 on it was 794 Park Court.

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

Primary #
HRI/Trinomial

Page 7

Recorded by William Kostura

Resource Identifier: 794 Park Court

*Date July 2020

Continuation Update

History (continued)

Because of Walter Altevogt's legal troubles, and the mass sale of Park Court properties to John Roy Phelps, it appears that some houses in Park Court, including this one, remained vacant for two or three years after they were completed. 1928 is the first year for which residents are known.

Residents include:

1928-1932. Marcus Mathew Soll (1881-1965), a farm machinery salesman, and his wife, Mary Elizabeth Soll (1883-1972). Both were natives of Iowa, and they owned the house.

1932. Francis Scott, an insurance agent, and Harriet Scott, a teacher.

1934. Emmett E. Nichols (1903-1996), a salesman; and Fern J. Nichols (1908-1983).

1935-1942. Stephen P. Dowell (1863-1940), and Elizabeth Dowell (b. ca. 1867). Both were natives of Missouri, and in 1940 both were in their 70s and neither had an occupation. Their children, who lived here some of these years, included James Albert Dowell, a life insurance salesman; Helen Dowell, a waiter at the Santa Clara Inn; and Izeth Dowell, a clerk. The Dowells were renters here.

1942. Wesley I. Lanham (b. ca. 1911), proprietor of retail fuel oils; and his wife Alice (b. ca. 1910).

1944. Lowell Thomas, a mechanic, and his wife Dorothy.

1945-1950. Clinton J. Nolan, a driver, and his wife Marguerite.

1952-1974. Elsie Bryson (1897-1983), a native of Massachusetts. In the 1950s she was a bookbinder for A. F. Brosius and Company, bookbinders in San Jose, and from 1961 on she was retired.

Haines directories do not list this address during the 1970s-1998. The next known residents are Frank Frederick (in 1999), Christopher Frederick (2002), and the current owner (beginning in 2003).

Alterations

As mentioned above, there have been two alterations to the exterior of this house. A brick chimney on the south side of the roofline was removed after it was damaged in the Loma Prieta earthquake of 1989, and the front door is a replacement.

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Continuation Update

Integrity

This property retains integrity in all seven areas, listed below:

Because this house has never been moved, it retains integrity of location.

Because the only alterations have been the replacement of a door and the removal of a chimney, this house retains integrity of design, materials, workmanship, feeling, and association.

Because most of the old houses in the Park Court subdivision still stand with good to high integrity, this property retains integrity of setting.

Evaluation under California Register criteria

Evaluation under Criterion 1 of the California Register: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

This is one of the older houses in Santa Clara; the overwhelming majority in the city are much newer. Still, many houses are older, and most of the historic houses listed on the city's website are much older. About fifty other largely unaltered houses in the Park Court subdivision are the same age as this house. Thus, while the subject house does evoke an early period in Santa Clara's history, it does not do so in a way that many other houses do as well or better.

No other event or pattern of history associated with this house comes to mind, and thus the subject property does not appear to be eligible for the California Register under this criterion.

Evaluation under Criterion 2 of the California Register: Resources that are associated with the lives of persons important to local, California, or national history.

None of the residents of this house was historically important by California Register standards. The most interesting may be Elsie Byron, who worked as a bookbinder while living here in the 1950s.

Thus, the subject property does not appear to be eligible for the California Register under this criterion.

Evaluation under Criterion 3 of the California Register: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

This is a fine though restrained example of a 1920s bungalow, and it is one of the best houses in the Park Court subdivision. Its most characteristic features are a cross-gabled roof with a corresponding, smaller

(See Continuation Sheet, next page.)

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

Primary #
HRI/Trinomial

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Continuation Update

Evaluation under California Register criteria (continued)

gable over a projection in the front; knee-braces that support broad eaves and that relate the building to the Craftsman style; and a square column with capital moldings in the porch. A rectangular bay window in the front adds interest to the composition. The house has unusually high integrity, including all of its original window sash. Many of these sash are divided by muntins into multiple lights (e.g. 4/4, 6/6).

Because of its characteristic features and exceptionally high integrity, this house is a distinctive example of the domestic architecture of 1920s Santa Clara. Accordingly, the property appears to be individually eligible for the California Register at the local level under this criterion. The Period of Significance is 1925, the year the house was built.

Investigation of a potential historic district in the vicinity

Park Court appears to qualify for the California Register as a historic district under both Criterion 1 and Criterion 3. Under Criterion 1 this is a remarkably intact residential subdivision of over seventy houses that was built at an early date by one developer. It was clearly aimed at working class and middle-class residents and provided them with housing in a comfortable, suburban setting, close to both downtown Santa Clara and downtown San Jose. This subdivision is a rare and excellent example of comfortable housing in a pleasing setting planned for workers of modest income.

Under Criterion 3, Park Court is likewise a rare and excellent example of a 1920s subdivision composed of bungalows built to near-uniform scale but with varied compositions and styles. The wooden cladding of the houses, and the decorative style features, which are also of wood, provide surface texture and create a rustic feeling throughout the subdivision. As a large collection of wooden bungalows this subdivision is almost certainly unmatched in the city of Santa Clara, and this may be true for a much larger surrounding area as well.

The integrity of the subdivision is high. If one includes only the houses facing Park Court itself (i.e., excluding buildings along Park Avenue and Alviso Street), the integrity seems to be very high. About fifty of the houses facing Park Court, or 77% of the whole, are mostly intact and should be considered to be contributors to the district. This may be a conservative estimate; some houses that have been altered with stucco but are otherwise mostly intact are considered here as non-contributors, but with more consideration might be considered as contributing to the district.

Under both Criterion 1 and Criterion 2 the subject property, 794 Park Court, is a contributor to this potential historic district. Under both criteria the Period of Significance is 1925, the year Park Court was developed.

(See Continuation Sheet, next page.)

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Evaluation under City of Santa Clara criteria

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council and are listed under Section 8.9.2 of the City of Santa Clara General Plan, Criteria for Local Significance. Under this section of the General Plan, 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 archeological significance is potentially eligible. The criteria are listed below.

Criterion for Historical 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.

This house is an excellent example of a suburban house that was intended for blue collar or lower middle class residents when it was built in the 1920s.

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. Included is the recognition of urban street pattern and infrastructure.

This house is part of the Park Court subdivision, one that was intended for working class and lower middle class residents. Regarding the number of houses in the subdivision, the street layout's court plan, and level of integrity, Park Court is probably the best subdivision of the 1920s in Santa Clara. The subject house contributes to this subdivision and thus seems to have significance under this criterion. It may be, however, that this aspect of the house's history is better considered under parts 1 and 2 of "Criterion for Geographic Significance," below.

Criterion 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.

This house was built in the Craftsman style, a style that was common in Santa Clara and San Mateo counties during the 1910s and 1920s. Although this is a restrained example as far as ornament is concerned, the house is particularly expressive in its roofline and use of setbacks. In addition, the integrity of the house is unusually high. In sum, this a fine example of a Craftsman style house that was intended for working class and lower middle class workers.

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Continuation Update

Evaluation under City of Santa Clara criteria (continued)

4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.

This house is part of the Park Court subdivision, which was built in the mid-1920s by developer Walter Altevogt. It is suburban in character and was likely intended for blue collar and lower middle class residents. While most of the houses along Park Avenue and Alviso Street would not be contributors to a potential historic district, it appears that about 77% of the houses facing Park Court would be contributors. Because of its design features and high integrity, the subject house would be one of them.

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.

The complex roofline, setbacks, wooden materials, windows that are divided by muntins into multiple lights, a porch column with moldings, and knee-braces make this house a notable example of the Craftsman style.

Criterion 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.

This house strongly contributes to the Park Court subdivision, a largely intact collection of wooden bungalows. Park Court is probably by far the best example of a suburban subdivision that was planned and built in Santa Clara during the 1920s-1930s, and may be one of the best in the immediate region.

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

All or nearly all of Park Court's early houses were one story in height, had wooden cladding materials, and were designed in a variety of compatible styles such as Craftsman, Tudor Revival, and Classical Revival. The subdivision, or at least the collection of houses facing the Park Court street, remains largely intact. The subject house relates very closely with the other largely unaltered houses and contributes strongly to the aesthetic of the subdivision.

Criterion for Archaeological Significance

This property is not being evaluated under this criterion.

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References

Building and Engineering News, issues of August 22, September 5, October 31, November 7, and November 28, 1925; and January 2 and January 9, 1926. “Completion Notices” and “Liens Filed”, for the Park Court properties of Walter Altevogt. These included at least 21 completion notices and 40 liens filed. The subject property appears to have been lot 23 of Park Court and was recorded on November 28th under “Liens Filed.”

Building and Engineering News, issues of July 12, August 2, September 13 and 20, and November 15, 1924; and April 25 and August 1, 1925. “Completion Notices” for Walter Altevogt’s projects in Burrell Park (San Jose) and the Chapman and Davis Tract.

San Jose city directories 1924-1927 for Walter Altevogt

Santa Clara city directories 1928-1974 for Marcus and Mary Soll, Frances and Harriett Scott, Emmett and Fern Nichols, Stephen and Elizabeth Dowell, Wesley and Alice Lanham, Lowell Thomas, Clinton Nolan, and Elsie Bryson.

1920 U. S. Census, Martinez, for Walter Altevogt

1930 U. S. Census, Hayward, for Walter Altevogt

1930 U. S. Census, 44 Park Court (today’s #794), for Marcus and Mary Soll

1940 U. S. Census, 44 Park Court (today’s #794), for Stephen and Elizabeth Powell

1940 U. S. Census, 64 Park Court, for Wesley Lanham

1940 U. S. Census, Santa Clara (address illegible), for Elsie Bryson

Find-A-Grave website listings for Marcus Mathew Soll, Mary Elizabeth Soll, and Stephen Price Dowell

1950 Sanborn insurance map, page 121

Archives and Architecture, LLC. Historical Evaluation of 651 Park Court, Santa Clara (2015). This report was useful for background information on Walter Altevogt and the Park Court subdivision.

City of Santa Clara. “Historic Properties” website. <https://www.santaclaraca.gov/our-city/about-santa-clara/maps/santa-clara-s-historic-properties-story-map/historic-properties> (accessed June 2020).

Santa Clara Chamber of Commerce. *Plan of Santa Clara: The Heart of Santa Clara Valley* (November 1925).

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Photographs of 794 Park Court



Top row: Two views of the front of the house.
Middle left: Eaves at front, with knee brace.
Middle right: Slightly-projecting bay window, with tripartite sash.
Bottom: Double-ogee (teardrop) siding.

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Top two photos: Front entrance, concrete porch and step, and porch post with moldings.
Bottom photo: Ceiling of the recessed entrance.

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Top photo: The north side of the house.

Middle left: North side entrance and window.

Middle right: The rear of the house.

Bottom: Garage (c.1950's) facing Alviso Street.

Other houses in the Park Court subdivision, all facing the street Park Court



These are some of the houses in Park Court that appear to retain good to high integrity. Several of the house plans were repeated, so that some of the ones shown here have two or three twins or near twins in the subdivision. One house, shown in the fourth row at far left, is a twin of 794 Park Court.

The black and white photo at bottom left is from the booklet "Plan of Santa Clara," published in 1925. It shows a row of three Park Court houses, including the subject house (at right).

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Map of the land of the estate of John G. Bray. Copied from a report by Archives and Architecture, LLC (2015).

John G. Bray came to San Jose in 1852 and he purchased this large tract of land in the 1850s or 1860s. He or his heirs had it divided into twelve parcels; parcel 9, colored red, corresponds to the later Park Court subdivision.

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.

10-Year Restoration Maintenance Plan

January 5, 2021

Megan Carter
794 Park Court
Santa Clara, CA 95050

Dear Planning Staff and Historic & Landmark Commissioners,

The following is my proposed 10-year plan for the restorations and maintenance of my historic home at 794 Park Court. All items to meet the Secretary of Interiors standards for Treatment of Historic Properties:

Years 1-3 (2022-2024)

Foundation: Replace failing concrete hollow brick foundation with new concrete pier and grade beam foundations. The final finish floor height will be set to the highest point of the existing finish floor. Note that the existing finish floor is higher in the middle of the house because the perimeter of the house has settled over the years due to poor rainwater management around the structure. A third bedroom and second bathroom will be added concurrently with the foundation replacement to adapt the home to meet the homeowners needs (adaptive reuse of a historic structure).

