



# City of Santa Clara

**Historical and Landmarks  
Commission  
September 5, 2022**

1756 Fremont Street

Public Hearing Item #2  
PLN24-00264



# 1756 Fremont Street

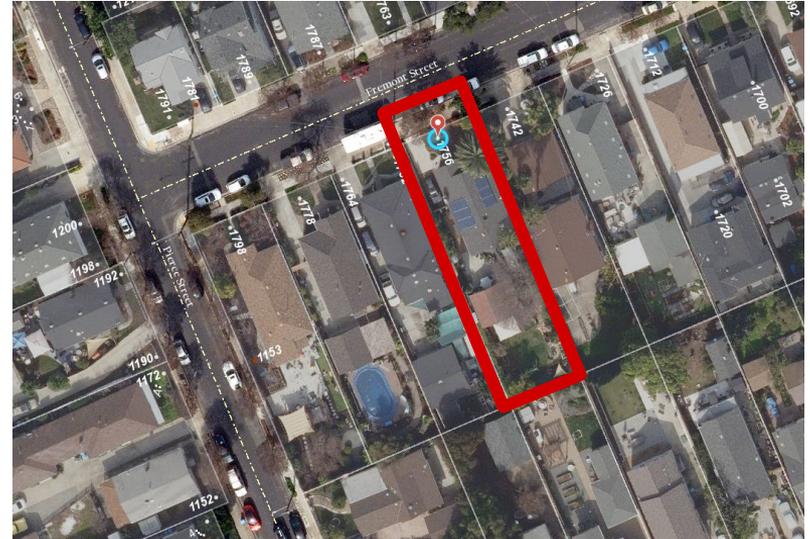
## Request

- Mills Act Contract



# 1756 Fremont Street

## Existing Site





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## Existing Conditions

- National Architectural Style with Craftsman details
- Originally constructed in 1870 and relocated to the current site in 1924
- Character defining features:
  - Existence of a front yard
  - Channel rustic siding
  - Front-gabled roof with extended eaves, bargeboard, knee braces, and latticed vent
  - Front porch with front-gabled roof, square posts, railings, wooden deck, and concrete steps
  - Two front windows and their trims
  - Trim around front door
  - Two-over-two window and its trim close to the porch area on the west side of the houses





# 1756 Fremont Street

## 10-Year Restoration Plan

- Year 1-2:** Window Restoration. Restore and repair the existing historic wood window sashes that are damaged or not working properly.
- Year 3-4:** Entry Porch Restoration. Replace the damaged porch deck boards, repair the stair railings and base with new wood, paint the porch deck and railings, and fill the sun-damaged areas with epoxy filler.
- Year 5-6:** Repair Original Wood Siding. Repair the wood siding and basement door that has been damaged by termites, sun and water.
- Year 7-8:** Painting. The entire exterior surface of the house will be repainted, including all the eaves, gutters, downspouts, windows, doors and trim. The paint color and finish will match the existing ones.
- Year 9:** Electrical & HVAC. Update electrical systems and all existing heating and AC ventilation systems.
- Year 10:** Roofing. Remove the existing asphalt composition shingle roofing and replace with new triple layer (tri-lam) asphalt composition shingle roofing that resembles the original wood shingles.



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## Public Comment Letter

- A letter was received from Historian, Lorie Garcia, who recorded the DPR in 2015 that provides clarification and corrections to the 2023 Addendum and 2015 DPR.
- **Rear Addition**
  - The addendum states that the rear of house was added sometime in 2005-2010.
  - Lorie Garcia's letter corrects this and clarifies that the 2015 DPR described the changes to the rear that were made between 2005-2015. These changes include:
    - Small addition providing entrance to the basement
    - Rear façade changes
  - The rear addition was added when the house was relocated in 1924
- **1870 vs. 1924 Sections** - The height of the 1870 section is higher than the section added in 1924 when the older house was moved, and second-story removed. The front porch was added then too.
- **Windows** - Letter clarifies that the three 2-over-2 windows are not pulley windows, but the rest of the double-hung windows in the house are. The letter also include more information on other windows through the 1870 and 1924 sections.
- The 10-year plan doesn't need to be updated. Staff will condition the recordation until an updated DPR is provided to the City.



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## Staff Recommendation

Staff recommends that the Historical and Landmarks Commission find that the Mills Act Application and associated 10-Year Plan for restoration and maintenance accomplish the intent of preserving and maintaining the historical significance of the property; and therefore, recommend City Council approve of the City entering into a Mills Act Contract with the property owner, and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement for the property located at 1756 Fremont Street.



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