

-----Original Message-----

From: Planning Public Comment

Sent: Monday, June 2, 2025 9:56 AM

To: Megan Carter <meganlcarter1@gmail.com>; Planning Public Comment

<PlanningPublicComment@santaclaraca.gov>; Alex Tellez <atellez@Santaclaraca.gov>; Rebecca Bustos <RBustos@SantaClaraCA.gov>

Subject: RE: Opposition to 642 Park Court Project on 6/5/25 HLC agenda

PMM
HLC Meeting 6/5/25
RTC 25-455
Item 2

Good Morning,

Your email has been received in the Planning Division and by way of my reply I am including the appropriate Planning Division staff for their review.

Please note, your comments will be part of the public record on this item.

Thank you for taking the time to provide your input on this item.

Regards,

ELIZABETH ELLIOTT | Staff Aide II

Community Development Department | Planning Division

1500 Warburton Avenue | Santa Clara, CA 95050

O : 408.615.2450 Direct : 408.615.2474

-----Original Message-----

From: Megan Carter <meganlcarter1@gmail.com>

Sent: Sunday, June 1, 2025 2:13 PM

To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>

Subject: Opposition to 642 Park Court Project on 6/5/25 HLC agenda

Dear Commission Members,

I am writing to voice my opposition to the project at 642 Park Court that is before HLC on 6/5/25. I am the owner of 794 Park Court and was before HLC several years ago for approval of my Mills Act application and restoration plans for my house. I spent the time and money to do this restoration correctly so that it maintains the historical integrity of the property and preserves the street view of the neighborhood, which is the first planned subdivision in Santa Clara and was originally comprised of modest, single story house for local workers. Many neighbors have done similar projects, renovating their homes in a historically appropriate manner while maintaining the small scale of their homes.

The project proposed at 642 Park Court, which is part of our original subdivision and appears largely as it would have when it was built over 100 years ago, is wildly inappropriate for Park Court and I am urging HLC to deny it as proposed.

Scale: the plan is to build an almost 3400 square foot, de facto 7 bedroom home. This would replace the existing

1920s 2 bedroom house which is about 1100 square feet. There is no other house on the street anywhere near the size of the proposed structure. Part of the historic character of Park Court is the similarity of each house, both in design and scale. This huge structure would stick out, destroying the street view. Its location in the middle of the Court surrounded by original houses is especially inappropriate for such a large structure and would have an outsized negative effect on the continuity of the street view.

Second story: there are a few second story additions on Park Court. These are not recent. Rather, they are decades old and done at a time when there were fewer Mills act houses on the Court and less awareness about what a unique place Park Court is. In addition none of these is as centrally located as 642 Park Court. A second story on that house would be highly visible and negatively impact the surrounding homes. It would be much more appropriate to expand the house back without a second story, as others have done, preserving the consistent street view.

Historically appropriate additions: this project as proposed includes an attached tandem garage visible from the street. This is not appropriate for Park Court, where garages are largely detached and/or at the rear of the house. This proposed front facade with an attached garage door is more appropriate for a ranch house or another type of house at least 20 years newer than Park Court homes. It is not appropriate and, combined with the second story and massive scale of this structure, would undermine the historical integrity of the entire street. In addition, close examination of the garage makes it clear it's too narrow to be practical for parking, which would lead to further congestion and traffic safety issues on our small street.

For all of the above reasons I am asking HLC to see that this project as proposed is not appropriate for Park Court and deny it.

Thank you for your time and attention to this issue.

Best,
Megan Carter
794 Park Court

Sent from my iPhone

From: [Planning Public Comment](#)
To: [Wendy](#); [Alex Tellez](#); [Planning Public Comment](#); [Mark Hoag](#); [Rebecca Bustos](#)
Subject: RE: Park Court Matters!
Date: Wednesday, June 4, 2025 8:31:17 AM

Good Morning,

Your email has been received in the Planning Division and by way of my reply I am including the appropriate Planning Division staff for their review.

Please note, your comments will be part of the public record on this item.

Thank you for taking the time to provide your input on this item.

Regards,

ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

-----Original Message-----

From: Wendy <w.hoag@comcast.net>
Sent: Tuesday, June 3, 2025 8:05 PM
To: Alex Tellez <ATellez@Santaclaraca.gov>; Planning Public Comment
<PlanningPublicComment@santaclaraca.gov>; Mark Hoag <4hoagz@comcast.net>
Subject: Park Court Matters!

[You don't often get email from w.hoag@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear HLC and City Planners,

I am very concerned about the mega house being considered at 642 Park Court.

While we each own our property we also have an obligation to the historical neighborhood we live in. The reason I live in THIS neighborhood has everything to do with the historical houses, and context in history. My husband and I grew up in very old houses on the east coast. We looked for a historic neighborhood. It was love at first sight. We purchased the house the day we saw it. Signing papers at 11pm. We decided to match existing. I remember the architect wanted us put in a much bigger bathroom and we said no, that is not for THIS house. We considered going up but knew there would be no good way to do it and fit into the neighborhood. We milled the inside picture molding and the redwood siding. All of the door, base and window moldings match existing. We put in solid oak hardwood floors. We purchased old bathroom sinks, and original glass door knobs. Our 15 paned front door was grabbed from a local house remodeling. We found and replaced the swinging door between our kitchen and dining room. We bought original french doors from our neighbor and put them between the living room and dining room where they used to be. With both the swinging door and french doors, we had evidence where the original hardware attached to the doorway. In the process we spent more than we purchased the house for about 5 years prior.