Entry Porch Slab & Steps: Replace existing cracked concrete porch slab and steps with new concrete porch slab and steps. The entry porch roof and tapered wood columns to remain unchanged.

Repair wood siding where required due to settling of existing foundations. Siding that will be removed as part of the proposed bedroom addition will be used where needed.

Years 4-5 (2025-2026):

Window Restoration: Restore / Repair existing historic wood window sashes. Where windows sashes are inoperable from being painted shut or where pulley ropes have been they will be restored to working order by cutting the paint and installing new pulley ropes where required. Any minor dry rot areas on the window sashes shall be repaired with epoxy filler and repainted to match. Where elements of the existing window sashes have excessive rot (stiles or rails) they shall be replaced with salvaged or custom milled wood to match. Glazing putty, where cracked, shall be replaced and the window sash shall be painted to match existing.

Years 6-7 (2027-2028):

Painting of the structure: New paint for all exterior wood siding, eaves, gutters / downspouts, all windows, doors and their associated trim.

Year 8 (2029): Electrical: Update all electrical systems including replacing knob and tube wiring.

Year 9 (2030): HVAC: Update all existing heating and ventilation systems.

Year 10 (2031):

Roofing: Replace existing asphalt composition shingle roofing with new triple layer (tri-lam) asphalt composition shingle roofing with a more similar profile and shadow line of wood shingles (what was originally on the home). Repair any dry rot at roof rafters at the eaves and install new ogee style gutter with 2" diameter round downspouts to be more historically sensitive than the current fascia gutters with rectangular downspouts.

I am excited about restoring and rehabilitating my wonderful historic home so that it can be preserved and enjoyed for many years to come.

Sincerely,

Megan Carter

**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], 2021, ("Effective Date"), by and between Megan L. Carter, owner of certain real property located at 794 Park Court, Santa Clara, CA 95050 ("OWNER") 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 OWNER 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 OWNER 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) OWNER possesses fee title in and to that certain real property, together with associated structures and improvements thereon, shown on the 2020 Santa Clara County Property Tax Rolls as Assessors' Parcel Number 269-52-054, and generally located at the street address 794 Park Court, 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. OWNER submitted a Mills Act Proposal to City on January 8, 2021. 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 OWNER, 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 OWNER, 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 OWNER or CITY desires in any year not to renew the Agreement, OWNER or CITY shall serve written notice of nonrenewal of the Agreement. Unless such notice is served by OWNER to CITY at least ninety (90) days prior to the annual renewal date, or served by CITY to OWNER 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) OWNER 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 OWNER of nonrenewal. If either CITY or OWNER 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) OWNER 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) OWNER shall, when necessary or as determined by the Director of Community Development, 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) OWNER 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 conducted by a party appointed by CITY, to determine OWNER'S continued compliance with the terms of this

Agreement. OWNER acknowledges 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) OWNER hereby agrees 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 OWNER 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 OWNER 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 OWNER breached any of the terms or conditions of this Agreement; or

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

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

(c) In the event of cancellation, OWNER shall pay those cancellation fees set forth in California Government Code Section 50280, et seq. As an alternative to cancellation, OWNER 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 OWNER 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 OWNER 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 OWNER hereby subjects the Historic Property described in Exhibit "A" hereto to the covenants, reservations, and restrictions as set forth in this Agreement. CITY and OWNER 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 OWNER'S 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 OWNER 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 OWNER'S legal interest in the Historic Property.

(c) CITY and OWNER 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 794 Park Court), and OWNER.

(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: Megan L. Carter
794 Park Court
Santa Clara, CA 95050

(b) Prior to entering a contract for sale of the Historic Property, OWNER 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, OWNER agrees 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 OWNER shall become legally liable arising from OWNER'S 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 OWNER. 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 \$7,564.00 (seven thousand, five hundred, and sixty-four dollars), 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. OWNER shall pay the County Recorder's Office recordation fees for recordation of this Mills Act Historic Property Contract.

(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 Community Development 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 OWNER 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 OWNER, 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 Community Development 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 OWNER 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 OWNER 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:

City Attorney

Deanna J. Santana
City Manager

1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax Number: (408) 241-6771

“CITY”

**Megan L. Carter,
Owner of 794 Park Court**

By: _____
Megan L. Carter
794 Park Court
Santa Clara, CA 95050

“OWNER”

Exhibits:

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

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LERNER + ASSOCIATES
ARCHITECTS

April 11, 2021

City of Santa Clara Planning Staff &
Historical and Landmarks Commission
1500 Warburton Avenue
Santa Clara, CA 95050
Attn.: Rebecca Bustos, Senior Planner

Re: Preservation Design Review
Carter Residence
794 Park Court
Santa Clara, CA 95050



Dear Ms. Bustos,

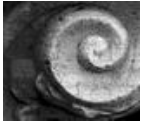
At the request of Ms. Megan Carter, the home owner of 794 Park Court, I performed a preservation design review based on the Secretary of the Interior's Standards for Rehabilitation (SIS) of the proposed alterations and addition as presented in the plans prepared by Architect, Robert Mayer (seven sheets: A1.0, A2.0, A3.0, A4.0, A5.0, A5.1, HP1 dated 4/9/21), that included a site visit on March 13, 2021, and a review of a CA Department of Parks and Recreation Primary Record (DPR) by Architectural Historian William Kostura dated July, 2020. In summary, I found that the preservation design of the proposed alterations and addition complies with the Secretary's Standards.

As to whether I am qualified to render such an opinion on preservation design, I more than qualify for the minimum professional qualifications in historic architecture as set by the National Park Service as I have a professional degree in architecture (from Kansas University), a State license to practice architecture in California, plus at least one year of full-time professional experience on historic preservation projects. For that, I served as staff architect for San Francisco's Architectural Heritage from 1983-88, and since then have been in private practice, winning design awards from the California Preservation Foundation, the California Governor's Office, and the Art Deco Society of California.

As noted in the Historic Resource Evaluation by Mr. William Kostura (July 2020):

"It appears that the subdivision was completely or almost completely developed during 1925, and that all or almost all of the houses were one-story in height and clad in horizontal wood siding. Styles were mostly restrained examples of Craftsman, Tudor, and Classic Revival styles. Some houses lack strong style elements, so that it does not seem possible to assign a style name to them other than "bungalow."

On average these were modest vernacular houses that were probably intended for working class and lower middle class workers. Nevertheless, many of the houses do have distinctive forms, mainly in their rooflines and porches. Many have porches that project from the main body of the house and have gabled or hipped roofs supported by columns.



Some of these columns have just enough articulation in their capitals to give the houses a "Classical Revival" style. Craftsman style houses, by contrast, may have tapering columns with or without capitals.

Alterations

There have been two alterations to the exterior of the house. One is a plain, replacement wooden front door. The other has been the removal of a brick chimney from the left side of the house. It was not visible from the street and was damaged in the Loma Prieta Earthquake of 1989.

Integrity

Mr. Kostura concluded:

This property retains integrity in all seven areas, listed below:

- *Because this house has never been moved, it retains integrity of location.*
- *Because the only alterations have been the replacement of a door and the removal of a chimney, this house retains integrity of:*
 - *design,*
 - *materials,*
 - *workmanship,*
 - *feeling, and*
 - *association.*
- *Because most of the old houses in the Park Court subdivision still stand with good to high integrity, this property retains integrity of setting.*

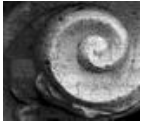
Evaluation under California Register criteria

Evaluation under Criterion 3 of the California Register: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

This is a fine though restrained example of a 1920s bungalow, and it is one of the best houses in the Park Court subdivision. Its most characteristic features are a cross-gabled roof with a corresponding, smaller gable over a projection in the front; knee-braces that support broad eaves and that relate the building to the Craftsman style; and a square column with capital moldings in the porch. A rectangular bay window in the front adds interest to the composition. The house has unusually high integrity, including all of its original window sash. Many of these sash are divided by muntins into multiple lights.

Because of its characteristic features and exceptionally high integrity, this house is a distinctive example of the domestic architecture of 1920s Santa Clara. Accordingly, the property appears to be individually eligible for the California Register at the local level under this criterion. The Period of Significance is 1925, the year the house was built."

Under Criterion 3, Park Court is likewise a rare and excellent example of a 1920s subdivision composed of bungalows built to near-uniform scale but with varied compositions and styles. The wooden cladding of the houses, and the decorative style



features, which are also of wood, provide surface texture and create a rustic feeling throughout the subdivision. As a large collection of wooden bungalows this subdivision is almost certainly unmatched in the city of Santa Clara, and this may be true for a much larger surrounding area as well.

Secretary of the Interior's Standards for Rehabilitation

Because the house is considered eligible for the California Register, the appropriateness of the design and construction were analyzed based on the Secretary's Standards for Rehabilitation. The Standards for Rehabilitation are regulatory for the Historic Preservation Tax Incentives program and are the Standards most often used by local historic district commissions nationwide. Below is my review:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Response: Compliant. The house will continue to be used as a residence.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Response: Compliant. The addition is situated in the open space between the house and the garage. Four of the original double hung windows towards the back of the house will be reused in the addition.

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

Response: Compliant. The house will have an addition which will distinguish itself from the original design of the house by use of materials, the size and slope of the addition's roof, and cement board siding that while it will approximate the size and orientation of the existing wood siding, it will be of a modern material, cement board, that upon close observation, can be recognized as a new material.

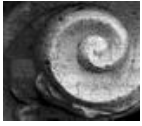
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Response: Not Applicable. There are no new changes that have acquired historic significance in their own right.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Response: Compliant. Examples of features of craftsmanship that characterize the property will remain. Where windows are removed, they shall be reused in new window locations. Where window sash or rails are deteriorated (dry rot), they will be repaired with a 2-part epoxy or replaced with new in kind window sash when more than 50% of the window parts are deteriorated.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old



in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Response: Compliant. Deteriorated historic features will be repaired rather than replaced. The project proposed to replace the existing foundations that are failing (settling, listing) and causing major stress to the wood siding, wood windows and trim. Replacing the foundation will help rehabilitate these contributing elements and preserve them for many years to come.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Response: Compliant. No physical treatments, such as sandblasting, that cause damage to historic materials will be used.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

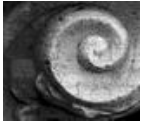
Response: Not Applicable. We are not aware of any archeological resources.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Response: In reviewing alternative designs, a 2nd story addition was considered and rejected as it was felt it would overpower the original house form. A one story addition in the open space between the garage and the house was considered appropriate as it was set back and behind the original house in open space between the garage and the house. The addition's roof is lower than that of the original house and there is a setback "notch" at the meeting of the addition and the house. It creates a certain rhythm of the ridges of the 3 roofs step down from the front to the back. In terms of detailing, the flat wood trim around the reused original double hung wood windows will be of a slightly different size so as to distinguish the old from the new. The siding of the addition will acknowledge the horizontal wood siding of the original house but will be made of a modern cement board material.

10. New additions and adjacent or related new construction shall 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.

Response: Compliant. The addition is located in an open space between the historic house and garage. The addition, which is an infill in this space, could be removed in the future and the essential form, integrity and relationship of the historic house and garage easily restored since they will remain where they have always been. The proposed design will reuse 4 original windows that could be salvaged, if the addition is removed, and installed in their original places in the house.



In summary, it's my professional opinion that the proposed project meets the Secretary of the Interior's Standards for the Treatment of Historic Properties - Rehabilitation Standards. The project could be found to be mitigated to a less-than-significant impact under the California Environmental Quality Act (CEQA) and in conformance with the intent of the proposed Mills Act contract.

Thank you in advance for your consideration of my opinions of the proposed project.

Sincerely,

Arnie Lerner, FAIA, CASp

cc. Megan Carter, Property Owner
Robert Mayer, Architect
William Kostura, Architectural Historian

attachments: Architect Robert Mayer's Drawings,
Architectural Historian William Kostura's Historic Resource Evaluation

April 30, 2021

To: Jeff Schwilk, AICP
Associate Planner, Community Development Department
City of Santa Clara

From: Lorie Garcia
City Historian, City of Santa Clara
Historical Advisor to the Historical and Landmarks Commission

RE: 794 Park Court, Santa Clara, California

- 1. Secretary of the Interior Standards Review (Arnie Lerner, April 11, 2021)**
- 2. Historic Resources Survey Report (William Kostura, July 2020)**

Dear Jeff,

I would like to submit the following comments on both the above referenced 2021 SIS Review and the 2020 HRSR.