All of this may seem like an affront. Keep in mind we are fighting for this 100 year old neighborhood. To keep it as it was, the neighborhood where we all choose to live. For many of us this is our last house. I want to protect this historic neighborhood.

Unfortunately we cannot be there for the meeting June 6. We are traveling Route 66 and we realize the parallels and the importance of preserving history. Small and big towns across America are gearing up to celebrate Route 66's 100 birthday as has Park Court this past year. Historic diners, motels, town squares, roads, bridges are being restored and celebrated. When visiting the Lincoln Museum. They mentioned the importance of preserving these items from the past, our history of life, where we came from and where are we going, what did we learn. Our trip is about

history. The migration for better lives moving west on Route 66 to communities like newly built Park Court. In one town, buildings around the town square had signs from the “National Trust for Historic Preservation. -THIS PLACE MATTERS”

PARK COURT MATTERS!

Sincerely,
Wendy Hoag

From: [Planning Public Comment](#)
To: [Lindorff, Carla](#); [Planning Public Comment](#); [Alex Tellez](#); [Rebecca Bustos](#)
Subject: RE: City of Santa Clara, Historical and Landmarks Commission meeting regarding 642 Park Court on June 5, 2025
Date: Wednesday, June 4, 2025 8:30:28 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Morning,

Your email has been received in the Planning Division and by way of my reply I am including the appropriate Planning Division staff for their review.

Please note, your comments will be part of the public record on this item.

Thank you for taking the time to provide your input on this item.

Regards,

ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

From: Lindorff, Carla <Carla.Lindorff@colliers.com>
Sent: Tuesday, June 3, 2025 4:36 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>
Subject: City of Santa Clara, Historical and Landmarks Commission meeting regarding 642 Park Court on June 5, 2025

You don't often get email from carla.lindorff@colliers.com. [Learn why this is important](#)

The proposal to expand the above house is completely out of character for the neighborhood and out of place for the street which consists primarily of single story and approximate 1000 square foot homes. Not only does it not fit into the neighborhood but the proposed house of 5 bedrooms (and there are two closet areas could be converted to bedrooms which would make 7 total) appears to be an investment oriented toward having a rental for Santa Clara students. If you have ever walked in the student-oriented areas, there are constant games of beer pong, general partying and frequent fireworks which would be out of place in this family-oriented neighborhood. And in looking at the parking on the street, Park Court is very narrow with current traffic flow issues which will be exacerbated tremendously by this proposed project.

Many homeowners, both on Park Court and surrounding streets have made significant investments in time and money to keep the historical style neighborhood intact. By

approving the proposed renovation of 642 Park Court, these investments will be depreciated substantially.

Carla Lindorff
720 Hilmar Street, Santa Clara, CA 95050

Colliers International
Senior Vice President | Silicon Valley

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From: [Planning Public Comment](#)
To: acjoseph@sbcglobal.net; [Planning Public Comment](#); [Alex Tellez](#); [Rebecca Bustos](#)
Subject: FW: Comments re 642 Park Ct, PLN25-00049
Date: Wednesday, June 4, 2025 8:34:45 AM
Attachments: [Letter to City of Santa Clara re 642 Park Court.docx](#)

Good Morning,

Your email has been received in the Planning Division and by way of my reply I am including the appropriate Planning Division staff for their review.

Please note, your comments will be part of the public record on this item.

Thank you for taking the time to provide your input on this item.

Regards,

ELIZABETH ELLIOTT | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O : 408.615.2450 Direct : 408.615.2474

-----Original Message-----

From: Ann Charlotte Joseph <acjoseph@sbcglobal.net>
Sent: Tuesday, June 3, 2025 8:20 PM
To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Alex Tellez <ATellez@Santaclaraca.gov>
Subject: Comments re 642 Park Ct, PLN25-00049

[You don't often get email from acjoseph@sbcglobal.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Thank you for your consideration.

Best Regards,
Ann-Charlotte Joseph

Date: Jun 2, 2025

From:

Ann-Charlotte Joseph
750 Park Ct
Santa Clara, CA 95050
acjoseph@sbcglobal.net
(408)832-5235

To:

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

Subject: Urgent Request to Reject Proposed Construction at 642 Park Ct

Dear Members of the Planning Department,

I am writing as a concerned resident of Park Ct in the City of Santa Clara to respectfully urge you to reject the proposal to construct a 3,377-square-foot two-story residence at 642 Park Court. I have owned my home on Park Ct since 2001 and have always loved the quaintness and historical integrity of Park Ct and would hate to see it ruined.

There are several serious concerns that I and other neighbors share regarding this proposal:

1. Neighborhood Character and Historical Significance:

Park Court is a charming, historically significant neighborhood defined by modest, architecturally consistent homes that reflect its unique heritage. The proposed structure—given its scale, design, and two-story configuration—is grossly out of character with the existing homes. Approving this would set a dangerous precedent and undermine decades of architectural and cultural continuity that give this neighborhood its distinct appeal.