1. With regards to the SIS Review, I completely concur with the finding made by Arnie Lerner that the proposed project for 794 Park Court “meets the Secretary of the Interior’s Standards for the Treatment of Historic Properties – Rehabilitation Standards.”
2. With regards to the HRSR, there is one important omission on the Historic Resources Survey Report made by William Kostura. On Page 1 (**Primary**)_section “**P7. Owner and Address**” he omits the name and address of the owner and this section is required to be filled in on the DPR.

I also feel that there are a few other corrections, which should be made.

On pages 2 and 5, Mr. Kostura refers to Park Court being developed during 1925. He writes on Page 2, “It appears that the subdivision was completely or almost completely developed during 1925” and on Page 5, “Park Court and was developed during 1925.” This is incorrect. It was almost completely developed during 1924 and 1925

I made a count of the construction dates for the historic Park Court houses, which face Alviso Street, Park Court and Park Avenue, and found 1 constructed in late 1923, 41 homes built in 1924 and 21 in 1925 with the remainder somewhat later.

And finally, on Page 5, Mr. Kostura gives the boundaries of the Old Quad neighborhood as being roughly bounded on the north by Lewis Street. This is incorrect as it completely ignores the area north of the El Camino between Lewis Street and the railroad tracks. Basically, the Old Quad covers the original quadrangle surveyed by J. J. Bowen and thus encompasses the area between Scott (from its juncture at the RR tracks) then south to Newhall and then is bordered by Newhall back to the RR tracks, which form the northernmost boundary.

Sincerely,

Lorie Garcia
City Historian, City of Santa Clara
Historical Advisor to the City of Santa Clara Historic and Landmarks Commission

April 29, 2021

To: Jeff Schwilk, AICP
Associate Planner, Community Development Department
City of Santa Clara

From: Lorie Garcia
City Historian, City of Santa Clara
Historical Advisor to the Historical and Landmarks Commission

RE: 794 Park Court, Santa Clara, California
APN: 269-52-054
Request for Variances for Rear and Side Yard setbacks

Dear Jeff,

I would like to submit the following comments in support of the Variance request:

The majority of the homes constructed as small bungalows, reflected the small working-class building styles of the era. This historic pattern with its up-and-down rhythm of the rooflines and the in-and-out rhythm of small detached garages set behind the main dwelling created a unified appearance with enough variety for individual identification, which is considered the essence of good neighborhood design and today is a character defining feature of historic neighborhoods.

Mainly constructed in 1924 (41 houses) and 1925 (21 houses), with the majority of the remainder erected up to the latter half of the 1930s, Park Court was developed in compliance with the new City regulations governing the construction of dwellings and garages in a Residential district. Since then, the Park Court neighborhood has only been minimally altered, and the majority of the original houses occupy their original footprints and the garages occupy their original locations.

The residence, located at 794 Park Court was built in 1925 and the placement of both the house and the garage on the lot met the regulations stated in the City's new zoning ordinance (Ordinance No. 384) for the City of Santa Clara, "Creating a Comprehensive Zoning Plan and Establishing Four Districts in the Town of Santa Clara," adopted on July 6, 1925. The subject property was located in "Residence District A" and under Section 4.b "Side Yards" and "Private Garages and Other Outbuildings," met the following set-back requirements: no residence (excluding eaves, window sills and other ornamental features) could "be placed closer than four (4) feet to either side yard lot-line" and no private garage could "be placed closer than three (3) feet" to "a rear or side property line."

Part of Ordinance No.444, enacted August 1, 1932, which established the use of the 1930 Uniform Building Code and Fire Zones within the City, was amended by Ordinance No. 457, enacted on November 20, 1933, which "provided that private garages detached from the residence or dwelling may be built up to the property line."

The new proposed addition between the existing house and garage is compatible with the historic pattern of development, as the 1925 Zoning Ordinance, in effect at the time the home was built, allowed 4' between structure and side lot-line and the proposed addition would be set at a 4' 6" setback. In 1950s, the garage was modified from a one to two car garage, giving it a 9-inch setback from the side property line. However, it retained the original setback from the street. It is interesting to note that after the modification of the garage, its setbacks from the side and rear property lines would have still complied with the 1933 Ordinance regarding garages. In both cases neither of the historic setbacks for construction meet the current Zoning Ordinance.

Adopted in 1969, the current Zoning Ordinance was written to regulate new construction occurring at that time and did not address the standards of development, i.e., height, building placement or setbacks, lot size or proportions, found in historic properties or neighborhoods.

According to the July 2020, Historic Resources Survey Report by William Kostura, Park Court is considered "probably by far the best example of a suburban subdivision that was built in Santa Clara in the 1920s-1930s, and may be one of the best in the immediate region." He also states that "Park Court appears to qualify for the California Register [of Historic Resources] as a historic district under Criterion 1 and Criterion 3.

No significant changes to the residence or garage or their placement on the property have occurred since its construction in 1925 and the current project proposed for 794 Park Court meets the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. 794 Park Court's architectural style, form, size, massing and character-defining features are, and will remain, all compatible with the neighboring and nearby historic homes in the historic Park Court neighborhood. Thus, in order to not adversely impact the historic significance of the subject property and the character defining feature of the neighborhood's unique historic development-design, both a rear and side-yard variance for the proposed project for 794 Park Court are necessary.

During my 11 years and 11 months on the Santa Clara Planning Commission, we dealt numerous times with the problem of the City's historic neighborhoods and properties being completely unable to comply with the "modern" zoning ordinance due to the periods and manner in which they were constructed. We consistently made the findings for granting the needed variance requests due to these "unusual conditions applying to the land or the building" that were necessary for their preservation.

Thank you for allowing me the opportunity to provide this information. If you have any questions, please don't hesitate to contact me.

Sincerely,

Lorie Garcia
City Historian, City of Santa Clara

Park Court is a very important and unusual example of the history of development in town. There are not many developments laid out like this one. And there's not a collection of mostly intact cottages still so visible anywhere else in town that are arranged to create an instant neighborhood. The cultural story is as important as the architectural and land planning stories. If we ever able to get Historic Districts in this town to project a group of houses, not just one at a time, the Park Court neighborhood would likely be one of our first.

For years we have been reviewing individual projects within Park Court against the Secretary's Standards and what few rules we do have. Frankly, we have had mixed results, and the pressure to buy these small houses and turn them into bigger ones all over town is becoming intense because of the presence of jobs and money flowing in.

I say all this to remind us how important it is that we treat every alteration application in areas such as Park Court with great care. And is especially pleasing when an owner sends us one that is as sensitively done as this one.

I can say that I agree with the independent consultant's review that it meets the Secretary's Standards, but the Commission should talk about why they find that it does. This would be especially helpful for new Commissioners and the applicant. For learning purposes, lets contrast it to last month's submittal from another historically important neighborhood that has no protection either.

You remember in my review last month I cited a lot of criteria from Preservation Brief #14; that the addition should always be visually subordinate to the main house; that it should be set well back on the side or placed at the back only; that it needed the same rhythm to the openings even if the window was a different style, and more. It becomes increasing hard to meet these guidelines when the existing house is so tiny to begin with. But the design of this addition does exactly what PB#14 talks about. Instead of trying to double the square footage of the house, this proposal is very modest in size.

I further cited the Brief saying that the addition should be at the back or on the side at the back, this addition meets this requirement too. Yes its larger front wall is quite close to the side of the house facing the street, but it is only perhaps 1/3 as wide as the front of the house – clearly subordinate. And the elevation next to the front façade is very narrow and set back from the façade about 30ft behind a fence. Definitely subordinate.

I talked about PB#14's suggestion for a 'hyphen' shape as an interconnecting link between the main addition and the main house. This whole addition is so small compared to the two masses it links together that it doesn't just have a hyphen, it IS the hyphen. So points for this part of the design too.

This design is also clearly respectful of the architectural character of the house. It is not just a copy of the original, details have 'differentiation' yet the mass, placement, size, bulk, etc. are clearly 'compatible' with the original. Also reusing the historic windows is brilliant! In my "energy savings for historic buildings" seminar, I show how, if restored properly, a wood, double-hung window can equal or better the performance of affordable vinyl or fiberglass "energy efficient" windows – and as a bonus, it will last decades longer.

SIDING BACKGROUND: The use of cement-board siding is problematic everywhere as most often it replaces or covers the historic siding, erasing an important character-defining feature. In some parts of the country, in the 1980s and 90s, it became the scourge of historic remodels equal to that of vinyl, and aluminum siding. Several decades ago, the Parks Service issued Preservation Brief No. 8 (Yes, #8 out of 50) "*Aluminum and Vinyl Siding on Historic Buildings.*" We had our own scare with it here in Santa Clara,

as applicants wanted to replace historic wood siding in poor condition with ‘wonderful new cement board.’ Look in the Commission’s files. You’ll find the argument raging about 20 years ago, and both Gloria Sciara and I wrote about its detrimental effects.

One problem is that the building will behave differently – temperatures and moisture content, moisture migration, etc. – all are upset. A visual problem, whether it’s replacing siding or added to new sections, can be the shadow line. Cement board is heavy, so it’s usually thinner. The resulting shadow line on horizontal clapboard type siding is noticeably thinner. So one of the clues we read unconsciously to tell a building’s age is off.

Now, all of the above was to tell you, the Commission, how and why it shouldn’t be used without a good reason. But it does have its place (A section my own Ranch style house is clad with it.) Here at 794 it is being used to differentiate the addition from the older part of the house. It is only being proposed for the new construction not to replace existing siding. Now we should not be commanding that the siding on every addition the Commission reviews be a certain specific type, but kudos to the Architect for using it here to clearly differentiate the addition, yet keep it compatible with the historic feature. So, I agree with the consultant, this meets Criteria #9 of the Rehabilitation Standards.

QUESTION 1: WHICH EXPOSURE ON THE SIDING, 7” or 4”? The Right Elevation, Sheet A5.0, lists the new V-Rustic style siding as 7” exposure, to blend with the existing 1x8 V-Rustic wood siding of the garage. But then on the Rear Elevation, the siding is marked as 4” exposure? Usually, more than two styles of siding on such a small house can get visually chaotic. So my question is: Shouldn’t this note also say 7”?

QUESTION 2: CHANGE THE STYLE OF THE GARAGE DOOR? Of course, we would like the garage door to be changed to a more period type. It seems we always do. But an argument could be made to keep the existing 1990s design as if fits in with those on the rest of Alviso Street. I suggest however, that it might be could to make a statement about the part of Santa Clara’s heritage that is hidden back there in Park Court. Many citizens do not know it exists. This one looks so modern that it seems jarring against the wonderful little house. But change the style to what? And this used to be an expensive undertaking. But many different styles are available in metal roll-up doors now and one just picks from the catalog.

The “Period-of-Significance” (DPR Page 4, Item B10) is used to help us pick an appropriate style. The POS is usually a range of years when this style house would have fit most clearly or had the most influence on the local culture. But the DPR also says that Park Court was supposedly built in only one year, 1925. Still, we should look at what kind of doors would have been available then. During the 20s garages were starting to pop up all over town. Fords were now affordable. Horses were disappearing. The car was the modern age. But the building to store the car was still a design from an earlier age, a shed where either just a horse was kept, or if one had more money, a carriage. What existed were only hinged groups of relatively narrow panels that folded accordion style against the right and left jamb, or doors that rolled on tracks above to stack beyond the side of the opening. Either way, most often a cross-buck design of thin boards arranged in an X-pattern on the front of each panel was used as a brace. The fancier doors often had a glass panel in the top portion always. And no matter what style garage, these doors could be found all over town. And you’re in luck, because now, the overhead (roll-up) door industry reproduces these patterns in typical metal roll-ups. The cost difference is less only a few hundred, and the function is the same, just press the remote and up it goes.

Also, it is much appreciated that the trim sizes of the various windows are specifically listed right on the drawings. This way we can understand what is being proposed. Up until a couple years ago, formally requested that this information be on the drawings. It’s very helpful to see it here. And if a Commissioner has a question, it can be a very specific one discussing sizes etc. A minor point that the applicant might

want to consider: As “1x’s” are now ¾” thick. The older trim was a full 1” thick or sometimes more. If the siding butts to this, a modern (thinner) board may not be enough to stand proud of the siding. This not only looks substantially different (remember what I was saying about shadow lines) but it may be hard to get it sealed against the weather. Of course each situation is different, but often we put blocks, or a thin piece of plywood behind the new trim so that the siding butts properly and can be sealed properly.

CONCLUSION:

The proposal, as presented on the drawings we reviewed meets the Secretary’s Standards for Rehabilitation. The size, bulk and mass of the addition is less than that of the little house. Mainly it can only be seen at the corners at the back and the addition is clearly subordinate to the main house. Further it has been clearly differentiated while still looking compatible with the main house. In future, it should be used as an example of how to meet the Standards for an addition.

Volunteer Architectural Advisor to the HLC

Craig Mineweaser

Craig Mineweaser, AIA | Principal Preservation Architect

Mineweaser & Associates

architecture | preservation | building conservation services

building forensic investigations | historical building evaluations

Historic Structure Reports | Secretary of the Interior’s Standards Reviews

California Historical Building Code consulting

architectural acoustics design | audio visual equipment consulting

Craig@Mineweaser.com | www.mineweaser.com | M 408.206.2990 | Lic C13,397

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File: //HLC_2021/794_ParkCourt_DesignRvw.docx

Planning Department
City of Santa Clara

April 25, 2021

Re: Letter in Support of 794 Park Ct. Variance Request

Dear Planning Commissioners and Planning Staff:

We are the residents and homeowners of 792 Park Ct. Our home is located directly south of 794 Park Ct., the property that is the subject of the variance request. Our house is the only house that borders the subject property so we are interested in any proposed developments to the property that may impact us.

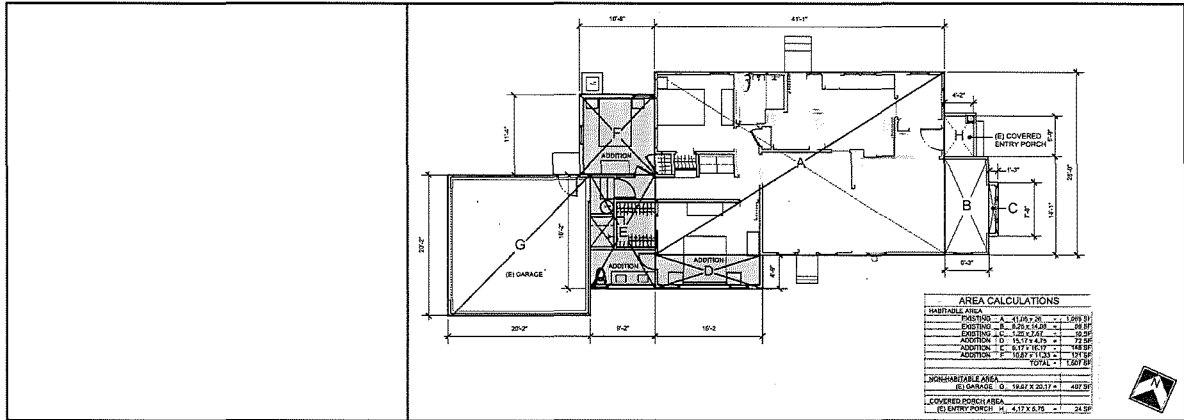
We are writing to express our support for the project, and for the side yard and rear yard variances requested. We have reviewed the drawings prepared by architect Rob Mayer (dated April 09, 2021) that show the variances to reduce the side yard building setback from the required 5 feet to 4'-6" at the addition, and 9" at the existing garage, as well as a 2'-0" rear yard setback at the existing garage where 20 feet is required. We feel these variance requests are reasonable given the that the existing garage remains in its current location and will have no greater impact than it currently does; and that the variance at the addition, if granted, will only reduce the side yard setback by 6 inches.

We wholeheartedly approve of the homeowner's proposed plans for 794 Park Ct. We have reviewed these plans in detail, and believe that the proposed project will be a significant improvement to the property while also helping to preserve the historical character of our unique street.

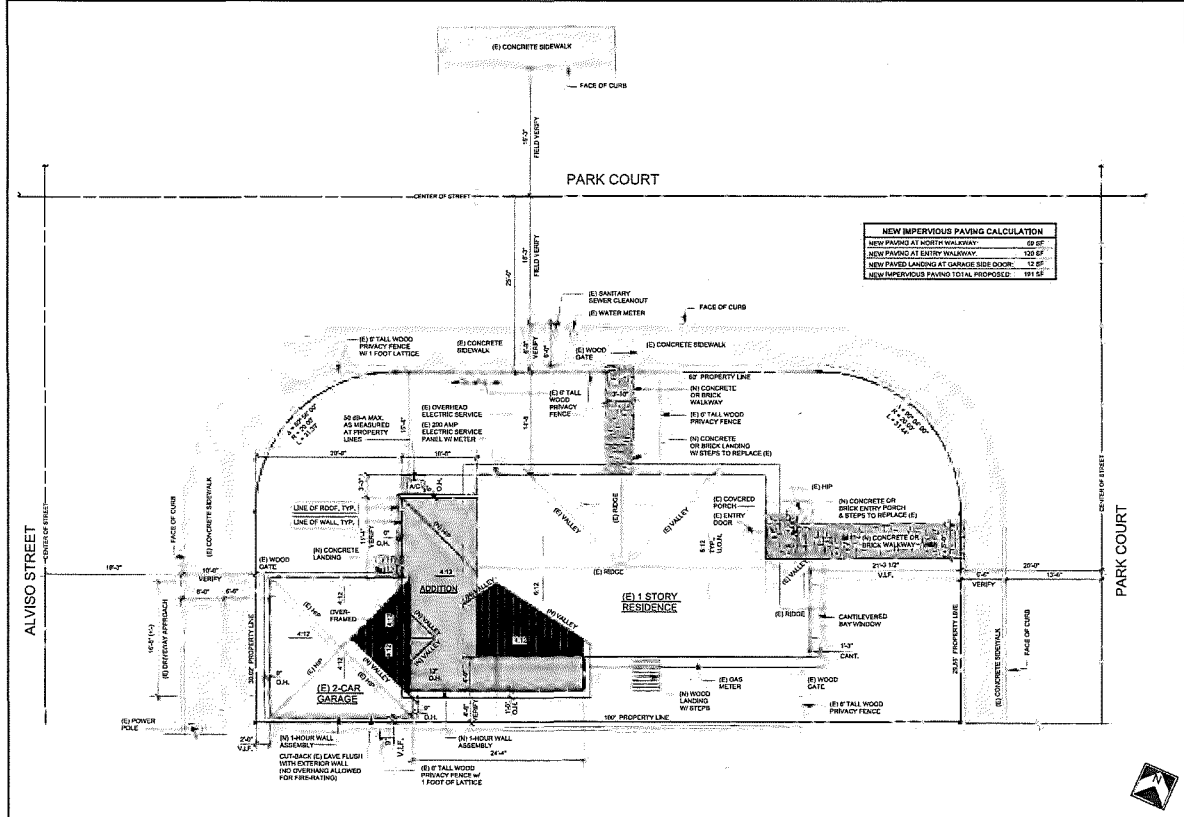
Regards,

The image shows two handwritten signatures in black ink. The signature on the left is 'Ann Dunham' and the signature on the right is 'Darren Dunham'. Both signatures are written in a cursive, flowing style.

Ann and Darren Dunham
Homeowners and Residents of 792 Park Ct.



AREA CALCULATIONS 1/8" = 1'-0" 8



SITE PLAN 1/8" = 1'-0" 7

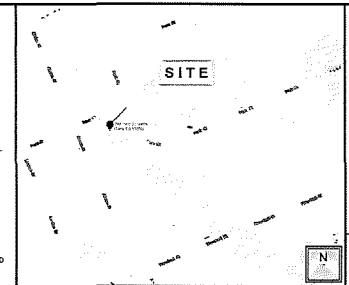
General Notes

- ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES:
 - 2019 CALIFORNIA RESIDENTIAL CODE AND AMENDMENTS
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA GREEN BUILDING CODE
 - 2019 CALIFORNIA ENERGY CODE
- AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THIS PROJECT LOCATION.
- ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THESE DOCUMENTS.
- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
- WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, MESSE SHALL BE RESPONSIBLE FOR LOSS AND OR DAMAGE TO THESE ITEMS.
- DO NOT SCALE DRAWINGS. DIMENSIONS NOT GIVEN ARE TO BE CALCULATED IN THE FIELD FROM AVAILABLE DATA ELSEWHERE IN THESE SET OF PLANS. JOB SPECIFICATIONS (IF APPLICABLE), AND/OR MANUFACTURER'S SPECIFICATIONS.
- DIMENSIONS MARKED "CLEAR" OR "CLR." SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.
- DIMENSIONS MARKED "DIM." OR "DIM." SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.
- "SM" SHALL MEAN COMPATIBLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- "ST" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR THE SIMILAR CONDITIONS THROUGHOUT.
- ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- THESE DRAWINGS ARE THE SOLE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, COPYING, ALTERATION, OR USE OF THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED AND PUNISHABLE BY LAW.

GENERAL NOTES 7

ABBREVIATION	DESCRIPTION
A	POUND OR NUMBER
B	AND
C	ATTIC ACCESS
AC	AIR CONDITIONING CONDENSER
A.D.	AIR DUCT DRAIN
A.F.F.	ABOVE FINISHED FLOOR
ALU.	ALUMINUM
B.D.	BEAM
B.M.	BASIS
B.S.P.	BEYOND
B.T.	BOTTOM
CANT.	CANTILEVER
C.I.P.	CAST IN PLACE
CHNL.	CHANNEL
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONPR.	COMPRESSIBLE
CONC.	CONCRETE
CONT.	CONTINUOUS
CORNT.	CORNER
C.T.	CERAMIC TILE
CRPT.	CARPET
DIA.	DIAMETER
DIMS.	DIMENSIONS
DN.	DOWN
DOOR.	DOOR
D.S.	DOWNSPOUT
D.W.	DRAIN
EA.	EACH
E.L.	ELEVATION
ELEC.	ELECTRICAL
ELEV. D.	ELEVATION DIMENSION
E.L.P.O.	EXACT LOCATION PER OWNER
EQ.	EQUAL
EXIST.	EXISTING
EXP.	EXPANSION JOINT
EXT.	EXTERIOR
F.A.I.	FORGED AIR UNIT
F.C.B.	FLOOR CEILING BEAM
F.D.	FLOOR DRAIN
F.F.	FEATURE
F.L.	FLOOR
FND.	FOUNDATION
GA.	GALVANIZED
GALV.	GALVANIZED
G.I.	GYPHUM IRON
GWB.	GYPHUM WALL BOARD
H.C.	HOLLOW CORE
H.	HIGH
H.M.	HOLLOW METAL
H.P.	HIGH POINT
H.R.	HOUR
H.V.A.C.	HEATING, VENTILATING AND AIR CONDITIONING
H.W.	HOT WATER HEATER
H.W.I.	HOT WATER HEATER
INSUL.	INSULATED
INT.	INTERIOR
ISO.	ISOLATED
LO.	LOW
LO.	LOW
MAX.	MAXIMUM
M.C.	MASONRY OPENING
M.E.C.	MECHANICAL
MEMBR.	MEMBRANE
M.I.S.	MISCELLANEOUS
M.I.S.W.B.	MOISTURE-RESISTANT GYPHUM WALL BOARD
M.T.L.	METAL
NOT IN CONTRACT	NOT IN CONTRACT
NO.	NUMBER
NOR.	NORTH
O.C.	ON CENTER
ON	ON
ON	ON
PLUMB.	PLUMBING
P.W.	PRESSURE TREATED WOOD
P.T.P.	PRESSURE TREATED DOUGLAS FIR
P.U.C.	PUBLIC UTILITY CONNECTION
P.V.C.	POLYVINYL CHLORIDE
R.A.	RETURN REGISTER
R.C.P.	REFLECTED CEILING PLAN
R.F.D.	ROOF DRAIN
REQD.	REQUIRED
R.F.	REQUIRED
R.W.L.	RAIN WATER LEADER DOWNSPUT
S.M.L.	SIMILAR
SPEC.	SPECIFIED OR SPECIFICATION
S.P.R.	SPRINKLER
S.S.C.D.	SANITARY SEWER CLEANOUT
S.E.	SEE STANDARD
S.S.T.	STAINLESS STEEL
S.T.C.	SOUND TRANSMISSION COEFFICIENT
STL.	STEEL
STR.	STRUCTURAL
T.O.G.	TONGUE AND GROOVE
TELE.	TELEPHONE
T.O.P.	TOP OF
T.O.F.	TOP OF FINISH
T.P.	TELEPHONE DEFENSE
T.D.	TYPICAL
UNL.D.	UNLESS NOTED OTHERWISE
UNDR.	UNDER
V.F.	VERIFY IN FIELD
W.F.	WATER
W.D.	WOOD