2. Potential Over-Occupancy and Parking Burden:

Although the proposal is nominally for a single-family residence, it includes five bedrooms and two other rooms (office and playroom) which could be repurposed as bedrooms. This large number of bedrooms raise legitimate concerns about its true intended use. Given the property's proximity to Santa Clara University, it is likely the home may be rented out to students. With potentially two residents per bedroom,

this could result in 14 or more occupants—an unsustainable number for a court with a narrow street like Park Court. There is already limited room for parking in the area, and this would only exacerbate congestion, increase noise, and pose safety risks for pedestrians and families.

3. Procedural Irregularities and Ethical Concerns:

Many residents, including myself, were unaware of this proposal until very recently. There appear to have been no public postings on nearby telephone poles or thorough community outreach, as has typically been standard in the past in such situations. Only a few residents received brief written notifications with an extremely limited window to respond. This raises serious ethical concerns about the transparency of the process and even prompts uncomfortable questions about whether favoritism or improper influence may have played a role.

We urge the City of Santa Clara to uphold its responsibility to the community by rejecting this proposal and requiring a more thorough, transparent, and community-aligned review process. It is critical that future development honors the spirit, scale, and intent of the neighborhoods they seek to become a part of.

Thank you for your attention to this matter and for your commitment to responsible urban planning and maintaining historical integrity of neighborhoods.

Sincerely,

Ann-Charlotte Joseph

From: Elizabeth Elliott

Sent: Tuesday, June 3, 2025 8:32 AM

To: Elizabeth Elliott <EElliott@santaclaraca.gov>

Cc: Rebecca Bustos <RBustos@SantaClaraCA.gov>; Alex Tellez <atellez@Santaclaraca.gov>

Subject: June 5, 2-25 HLC Meeting - 642 Park Court

Hello HLC Commissioners and Advisors,

Attached is correspondence from City Historian Lorie Garcia for Item 2 on the June 5 HLC Agenda.

Thank you.

ELIZABETH ELLIOTT | Staff Aide II

Community Development Department | Planning Division

1500 Warburton Avenue | Santa Clara, CA 95050

O : 408.615.2450 Direct : 408.615.2474

June 2, 2025

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

RE: HLC Meeting June 5, 2026, Item 2. File No.: PLN25-00049. Location: 642 Park Court.

Architectural Review of and Recommendation on a Proposed 987 square foot First Floor Addition and 942 square foot Second Story Addition, resulting in a 3,377 square foot five bedroom - three-and-a-half-bathroom addition to an Existing Potentially Historic Resource at 642 Park Court located Within 200 Feet of Historic Resource Inventory Properties.

Dear Chair Leung and Commissioners,

As your Historical Advisor I would like to submit the following comments, which I have divided into two sections. The first part is to give you background information that pertains to the historical importance of Park Court and the second part contains my comments on the specific project proposal.

Historical Background Information

The Development of the Automobile Suburb

Originally, when in order to meet the growing need for housing, during the 1880s and 1890s, the larger Town lots started being divided into smaller lots, which were individually sold and then each developed with a new home, the turn-of-the 20th century saw the start of outlying multi-acre parcels being developed into small subdivisions i.e., the 80 lot New Park Subdivision of 1908 (bordered by Lincoln, Harrison, Benton and Pierce Road), the 11 lot, Gunckel and 25 lot Therion Subdivisions of 1915, all of which were platted from land previously part of James Pierce's New Park estate. As the land of these new subdivisions, abutted the original Town grid, any new subdivision streets were created by of the extension of existing streets. Also, continuing the previous pattern of 1880s and 90s, the great majority of these lots were individually sold with the new owner responsible for the construction of a home on his property.

The development of the Park Court Subdivision was entirely different from that of the subdivisions of previous years. As stated in the section on the development of the Early Automobile Suburbs in National Register Bulletin No. 46 Historic Residential Suburbs, "the mode of transportation which predominated at the time and fostered the outward growth of the city and the development of residential neighborhoods" and in the early in the twentieth century, "the rapid adoption of the mass-produced automobile by Americans led to the creation of the automobile-oriented suburb of single-family houses."

Prior to the twentieth century, In the Town of Santa Clara the predominate mode of local transportation was the Trolley line and proximity to it was a major determining factor in the development of residential properties. Starting in the early 1900s, the availability of affordable automobiles would have a drastic impact on the need to be close to public transportation with its restrictions. While 8,000 automobiles were in operation in America in 1900, there were nine-and-a-quarter million in 1920. As a result of the increased mobility offered by the automobile, development had begun of the early automobile suburbs. Developed during 1924-25 in the middle of what had been an apricot orchard, isolated from the town

grid, **The Park Court Subdivision was the first automobile-suburb in the City of Santa Clara.** Consisting of 75 lots and developed with paved streets, curbs and sidewalks, and street lights, sales of Park Court properties were extensively advertised as easily accessible by automobile, stating for view “drive out the Alameda to McKendrie Street, out McKendrie to Park Avenue, and turn to your right on Park Avenue to Park Court.”