ABBREVIATIONS 6



LOCAL MAP	
APN:	269-52-054
ZONING:	R1-4L
OCCUPANCY:	R-3, U
CONSTRUCTION TYPE:	SM (NO FIRE SPRINKLERS)
FLOOD ZONE:	X
NET LOT AREA:	4,872 SF (+/-)

HABITABLE FLOOR AREA:			
EXISTING	CHANGE IN	TOTAL	
1,156 SF	+341 SF	1,507 SF	
NON-HABITABLE FLOOR AREA:			
EXISTING	CHANGE IN	TOTAL	
407 SF	0 SF	407 SF	
COVERED PORCHES:			
EXISTING	CHANGE IN	TOTAL	
24 SF	NONE	24 SF	
LOT COVERAGE:			
EXISTING	PROPOSED	ALLOWED	
1,587 SF (32.6%)	1,938 SF (39.8%)	1,549 SF (31.8%)	

PROJECT INFO 4

OWNER: MILDRED CARTER
 794 PARK COURT
 SANTA CLARA, CA 95050
 (408) 294-9257

ARCHITECT: ROBERT MAYER, ARCHITECT
 140 SANTA CLARA STREET
 SANTA CLARA, CA 95050
 (408) 364-5943

PROJECT TEAM 3

SCOPE OF WORK

- REPLACE FAILING CONCRETE BRICK FOUNDATIONS WITH NEW CONCRETE PIER AND GRADE BEAM FOUNDATION SYSTEM.
- ADDITION TO ACCOMMODATE 3RD BEDROOM, 2ND BATHROOM & LARGER CLOSET AT BEDROOM 1.
- ALTER BEDROOM 1 TO ACCOMMODATE HALLWAY TO GARAGE.
- RELOCATE LAUNDRY TO NEW HALLWAY.

SCOPE OF WORK 2

ARCHITECTURAL

- A1.2 PROJECT INFO, SITE PLAN, AREA CALCULATIONS
- A1.3 DEMOLITION FLOOR PLAN
- A1.4 FLOOR PLAN
- A1.5 ROOF PLAN SECTION
- A1.6 ELEVATIONS
- A1.7 EXISTING ELEVATIONS

HISTORIC PRESERVATION

- HP1 HISTORIC PRESERVATION PLAN

SHEET INDEX 1

Architect

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 San Jose, CA 95131
 (408) 364-5943
 rmm@robertmayer.com

CONSULTANT

ROBERT L. MAYER

REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 C-27155

ADDITION & REMODEL TO THE RESIDENCE AT:

794 PARK COURT

SANTA CLARA, CA 95050
 APN: 269-52-054

DATE	DESCRIPTION
	ISSUE: PLANNING
	PROJECT #: 2020-04
	DRAWN BY: RM
	CHECKED BY: RM
	ISSUE DATE: 04/20/21
	SHEET TITLE
	PROJECT INFORMATION
	SITE PLAN
	AREA CALCULATIONS
	DRAWING NO.
	A1.0

DEMOLITION KEYNOTES

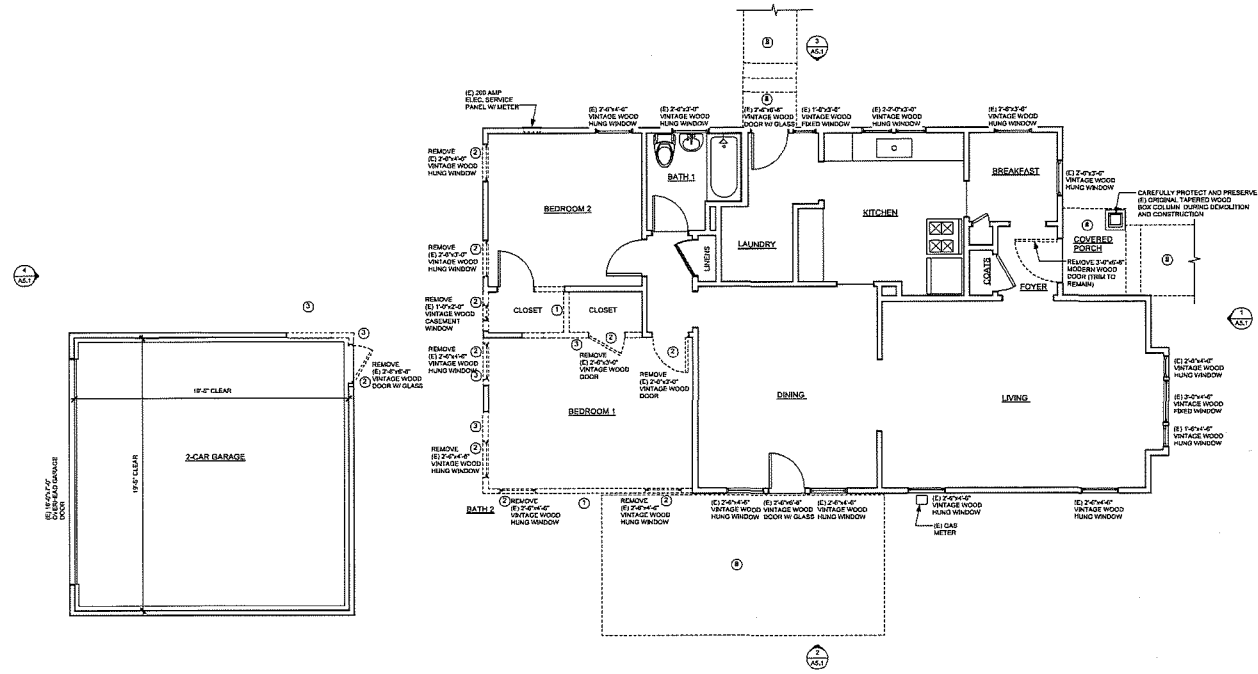
- ① REMOVE WALL AND SALVAGE EXISTING SIDING, TRIM (INTERIOR AND EXTERIOR) AND SAFELY STORE FOR REUSE OR SALVAGE.
- ② CAREFULLY REMOVE (E) VINTAGE WINDOW/ DOOR INCLUDING ALL JAMBS, TRIM AND HARDWARE AND SAFELY STORE FOR RELOCATION PER FLOOR PLAN AND WINDOW/DOOR SCHEDULE OR SALVAGE (TRIM BY HOMEOWNER).
- ③ REMOVE SECTION OF WALL TO ACCOMMODATE NEW OPENING (SEE FLOOR PLAN OR SEE).
- ④ REMOVE CONCRETE LANDING AND STEPS
- ⑤ REMOVE CONCRETE WALKWAY
- ⑥ REMOVE WOOD DECK

DEMOLITION LEGEND

- ===== WALL TO REMAIN
- WALL TO REMOVE
- ITEM TO REMOVE

DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
2. CAREFUL OPERATION AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURES APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
3. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURES. PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT.
4. GENERAL CONTRACTOR SHALL EXERCISE REASONABLE PRECAUTION IN THE PROTECTION OF ALL EXISTING FINISHES TO REMAIN AND/OR EXISTING SUBSTRATES TO REMAIN. ONCE INSTALLED, COORDINATE ALL TRADES TO ELIMINATE DAMAGE TO ALL FLOOR MATERIAL, WALLS, CEILING AND CEILING FINISHES TO REMAIN IN THE PROJECT AREA AND FOR ALL FINISHES WHICH MAY BE SUBJECT TO TRAFFIC OR CONSTRUCTION ACTIVITY IN ADJACENT AREAS. PROVIDE PROTECTIVE COVERINGS FOR ALL WINDOWS AND OTHER GLASS TO REMAIN. PROVIDE IMPACT PROTECTION FOR ALL EXTERIOR FINISHES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT EACH SUBCONTRACTOR CLEANS UP AND REMOVES, DAILY, ANY AND ALL DEBRIS GENERATED BY CONSTRUCTION OPERATIONS, LEAVING READY FOR ALL SUBSEQUENT SUBCONTRACTORS.



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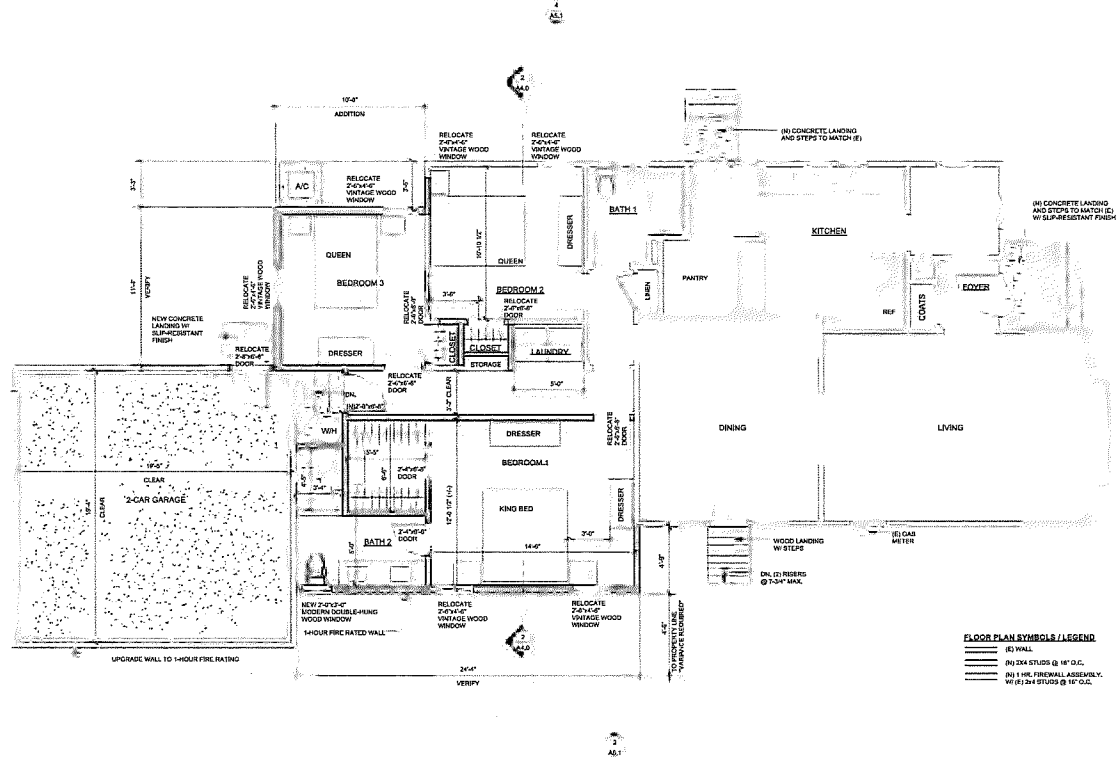
ADDITION & REMODEL TO THE RESIDENCE AT:
794 PARK COURT
SANTA CLARA, CA 95050
APR. 2023-0504