The Better Homes in America-Small House Movement

Mainly constructed in 1924 and 1925, with the majority of the remainder erected in the early 1930s, construction of the small one-story homes in the Park Court Subdivision was part of the Better Homes in America-Small House Movement whose demographic was the working class, including small families, newlyweds, immigrants, etc.. Throughout the 1920s, the small house movement was an important national trend, that that contributed to the development and the patterns of suburban neighborhoods.

Multiple publications offered plans suitable for small or mid-sized dwellings consistent with the principles of the small house movement and members of the A.I.A. formed the ASHSB (Architects’ Small House Service Bureau) and participated in the Better Homes in America program, by designing and providing architectural plans for small houses. Advertisements from 1925, show that locally, the renowned architectural firm of Wolfe and Higgins designed a few of the Park Court houses, none of which appear to be currently on the City’s Architecturally/Historically Significant Resource Inventory.

Endorsed by the Government, the Better Homes in America program became the Government's voice to encourage quality housing through good design and suitable materials program and Secretary of Commerce. Herbert Hoover backed the program, since it aligned with his goal to promote the construction of quality small houses and homeownership for the working class. At the start of the program in 1922, he said that “A hundred years from now your descendants will still be reaping the harvest of your labor for BETTER HOMES IN AMERICA”.

To illustrate the importance of this campaign, President Warren G. Harding kicked off the first Better Homes Week in October 1922 and until 1928 there was an Annual Better Homes in America Week. Builders noticed that they could profit from filling entire neighborhoods with small houses and once built, they could open model houses of their own for the community to tour during the National Better Homes Week. With extensive advertising in local newspapers and much fanfare, Cities across America, including Santa Clara, participated in Better Homes Week with publicity and activities focused on their specific areas. **Several of the houses on Park Court are featured in advertising for Better Homes Week** in 1925 and 1926, and it is important to note that it adds to the significance of the house if it was also a model house during Better Homes Week.

In support of the Better Homes movement the U.S. Department of Commerce joined private advocacy groups; in encouraging local legislation for zoning and in 1923 the U.S. Division of Building and Housing (U.S. Department of Commerce) issues a model zoning enabling act for State governments. The first 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,” was adopted on July 6, 1925. Park Court was in zoning district, “Residence District A,” and 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 occupying their original footprints.

Summary

Reflective of the Better Homes in America-Small House Movement, Park Court is an intact collection of small houses that demonstrate principles of this campaign from the 1920s. Many of the Park Court homes are still in relatively original condition and while few have individual distinction, as a whole Park Court provides a significant and distinguishable historic district in the City of Santa Clara. Reflective of the small working-class building styles of the era, the homes on Park Court, were mainly constructed as small one-story bungalows. This historic pattern with the up-and-down rhythm of the rooflines and the in-and-out rhythm of small 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.

Park Court is the first automobile subdivision developed in Santa Clara and reflecting the popular styles of domestic architecture during the first decades of the Twentieth Century, the visual continuity and individual integrity of the Park Court neighborhood captures a time frame important to the City, of its development and of its working-class residents.

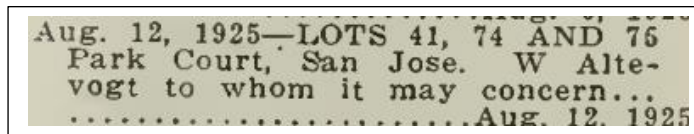
Included as site 33 in their publication "Tour of Historical SANTA CLARA" as the only non-individual historic structure by the City of Santa Clara's Historical and Landmarks Commission (printed 1975 and 1995) the Park Court Subdivision is described as "This area is the only intact subdivision from the 1920s and 1930s remaining today in Santa Clara. The subdivision is a fine collection of various style bungalows, including Craftsman, Colonial revival and Cape Cod. Despite the varied architectural styles and materials, the neighborhood is unique because of size, scale and lot size."

Park Court is an intact collection of **small houses** that demonstrate principles of the small house movement from the 1920s. With 75-80% of its houses retaining their integrity, Park Court appears to be eligible for listing on the National Register of Historic Places as a Historic District under Criteria C (*Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction*).

Comments on the Proposed Project for 642 Park Court (PLN25-00049)

Mainly constructed ca. 1924-25, Park Court consisted of 75 lots of roughly equal size and depth, which extended west between Park Avenue and Alviso Street, and south between Cypress and Newhall Streets. Since its construction, the Park Court neighborhood has only been minimally altered. The majority of the original one-story, approximately 1000 to 1500 sq. ft. houses occupy their original footprints and the garages occupy their original locations. As a result, each individual, historic Park Court house's architectural style, form, size, massing and character-defining features is compatible with the neighboring homes in the historic Park Court neighborhood, creating a unified, easily recognizable, historic district. In order not to compromise the integrity of this extremely important historic subdivision in Santa Clara, alterations to an existing home or construction of a new home within the Park Court oval must be carefully scrutinized not only to the impacts on the subject home itself but to the neighborhood's unique historic development-design.

As shown on the Santa Clara County Notice of Completion the residence, located at 642 Park Court was constructed in 1925 on Lot 41 of Park Court (for brief time known as Altevogt Way).