REVISION	DATE	DESCRIPTION

ISSUE: PLANNING
PROJECT #: 2023-04
DRAWN BY: RM
CHECKED BY: RM
ISSUE DATE: 04/02/21
SHEET TITLE
DEMOLITION FLOOR PLAN

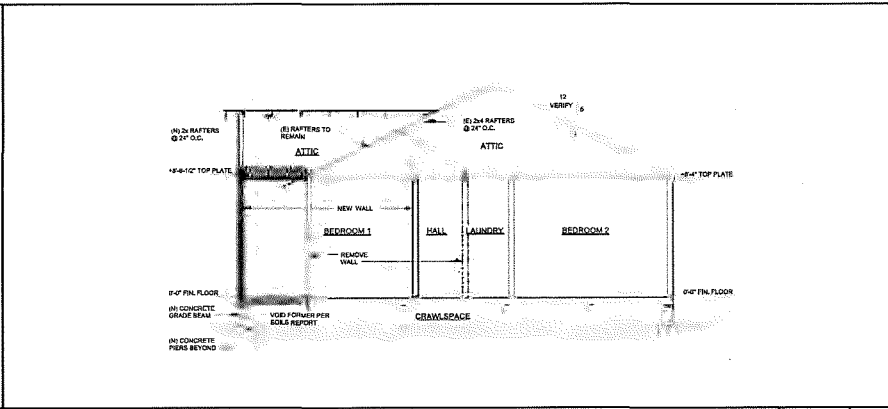
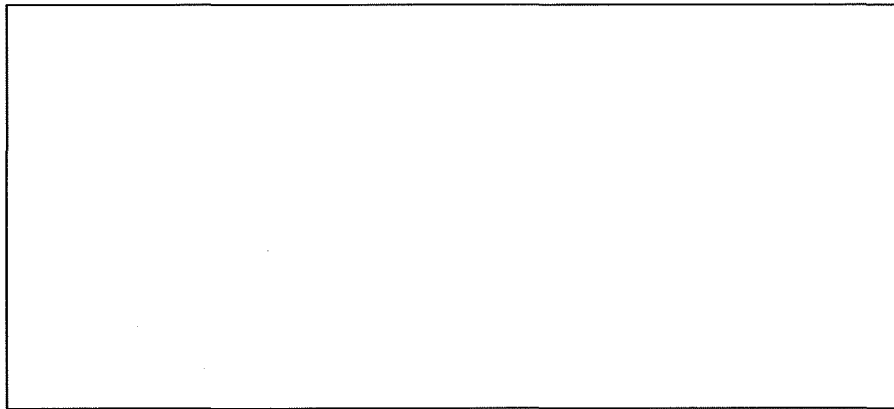
DRAWING NO.
A2.0

FLOOR PLAN

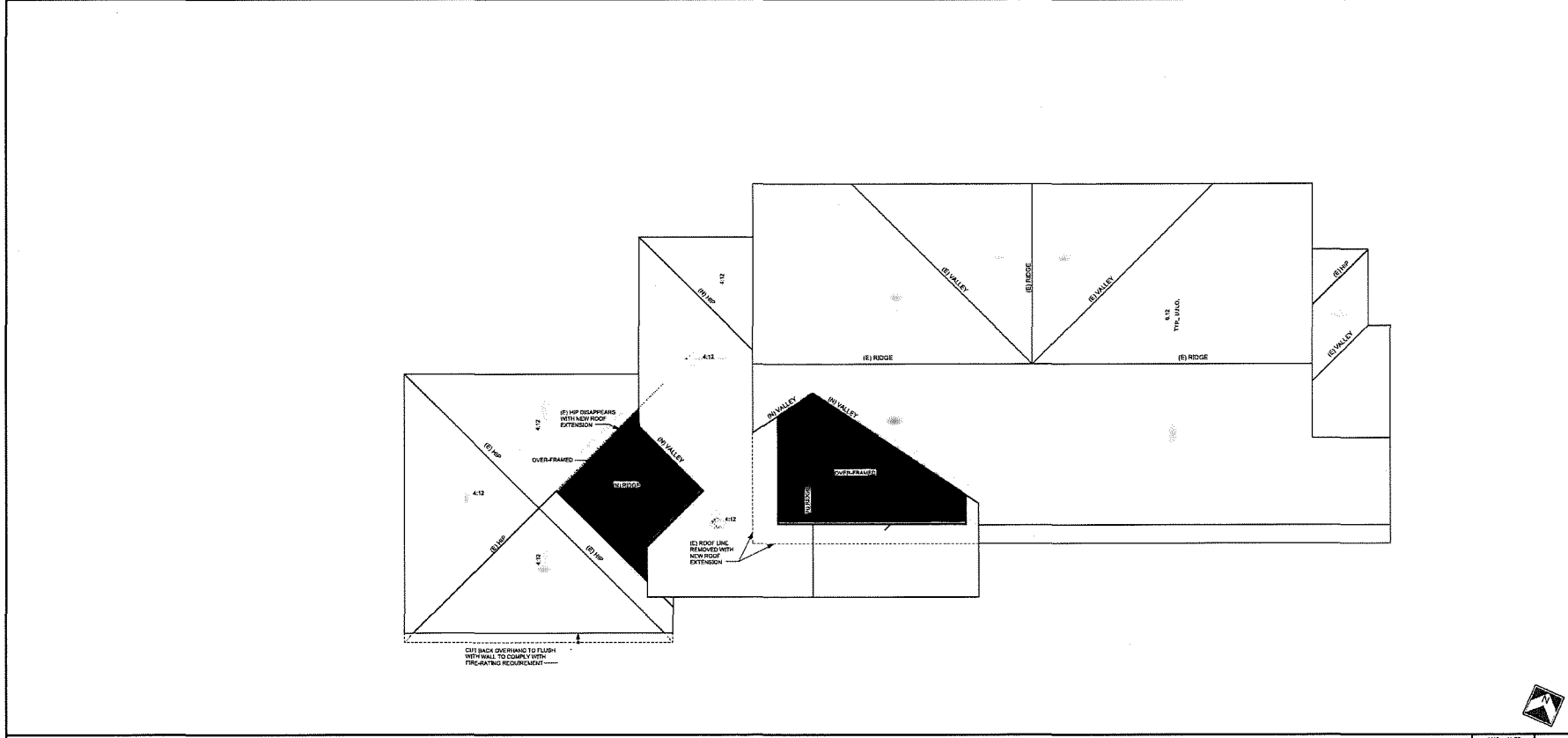


FLOOR PLAN SYMBOLS / LEGEND
 (S) 3/4" x 1/4" (S) 3/4" x 1/4"
 (R) 3/4" STUDS @ 16" O.C.
 (W) 1 1/2" FIREWALL ASSEMBLY, W/ 5/8" GYPSUM @ 1/2" O.C.

ARCHITECT	ROBERT MAYER	1100 S. GARDEN ST. SANTA CLARA, CA 95050 (415) 353-3300 RMM@RMMAY.COM
CONSULTANT		
ADDITION & REMODEL TO THE RESIDENCE AT: 794 PARK COURT SANTA CLARA, CA 95050 RPN: 206.9204		
REVISION	DATE	DESCRIPTION
ISSUE: PLANNING PROJECT #: 2020-04 DRAWN BY: RM CHECKED BY: RM ISSUE DATE: 04/01/21 SHEET TITLE: FLOOR PLAN		
DRAWING NO. A3.0		



SECTION 1/8" = 1'-0" 2



ROOF PLAN 1/8" = 1'-0" 1

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 Fax: 310.310.0001



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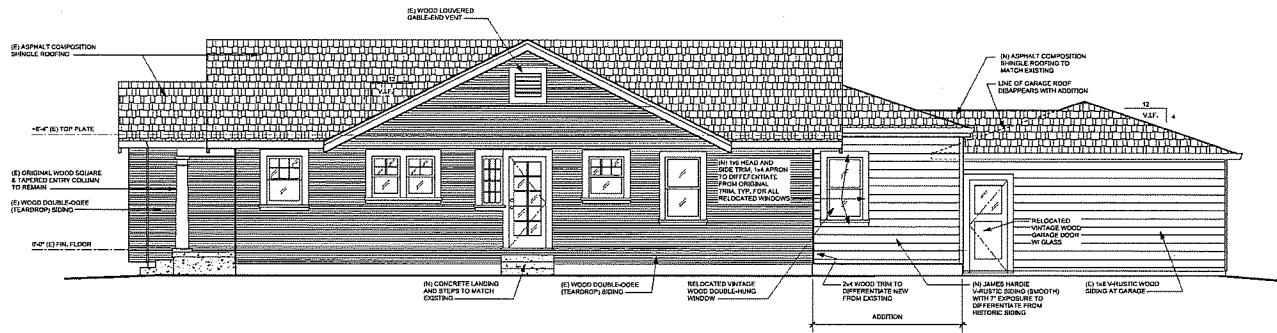
ADDITION & REMODEL TO THE RESIDENCE AT:
794 PARK COURT
 SANTA MONICA, CA 90405
 APRIL 2004-05-04

REVISION	DATE	DESCRIPTION

ISSUE: PLANNING
 PROJECT #: 2004-04
 DRAWN BY: RM
 CHECKED BY: RM
 ISSUE DATE: 04/09/04

SHEET TITLE
ROOF PLAN

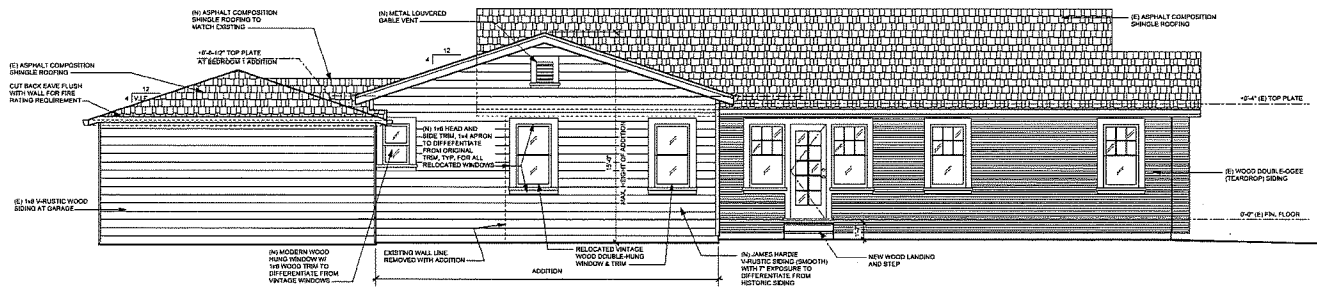
DRAWING NO.
A4.0



RIGHT ELEVATION

1/4" = 1'-0"

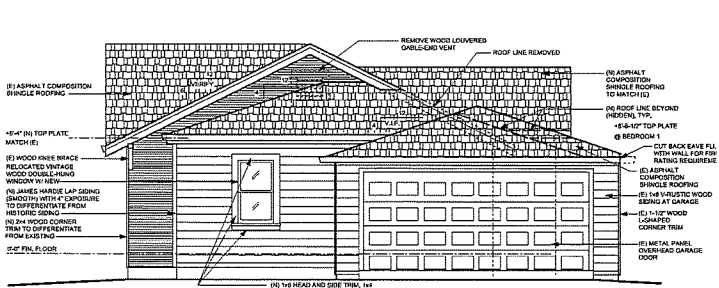
3



LEFT ELEVATION

1/4" = 1'-0"

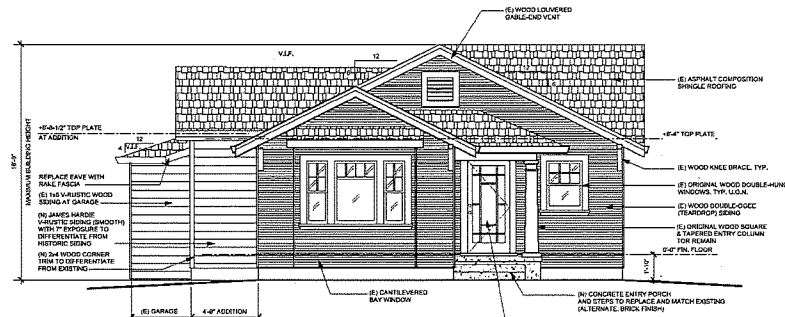
2



REAR ELEVATION

1/4" = 1'-0"

4



FRONT ELEVATION

1/4" = 1'-0"

1

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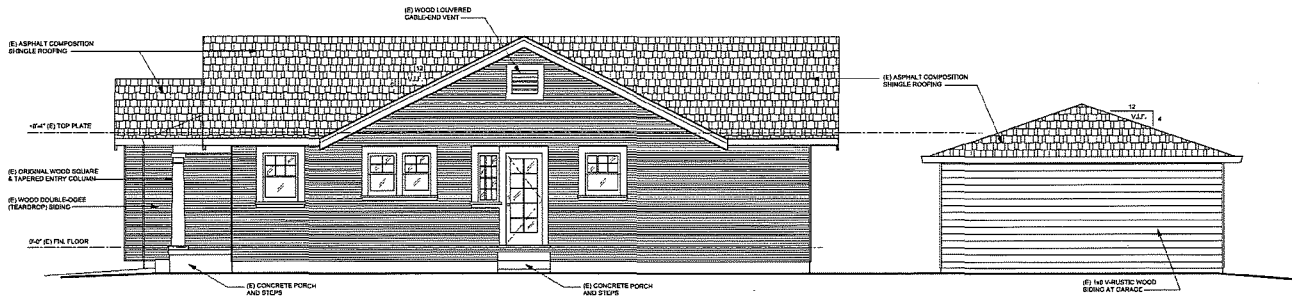
ADDITION & REMODEL TO THE RESIDENCE AT:
794 PARK COURT
 SANTA CLARA, CA 95050
 APR. 19/23/24

REVISION	DATE	DESCRIPTION

ISSUE: PLANNING
 PROJECT #: 2023-04
 DRAWN BY: RM
 CHECKED BY: RM
 ISSUE DATE: 04/20/24
 SHEET TITLE

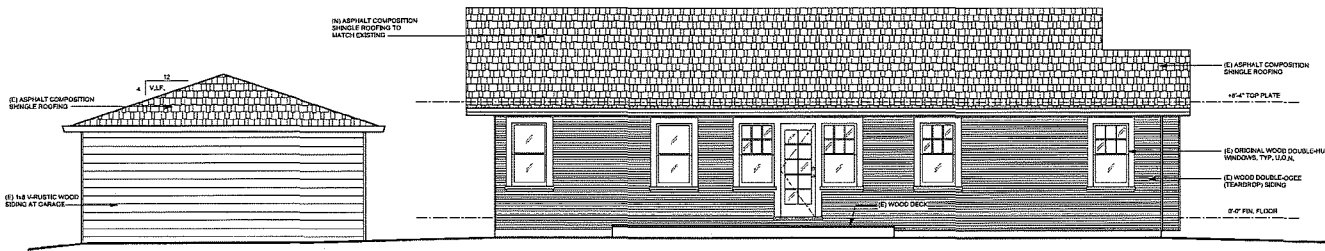
ELEVATIONS

DRAWING NO.
A5.0
 of 7



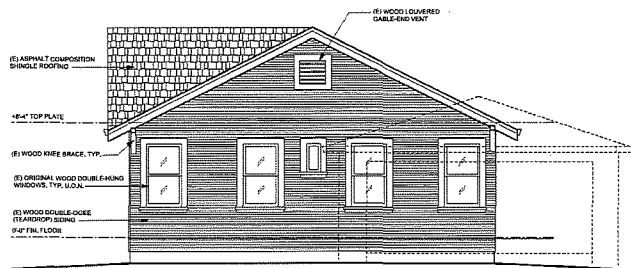
EXISTING RIGHT ELEVATION

1/4" = 1'-0" 3



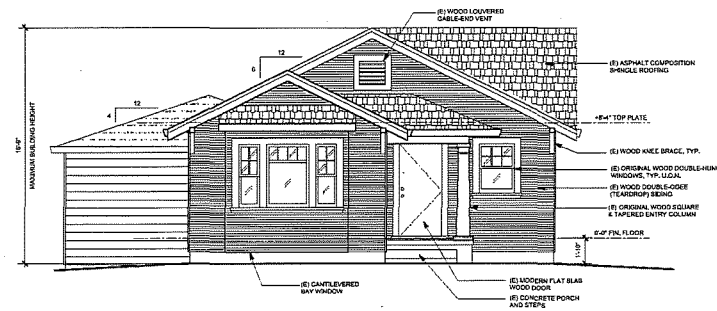
EXISTING LEFT ELEVATION

1/4" = 1'-0" 2



EXISTING REAR ELEVATION

1/4" = 1'-0" 4



EXISTING FRONT ELEVATION

1/4" = 1'-0" 1

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ADDITION & REMODEL TO THE RESIDENCE AT:
794 PARK COURT
 SANTA CLARA, CA 95050
 APR. 2003-05-04

REVISION	DATE	DESCRIPTION

ISSUE:	PLANNING
PROJECT #:	2023-04
DRAWN BY:	RM
CHECKED BY:	RM
ISSUE DATE:	04/02/21
SHEET TITLE	
EXISTING ELEVATIONS	

DRAWING NO. **A5.1**

ARCHITECT
ROBERT MAYER



CONSULTANT

ADDITION & REMODEL TO THE RESIDENCE AT:
794 PARK COURT
 SANTA CLARA, CA 95050
 APN: 299-52-004

RESIDENT

OWNER

SS/L: PLANNING
 PROJECT #: 2020-04
 DRAWN BY: RM
 CHECKED BY: RM
 ISSUE DATE: 04/09/21

SHEET TITLE
 HISTORIC PRESERVATION
 PLAN

DRAWING NO.

HP1

FEATURE	DESCRIPTION AND CONDITION	TREATMENT
ROOF	<p>MAN-BEING DAMAGE: THE ORIGINAL SHAPED GABLED ROOF FORM WITH 1 1/2 PITCH TO THE GABLES, WITH A SINGLE RAFTER OVER THE FRONT ELEVATION AND SINGLE GABLES AT BOTH THE REAR AND FRONT ELEVATIONS. THE ORIGINAL RAFTERS WERE MADE OF A REMAINE IN PLACE. THE ENTIRE ROOF IS COVERED WITH ASPHALT COMPOSITION SINGLE SHINGLE ROOFING WITH METAL FASCIA GUTTERS AND RECTANGULAR METAL DOWNSPOUTS ALL IN GOOD CONDITION.</p> <p>REAR GABLES: THE REAR PORTION OF THE ROOF IS DAMAGED EXTENSIVE TO A NEW ROOF LINE THAT RISES ABOVE AND TERMINATES AT THE NEW GABLE WALL OF THE REAR PORCH. ALL ORIGINAL WOOD ROOF TRIM SHALL BE REMOVED AND REPAIRED WITH NEW ASPHALT COMPOSITION SINGLE SHINGLE ROOFING TO MATCH EXISTING.</p> <p>THE REAR PORCH: THE REAR PORCH OVER THE FRONT PORTION OF THE ROOF IS DAMAGED EXTENSIVE TO A NEW ROOF LINE THAT RISES ABOVE AND TERMINATES AT THE NEW GABLE WALL OF THE REAR PORCH. ALL ORIGINAL WOOD ROOF TRIM SHALL BE REMOVED AND REPAIRED WITH NEW ASPHALT COMPOSITION SINGLE SHINGLE ROOFING TO MATCH EXISTING.</p>	<p>EXISTING ROOFING TO REMAIN WITH ALL ROOF ADDITIONS TO USE THE SAME TRIM MATERIALS.</p> <p>THE SOLE-GABLE AND KNEE BRACES ARE PROPOSED TO BE PRESERVED.</p> <p>THE TAVERNED WOOD SQUARE BOX COLLAR AT THE ENTRY PORCH IS PROPOSED TO BE PRESERVED AND REPAIRED.</p> <p>THE REAR GABLE AND KNEE BRACES ARE PROPOSED TO BE REMOVED TO ACCOMMODATE THE BEDROOM ADDITION AND LARGER GABLE ROOF.</p> <p>NEW METAL GUTTER TO BE INSTALLED AT THE ROOF ADDITIONS TO MATCH EXISTING.</p>
FLOOR PLAN	<p>THE ORIGINAL FLOOR PLAN REMAINS MOSTLY INTACT WITH 2 BEDROOMS, 1 BATHROOM, KITCHEN, BREAKFAST, FORMAL DINING, AND LIVING ROOM. THE ONLY NOTICEABLE CHANGE IS THAT THE ORIGINAL FLOOR PLAN WAS RELOCATED AFTER BEING DAMAGED BY THE 1994 EARTHQUAKE.</p> <p>THE REAR PORCH IS PROPOSED TO BE REMOVED AND REPAIRED TO MATCH EXISTING. THE REAR PORCH IS PROPOSED TO REMAIN IN PLACE WITH A NEW ROOF LINE THAT RISES ABOVE AND TERMINATES AT THE NEW GABLE WALL OF THE REAR PORCH. ALL ORIGINAL WOOD ROOF TRIM SHALL BE REMOVED AND REPAIRED WITH NEW ASPHALT COMPOSITION SINGLE SHINGLE ROOFING TO MATCH EXISTING.</p>	<p>THE ORIGINAL FLOOR PLAN IS TO BE PRESERVED AND REPAIRED WHERE POSSIBLE. THE REAR PORCH IS TO BE REMOVED AND REPAIRED TO MATCH EXISTING.</p>
STRUCTURAL SYSTEM FRAMING	<p>THE CONVENTIONAL WOOD FRAMING IS MOSTLY IN GOOD CONDITION BUT FRAMING DETAILMENTS AT CAJON WALLS STREETS ARE EXPRESSED IN THE MASSING AND FORM OF THE PLAN.</p> <p>THE DESIGN PROPOSES TO ACHIEVE AN ADDITIONAL TWO BEDROOM AND BATHROOM WITH A REAR PORCH AND TO ACCOMMODATE AN EXISTING GUTTER AND DOWNSPUTS TO MATCH EXISTING.</p>	<p>ALL DOUBLE-HUNG WINDOWS (SASH, TRIM, FULLY LEVELED WEIGHTS TO REMAIN IN SITU) ARE PROPOSED TO BE PRESERVED, WHERE GLAZING WITH FULLY LEVELED WEIGHTS IS GENTLEST MEANS POSSIBLE AND REPAIRED. SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAIRED.</p>
FOUNDATIONS	<p>THE EXISTING PERIMETER CONCRETE BLOCK FOUNDATION ARE IN POOR CONDITION WITH LARGE CRACKS AND EXTENSIVE SETTLING ALONG THE PERIMETER OF THE STRUCTURE WHICH IS CRATING THE ORIGINAL FINISHED FLOOR HEIGHT GRADE OF THE STRUCTURE. THE CONCRETE FOUNDATION WILL BE RELOCATED TO MATCH THE ORIGINAL FINISHED FLOOR HEIGHT GRADE OF THE STRUCTURE. THE WALLS WILL NOT BE RAISED HIGHER.</p>	<p>THE DESIGN PROPOSES TO COMPLETELY REPLACE THE EXISTING FOUNDATION SYSTEM WITH A NEW CONCRETE FOUNDATION SYSTEM. THE HOUSE WILL BE LEVELLED TO MATCH THE ORIGINAL FINISHED FLOOR HEIGHT GRADE OF THE STRUCTURE. THE WALLS WILL NOT BE RAISED HIGHER.</p>
FRONT ENTRY PORCH	<p>THE ORIGINAL PORCH ROOF LINE AND GABLE TAVERNED WOOD BOX COLLAR ARE IN GOOD CONDITION, BUT THE SETTLING FOUNDATION IS PLACING SOME STRESS ON THEM.</p> <p>THE CONCRETE FORM-SLAB AND STEPS ARE IN GOOD CONDITION ON THE SURFACE, BUT THE FOUNDATION IS SETTLING AND SEPARATING FROM THE SLAB.</p>	<p>THE ORIGINAL PORCH ROOF LINE AND GABLE TAVERNED WOOD BOX COLLAR ARE IN GOOD CONDITION, BUT THE SETTLING FOUNDATION IS PLACING SOME STRESS ON THEM.</p> <p>THE CONCRETE FORM-SLAB AND STEPS ARE IN GOOD CONDITION ON THE SURFACE, BUT THE FOUNDATION IS SETTLING AND SEPARATING FROM THE SLAB.</p>