And while found eligible for addition to Santa Clara's Inventory of Historic Resources (HRI), It currently is not included. However, four (4) Historically Significant Park Court homes are within 200 feet of the property at 642 Park Court. (See Attached APN Map)

Sited in the inner portion of the Park Court oval, facing NW, and set among small 1-story historic homes, the subject property at 642 Park Court is currently a 1-story, 1137 sq. ft., 2-bedroom, 1 bathroom, 1-story house. Located at the rear of the property is a detached garage, accessed by a long driveway that opens onto Park Court.

As proposed, an addition would be added to the existing small historic house resulting in a 3,377 sq. ft., 5 bedroom, 3 ½ bathroom, 2-story house with an attached garage protruding from a portion of its west side-elevation.

Review of the Addition

Park Court is a very important and unusual example of the history of development in town. And there is not a collection of mostly intact cottages still so visible anywhere else in town that were arranged to create an instant neighborhood. For years individual projects within Park Court have been reviewed against the Secretary's Standards and what few rules we do have with mixed results, especially now as 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. This makes it today, even more important that we treat every alteration application in areas such as Park Court with great care. While enlargement, including a second story-addition, have previously occurred to a Park Court house i.e., the recent project at 807 Park Court, these have affected houses fronting on Alviso Street or Park Avenue and not those within the oval. Thus, there has been no real impact to the Court's historic integrity.

Preservation Brief #14; states that an 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 needs 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 by trying to triple the square footage of the existing small house, the design of this addition makes it impossible to accomplish what PB#14 talks about.

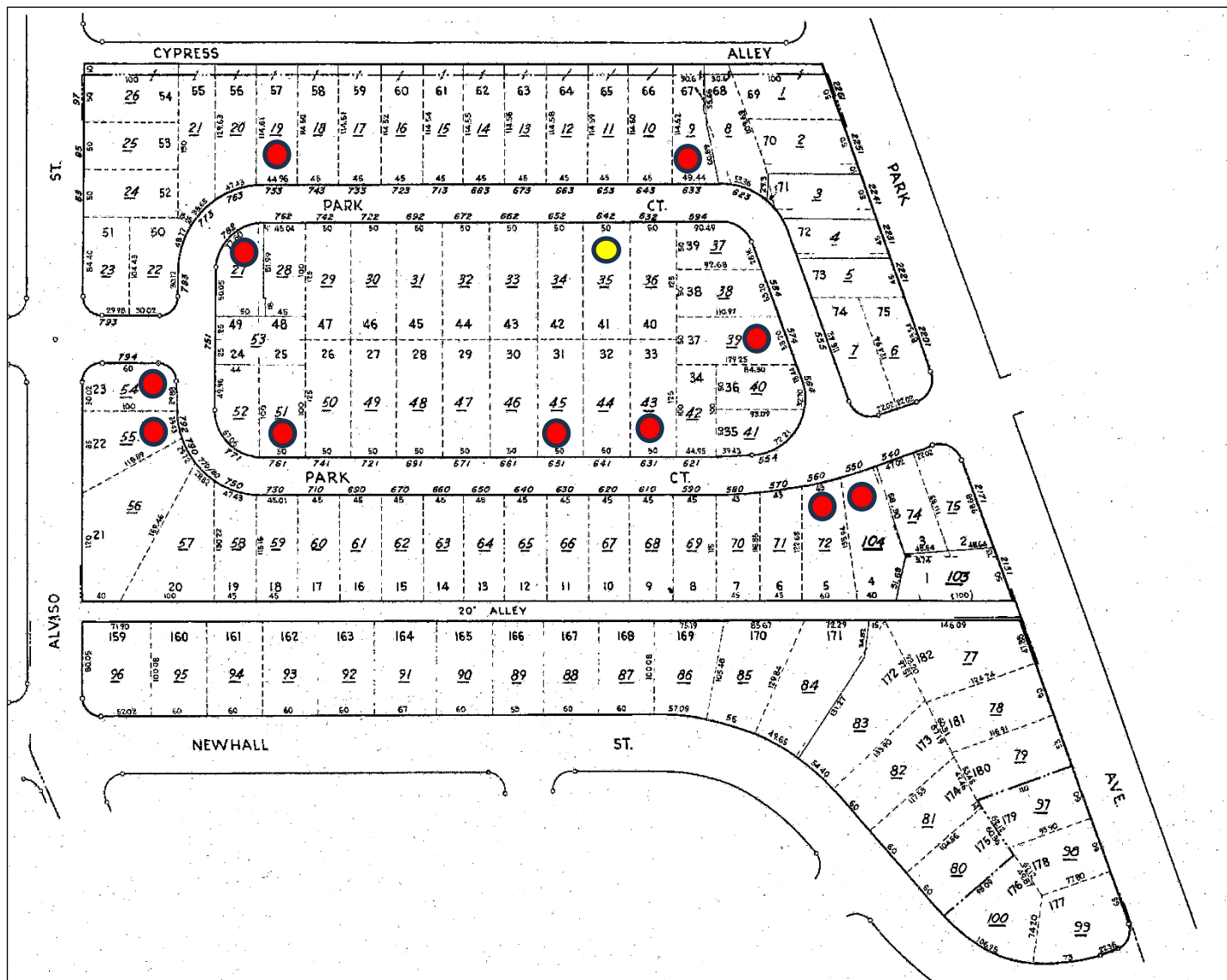
CONCLUSION:

The proposal, as presented on the submitted drawings do not in any way meet the Secretary's Standards for Rehabilitation. The size, bulk and mass of the addition is more than double that of the existing small 1-story house and not will only compromise its integrity but as the sole 2-story, extremely large house, within the Park Court oval it will also compromise the historic integrity of those in the surrounding 1-story Park Court neighborhood, including that of the 4 houses within 200 feet, which are currently on the list of Historically Significant Resources.

Historical Advisor to the Santa Clara Historical and Landmarks Commission

Lorie Garcia

City Historian, City of Santa Clara



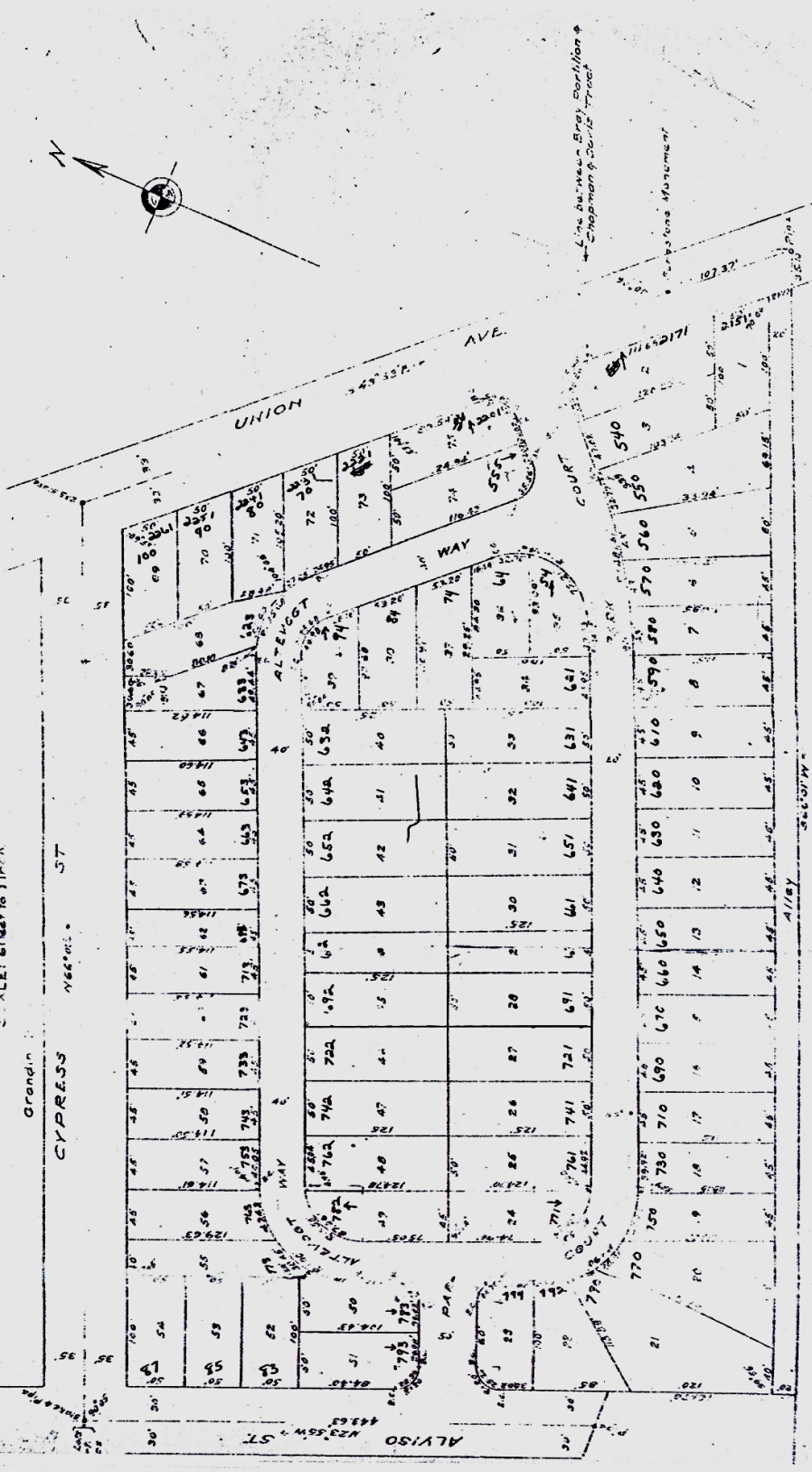
Park Court -APN Map

- == 642 Park Court – site of proposed project
 ● == City of Santa Clara Historically Significant Properties.
 *Listed on the California Register of Historic Resources

550	PARK CT	SANTA CLARA*
560	PARK CT	SANTA CLARA*
574	PARK CT	SANTA CLARA*
631	PARK CT	SANTA CLARA*
651	PARK CT	SANTA CLARA
633	PARK CT	SANTA CLARA
753	PARK CT	SANTA CLARA*
761	PARK CT	SANTA CLARA*
782	PARK CT	SANTA CLARA
792	PARK CT	SANTA CLARA*
794	PARK CT	SANTA CLARA