FEATURE	DESCRIPTION AND CONDITION	TREATMENT
EXTERIOR MATERIALS	<p>NOV ORIGINAL ASPHALT COMPOSITION SINGLE SHINGLE ROOFING IS IN GOOD CONDITION. NOV ORIGINAL TAVERNED WOOD SQUARE BOX COLLAR AT THE ENTRY PORCH IS IN GOOD CONDITION.</p> <p>THE DOUBLE-GABLE AND KNEE BRACES ARE PROPOSED TO BE PRESERVED.</p> <p>THE TAVERNED WOOD SQUARE BOX COLLAR AT THE ENTRY PORCH IS PROPOSED TO BE PRESERVED AND REPAIRED.</p> <p>THE REAR GABLE AND KNEE BRACES ARE PROPOSED TO BE REMOVED TO ACCOMMODATE THE BEDROOM ADDITION AND LARGER GABLE ROOF.</p> <p>NEW METAL GUTTER TO BE INSTALLED AT THE ROOF ADDITIONS TO MATCH EXISTING.</p>	<p>EXISTING ROOFING TO REMAIN WITH ALL ROOF ADDITIONS TO USE THE SAME TRIM MATERIALS.</p> <p>THE SOLE-GABLE AND KNEE BRACES ARE PROPOSED TO BE PRESERVED.</p> <p>THE TAVERNED WOOD SQUARE BOX COLLAR AT THE ENTRY PORCH IS PROPOSED TO BE PRESERVED AND REPAIRED.</p> <p>THE REAR GABLE AND KNEE BRACES ARE PROPOSED TO BE REMOVED TO ACCOMMODATE THE BEDROOM ADDITION AND LARGER GABLE ROOF.</p> <p>NEW METAL GUTTER TO BE INSTALLED AT THE ROOF ADDITIONS TO MATCH EXISTING.</p>
FRONT GABLE WITH KNEE BRACE	<p>THE REAR GABLE WITH KNEE BRACE IS A CHARACTER-DEFINING FEATURE IN GOOD CONDITION.</p>	<p>THE REAR GABLE AND KNEE BRACES ARE PROPOSED TO BE REMOVED TO ACCOMMODATE THE BEDROOM ADDITION AND LARGER GABLE ROOF.</p>
REAR GABLE WITH KNEE BRACE	<p>THE REAR GABLE WITH KNEE BRACE IS A CHARACTER-DEFINING FEATURE IN GOOD CONDITION.</p>	<p>THE REAR GABLE AND KNEE BRACES ARE PROPOSED TO BE REMOVED TO ACCOMMODATE THE BEDROOM ADDITION AND LARGER GABLE ROOF.</p>
EXTERIOR WALL CLADDING AND TRIM	<p>MAINTENANCE: THE ORIGINAL WOOD DOUBLE-GABLE REAR-PORCH IS IN FAIR TO GOOD CONDITION. THE ORIGINAL WOOD DOUBLE-GABLE REAR-PORCH IS IN FAIR TO GOOD CONDITION AND IS A CHARACTER-DEFINING FEATURE IN GOOD CONDITION.</p> <p>DETACHED GARAGE: THE ORIGINAL WOOD-PAINTED SIDING IS IN FAIR TO GOOD CONDITION AND IS A CHARACTER-DEFINING FEATURE IN GOOD CONDITION.</p>	<p>THE ORIGINAL WOOD DOUBLE-GABLE REAR-PORCH IS TO BE PRESERVED AND REPAIRED WHERE POSSIBLE. THE REAR PORCH IS TO BE REMOVED AND REPAIRED TO MATCH EXISTING.</p> <p>THE ORIGINAL WOOD-PAINTED SIDING IS TO BE PRESERVED AND REPAIRED WHERE POSSIBLE. THE DETACHED GARAGE IS TO BE REMOVED AND REPAIRED TO MATCH EXISTING.</p>
BOY BAY WINDOW ON FRONT ELEVATION WITH IRONSPITE WINDOW	<p>THE BOY BAY WINDOW AT THE FRONT ELEVATION IS A CHARACTER-DEFINING FEATURE IN FAIR CONDITION. THE BAY IS SHOWING STRESS DUE TO THE FOUNDATION SETTLEMENT.</p> <p>THE TWO ORIGINAL WOOD DOUBLE-HUNG WINDOW LIGHTS (WOODS) ARE IN FAIR CONDITION AND SHOWING STRESS DUE TO THE FOUNDATION SETTLEMENT. THE WINDOWS ARE A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.</p>	<p>THE BOY BAY WINDOW IS PROPOSED TO BE PRESERVED AND WILL BE LEVELLED WITH THE PRESERVING FOUNDATION.</p> <p>ALL DOUBLE-HUNG WINDOWS (SASH, TRIM, FULLY LEVELED WEIGHTS TO REMAIN IN SITU) ARE PROPOSED TO BE PRESERVED, WHERE GLAZING WITH FULLY LEVELED WEIGHTS IS GENTLEST MEANS POSSIBLE AND REPAIRED. SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAIRED.</p>
WINDOWS AND TRIM	<p>ONE ORIGINAL WOOD FULLY LEVELED WINDOW IS IN GOOD CONDITION. THE WINDOW IS A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.</p> <p>FRONT ELEVATION AT BREAKFAST: ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE OVER ONE LIGHTS) IS IN FAIR CONDITION. THE WINDOWS AS A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.</p> <p>LEFT ELEVATION AT LIVING AND DINING ROOMS: TWO ORIGINAL WOOD DOUBLE-HUNG WINDOW LIGHTS (WOODS) ARE IN FAIR CONDITION. THE WINDOWS AS A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.</p> <p>LEFT ELEVATION AT BEDROOM 1: TWO ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE OVER ONE LIGHTS) ARE IN FAIR CONDITION. THE WINDOWS AS A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.</p> <p>LEFT ELEVATION AT BEDROOM 2: TWO ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE OVER ONE LIGHTS) ARE IN FAIR CONDITION. THE WINDOWS AS A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.</p> <p>RIGHT ELEVATION AT BEDROOM 1: TWO ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE OVER ONE LIGHTS) ARE IN FAIR CONDITION. THE WINDOWS AS A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.</p> <p>RIGHT ELEVATION AT BEDROOM 2: TWO ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE OVER ONE LIGHTS) ARE IN FAIR CONDITION. THE WINDOWS AS A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.</p> <p>REAR ELEVATION AT BEDROOM 1: ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE OVER ONE LIGHTS) IS IN GOOD CONDITION. THE WINDOW AS A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.</p> <p>REAR ELEVATION AT BEDROOM 2: ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE OVER ONE LIGHTS) IS IN GOOD CONDITION. THE WINDOW AS A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.</p>	<p>THE TWO ORIGINAL WOOD DOUBLE-HUNG WINDOWS (SASH, TRIM, FULLY LEVELED WEIGHTS TO REMAIN IN SITU) ARE PROPOSED TO BE PRESERVED, WHERE GLAZING WITH FULLY LEVELED WEIGHTS IS GENTLEST MEANS POSSIBLE AND REPAIRED. SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAIRED.</p> <p>ALL DOUBLE-HUNG WINDOWS (SASH, TRIM, FULLY LEVELED WEIGHTS TO REMAIN IN SITU) ARE PROPOSED TO BE PRESERVED, WHERE GLAZING WITH FULLY LEVELED WEIGHTS IS GENTLEST MEANS POSSIBLE AND REPAIRED. SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAIRED.</p> <p>THESE WINDOWS ARE PROPOSED TO BE RELOCATED IN THE NEW REAR AND FRONT WALL OF BEDROOMS.</p> <p>THESE WINDOWS ARE PROPOSED TO BE RELOCATED IN THE NEW REAR AND FRONT WALL OF BEDROOMS.</p> <p>THIS WINDOW IS PROPOSED TO BE REMOVED FROM THE RESIDENCE.</p> <p>ALL DOUBLE-HUNG WINDOWS (SASH, TRIM, FULLY LEVELED WEIGHTS TO REMAIN IN SITU) ARE PROPOSED TO BE PRESERVED, WHERE GLAZING WITH FULLY LEVELED WEIGHTS IS GENTLEST MEANS POSSIBLE AND REPAIRED. SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAIRED.</p> <p>ALL DOUBLE-HUNG WINDOWS (SASH, TRIM, FULLY LEVELED WEIGHTS TO REMAIN IN SITU) ARE PROPOSED TO BE PRESERVED, WHERE GLAZING WITH FULLY LEVELED WEIGHTS IS GENTLEST MEANS POSSIBLE AND REPAIRED. SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAIRED.</p> <p>THESE WINDOWS ARE PROPOSED TO BE RELOCATED IN THE NEW REAR AND FRONT WALL OF BEDROOMS.</p> <p>THESE WINDOWS ARE PROPOSED TO BE RELOCATED IN THE NEW REAR AND FRONT WALL OF BEDROOMS.</p>
DOORS AND TRIM	<p>FRONT ENTRY DOOR: WOODEN DOOR WITH A GLASS PANEL, WOOD DOOR NOT ORIGINAL TO THE HOUSE IN GOOD CONDITION.</p> <p>REAR GABLE DOOR AT KITCHEN: WOODEN DOOR WITH A GLASS PANEL, WOOD DOOR NOT ORIGINAL TO THE HOUSE IN GOOD CONDITION.</p> <p>REAR GABLE DOOR AT LIVING ROOM: WOODEN DOOR WITH A GLASS PANEL, WOOD DOOR NOT ORIGINAL TO THE HOUSE IN GOOD CONDITION.</p>	<p>THE DOOR IS PROPOSED TO BE REPLACED WITH A MODERN REAR-GABLE PANELED WOOD DOOR AND THE EXISTING TRIM IS PROPOSED TO BE PRESERVED AND TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAIRED.</p> <p>THE DOOR AND SIDE-LIGHT ARE PROPOSED TO BE PRESERVED AND TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAIRED.</p> <p>THE DOOR IS PROPOSED TO BE RELOCATED TO THE SIDE WALL OF THE GARAGE AND TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAIRED.</p>
INTERIOR FINISHES	<p>FLOORING: SHOWS THAT THE ORIGINAL GOLF FLOORING IS IN GOOD CONDITION IN THE EXISTING ENTRY, LIVING ROOM, DINING ROOM, BEDROOM 1 & BEDROOM 2. MODERN TILE FLOORING AT BATH 1.</p> <p>MODERN LINOLEUM AT KITCHEN & BREAKFAST</p>	<p>FLOORING TO BE PRESERVED AND UNDOCTORED EXCEPT IN BEDROOM WHERE THE FLOORING IN THE ADDITION WILL BE WEAIVED IN TO MATCH EXISTING AND THE ENTIRE ROOM REFINISHED.</p> <p>FLOORING TO BE PRESERVED AND UNDOCTORED.</p> <p>FLOORING TO BE PRESERVED AND UNDOCTORED.</p>
WALLS AND CEILING	<p>THE ORIGINAL PLASTER AND WOOD TRIM IS IN FAIR TO GOOD CONDITION AT ALL ROOMS EXCEPT BEDROOM 1 WHICH WILL RECEIVE ALL NEW GYPSUM DUE TO THE EXTENSIVE ALTERATIONS AND ADDITIONS. THE ORIGINAL GOLF TRIM WILL BE SALVAGED AND REINSTALLED AT THE ALLIED BEDROOM AND NEW WOOD TRIM WILL BE HELD TO MATCH EXISTING AS REQUIRED.</p>	<p>THE DESIGN PROPOSES TO LEAVE THE EXISTING PLASTER INTACT AT ALL ROOMS EXCEPT BEDROOM 1 WHICH WILL RECEIVE ALL NEW GYPSUM DUE TO THE EXTENSIVE ALTERATIONS AND ADDITIONS. THE ORIGINAL GOLF TRIM WILL BE SALVAGED AND REINSTALLED AT THE ALLIED BEDROOM AND NEW WOOD TRIM WILL BE HELD TO MATCH EXISTING AS REQUIRED.</p> <p>PLEASE NOTE THAT THE HOUSE IS CURRENTLY OUT OF LEVEL AND GREAT CARE WILL BE TAKEN TO LEVEL AND FINISH ALL THE NEW FOUNDATIONS. IF SOME OF THE EXISTING PLASTER IS DAMAGED DURING THE REMODELING PROCESS THE CITY OF SANTA CLARA PLANNING DEPARTMENT WILL BE NOTIFIED PRIOR TO REMOVAL TO OBTAIN A PERMIT.</p>