SHEET 1
 This is a record of the request of
 T. C. H. & Co. L.P.S.
 T. C. H. & Co. L.P.S.
 5-14 min. post 11 of Oct. 11 M.
 and is recorded in the County Recorder's
 Office of Santa Clara County Recorder
 D. J. Flannery, County Recorder
 1925
 Deputy Recorder

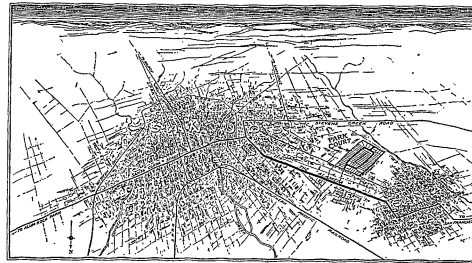
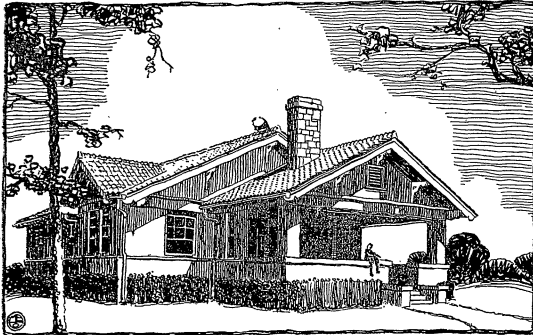
NIP
PARK COURT
 THE
 TOWN OF SANTA CLARA
 CALIFORNIA
 JANUARY 1925
 SCALE: One inch = 100 feet
 Grandin
 CYPRESS
 116' 2" 116' 2"



1925 PARK COURT Subdivision Map

Park Court

A Community of Distinctive Small Homes 2 Blocks From the Alameda



Drive out the Alameda to McKendrie street, turn west to Park avenue, and then north to Park Court. Here is development worth seeing, whether you are in the market for a home or not.

Drive Out Today and Choose Your Home

General Specifications of Park Court Homes

FOUNDATION—Stoneware and concrete on all homes, and ample in size.

FRAMING—No. 1 lumber throughout. Roughing-in lumber also No. 1.

INTERIOR FINISH LUMBER—Clear, selected lumber of first quality, free from blemish and defects. Every piece is new, clean, and perfectly grained.

ROOFING—No. 1 cedar shingles laid 4 inches to the weather. Free from cracks, knots, and warps.

SASH, WINDOWS, DOORS—All mill-made, and uniform in quality throughout.

FLOORING—No. 1 white oak (finest hardwood) throughout.

BUILT-IN FEATURES—all cabinet work is mill-made. We use nothing but the best.

HARDWARE—All homes are equipped with high-grade hardware, the kind you would select for yourself.

FIREPLACE—Vacuum-flue patented fireplace which gives better heating and saves fuel.

WATER HEATER—Automatic Heaters furnished as part of the equipment of every home. Instantly heats water when a faucet is turned on.

PLUMBING—High-grade plumbing and plumbing fixtures throughout.

Come out today and choose your Park Court home from the number of charming little places that have already been completed and that will be open for inspection today for the first time.

Park Court is a distinctive home tract in many ways. The lots have all been cut from a full bearing apricot orchard and mature producing trees have been left on every lot (we have been careful to save as many as possible)—enough to supply any family with fresh fruit all season, plenty for jams, jellies and preserves, and enough to give your friends, to say nothing of the distinctive effect the trees give to the tract and to each home.

SUPERB LOCATION

Park Court is located right in the pathway of San Jose's fastest growing home area—only two blocks west of the Alameda and just north of Burrell Park. There is no more desirable home section anywhere, and those who obtain a home here will have cause to congratulate themselves many times in years to come.

ATTRACTIVE DESIGNS

Park Court homes are distinctive and down-to-the-minute in every way. Many of them have been specially designed by Wolfe & Higgins, specialists in home designing. Others are reproductions of the more popular small homes from Southern California. These homes are just the right size for the average family and are built in the finest way. They are sound, honest houses—built of the best materials, all construction done under the supervision of the owner, a practical builder of many years' experience.

\$4500 TO \$6500

Surprisingly moderate opening prices prevail. Completed homes range from \$4500 to \$6500, according to size and location. Our method of building homes in series, and of purchasing materials for an entire series of homes at one time, enables us to produce unusually fine homes at a price range that puts them within reach of most any family. You will appreciate the prices more when you see the homes!

EASY RENTAL PAYMENTS

Any Park Court home may be purchased on the easy payment plan. A small amount of cash makes you the proud possessor of the home of your choice—and small rental payments monthly take care of the balance. Buying one of these homes is like paying rent for a few years. The only difference is that at the end of a few years you own the home instead of a bunch of musty rent receipts. You get a dollar's worth of home for every dollar you pay when you buy in Park Court—and that's all any family could ask or expect.

EVERY HOME AN INVESTMENT

Moreover, you have the satisfaction of knowing that every month your property is increasing in value—for high grade desirable home sites like these are in demand. They can never be worth less, and are sure to be worth more. You buy a home, of course, for the pleasure you get out of it, but it is always satisfying to know that the real money values as well as the pleasure value is there!

HIGH GRADE IMPROVEMENTS

The most modern improvements are being hurried to completion—paved streets, concrete sidewalks, curbs and gutters; gas and electricity; water; ornamental electroliers throughout the tract, etc. These improvements are all being paid for by the owner of the tract. The purchase price of your home includes everything—that's all you pay. Come out today and make your selection.

VISIT PARK COURT TODAY

Today's buyers get the advantage of opening prices which are the lowest that will ever be quoted in Park Court. Moreover, today's buyers have all the advantage of choice of location, style of home, etc. But whether you are ready to select a home or not—come out to Park Court today and see San Jose's newest and most interesting home subdivision, together with completed examples of the best ideas in four, five and six-room home design and construction. Visitors are welcome. Ask questions from the men with the orange badges.

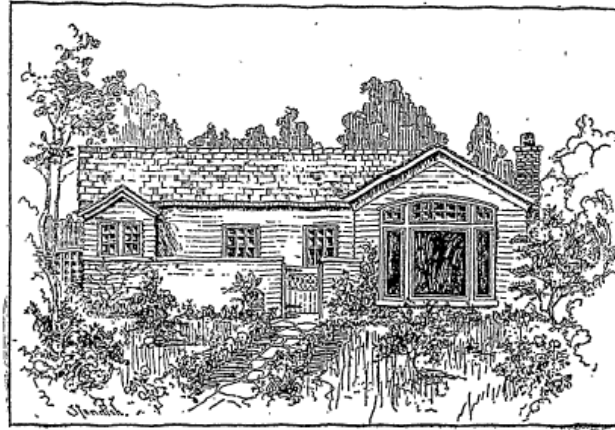
W. ALTEVOGT, Builder and Owner

Talk With Any Salesman on the Tract or Write Any
San Jose or Santa Clara Realtor

"ATTRACTIVE DESIGNS...Many of them have been specially designed by Wolfe & Higgins,"

The Evening News, San Jose, California. Saturday, May 2, 1925 – page 12.

"Better Homes Week"



A Good Example of the Distinctive Small Homes In Park Court

A community of distinctive small homes two blocks from the Alameda. Drive out the Alameda to McKendrie St. turn west on McKendrie St. to Park Ave., turn north on Park Ave. to Park Court.

Best Construction

FOUNDATION—Stoneware and concrete on all homes, and ample in size.

FRAMING—No. 1 lumber throughout.

INTERIOR FINISH LUMBER—Clear, selected lumber of first quality, free from blemish and defects. Every piece is new, clean and perfectly grained.

ROOFING—No. 1 cedar shingles laid 4 inches to the weather. Free from cracks, knots and warps.

SASH, WINDOWS, DOORS—All mill-made, and uniform in quality throughout.

FLOORING—No. 1 white oak (finest hardwood) in every room.

BUILT-IN FEATURES—All cabinet work is mill-made. We use nothing but the best.

HARDWARE—All homes are equipped with high-grade hardware, the kind you would select for yourself.

FIREPLACE—Vacuum-flue patented fireplace, which gives better heating and saves fuel.

WATER HEATER—Automatic Heaters furnished as part of the equipment of every home. Instantly heats water when a faucet is turned on.

PLUMBING—High-grade plumbing and plumbing fixtures throughout.

Shown above is one of the many attractive homes completed or under construction in Park Court—San Jose's newest close-to-the-Alameda community of distinctive small homes.

While these homes are always open for inspection, we invite you especially to come this week—"Better Homes Week"—and see the many distinctive ideas that are now being built into four, five and six-room homes.

Low Opening Prices

Opening prices for Park Court Homes range from \$4500 to \$6500, according to size and location—and you get a dollar's worth of home for every dollar you pay. Moreover, you can buy a Park Court Home with a small cash deposit—and the balance in small monthly sums like rent.

Here Is a Good Idea

If you select one of the homes under construction, you can have it finished just as you desire. Or we will design and build a home for you in Park Court according to your own ideas. Don't overlook the fact that Park Court will have all high-grade improvements including paved streets, concrete sidewalks and curbs, decorative electroliers, etc. And we put in the lawns and shrubs. See Park Court today.

W. A. Altevogt, Owner and Builder

Office on the Tract, or You Can Buy a Park Court Home
Thru Any San Jose or Santa Clara Realtor.

Park Court

*A Community of Distinctive Small Homes
Two Blocks West of the Famous Alameda*



Pay For Your Home As You'd Pay Rent

Demand the right to live your own life in a home of your own. You can LIVE in a rented flat or in a house that somebody else owns.

A home—a real home—is something you owe to yourself, your wife, and your kiddies—a home that you have worked for and earned and into which you have put a part of yourself.

What is really worth more in life?

Park Court is your opportunity. Distinctive four, five and six-room homes—\$4500 to \$6500—and you pay as you'd pay rent. Drive out today.

Drive out The Alameda to McKendrie Street, out McKendrie to Park Avenue, and turn to your right on Park to Park Court.

W. A. ALTEVOGT

Owner and Builder

Office on the tract, or you can buy a Park Court Home through any San Jose or Santa Clara Realtor.

**PARK COURT
1925 and 2022**



Above: 1925 photo showing 790, 792 and 794 Park Court.



Above: 2022 Google photo of 790, 792 and 794 Park Court.

The above photos illustrate both the Park Court streetscape and also how little altered it remains today.