



City of Santa Clara

Meeting Agenda

Historical & Landmarks Commission

Thursday, June 1, 2023

6:00 PM

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

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

• **Via Zoom:**

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

o Phone: 1 (669) 900-6833

Webinar ID: 972 3326 2035

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@santaclaraca.gov no later than noon on the day of the meeting. Clearly indicate the project address, meeting body, and meeting date in the email.

PUBLIC PARTICIPATION IN ZOOM WEBINAR:

Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, you may leave the meeting.

CALL TO ORDER AND ROLL CALL

CONSENT CALENDAR

1. 23-512 [Consideration of Historic Resource Inventory Property Designation and a Historical Preservation Agreement \(Mills Act Contract\) for 1053 Lexington Street](#)

Recommendation: Staff recommends that the Historical and Landmarks Commission find that the Mills Act application and associated 10-Year Restoration and Maintenance Plan accomplish the intent of preserving and maintaining the historical significance of the historic property and, therefore, recommend Council approve the addition of the property to the HRI; approve the Mills Act Contract; and adopt a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement for the property located at 1053 Lexington Street.

PUBLIC PRESENTATIONS

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

GENERAL BUSINESS

2. 23-647 [Consideration of the 950 Monroe Street Mixed-Use Project](#)**Recommendation:** Minor SPA

Recommend the Historical and Landmarks Commission find that, based upon the analysis and findings of the historical evaluation, the Commission forward a recommendation of approval of the Minor SPA to the Community Development Director.

Rezoning

Recommend that the Historical and Landmarks Commission review the Rezoning and Vesting Tentative Map and provide a recommendation to the City Council.

Design Review

Recommend that the Historical and Landmarks Commission review the Architectural Review for the mixed-use project and provide a recommendation to the Development Review Hearing Officer.

CEQA Review

Recommend that the Historical and Landmarks Commission review the EIR and provide a recommendation to the City Council.

STAFF REPORT

1. Berryessa Adobe Maintenance

TRAINING AND TRAVEL REQUESTS**COMMISSIONERS REPORT**

1. Subcommittee Reporting - 20 minutes

2. Board/Committee

Lead/Alternate

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

Leung / Romano
Vargas-Smith / Leung
Leung / Romano
Romano / Vargas-Smith
Vargas-Smith/ Vacant
Romano / Vacant
Leung
Vargas

ADJOURNMENT

The next regular scheduled meeting is Thursday, July 6, 2023 at 6 p.m.

MEETING DISCLOSURES

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

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.



Agenda Report

23-512

Agenda Date: 6/1/2023

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Consideration of Historic Resource Inventory Property Designation and a Historical Preservation Agreement (Mills Act Contract) for 1053 Lexington Street

BACKGROUND

The property owner, Lily Chen, is requesting a Historical Preservation Agreement (Mills Act Contract) for the property located at 1053 Lexington Street. 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 subject site is not currently listed on any of the aforementioned inventories. Therefore, the applicant is seeking local listing on the City's Historic Resource Inventory (HRI). The property must be added to the HRI prior to approving a Mills Act contract.

The subject property is on a small 3,562 square-foot lot in the Old Quad historic neighborhood and is located to the north side of Lexington Street between Washington Street and Main Street. The existing residence on the property is a 546 square-foot one-story house designed in the side-gabled roof (commonly called Cape Cod) subtype of the Minimal Traditional architectural style and was constructed in 1935. The property has a detached garage that appears to have been constructed at the same time as the residence in 1935. Shortly after construction, the home was altered by the addition of a small side-gable-roofed wing at the rear of the east side-elevation. However, the early addition of a small wing was a common occurrence for the Cape Cod architectural style and has no effect on its integrity.

DISCUSSION

The Mills Act Program allows a qualified property owner to receive a potential property tax reduction and use that savings to assist in offsetting the costs to rehabilitate, restore, and maintain their property. To qualify for the program, the property and/or building must be listed on either a local, State, or National register. The property owner must also have a plan to restore and rehabilitate the property. As the subject site is not listed on any of the aforementioned inventories, the property owner is seeking local listing of the property on the City's Historic Resource Inventory (HRI); as well as approval of a Mills Act Contract and the adoption of a 10-Year Restoration and Maintenance Plan for the property.

A Department of Parks and Recreation (DPR) 523A Form was prepared by Lorie Garcia of Beyond Buildings in December 2022, assessing the historical significance of the property based on National and State (California) Register criteria and the City's local criteria for significance. The property is eligible for listing on the City of Santa Clara's HRI based on the evaluation of the adopted Criteria for Local Significance under the architectural, cultural, historical, architectural, and geographical criteria. The residence retains the majority of character defining features of the original building architecture; as well as its contribution to a potentially eligible Historic District (Old Quad) due to its proximity to

other historically significant properties. There are presently seven properties, 1044 Homestead Road, 1098 Lexington Street, 810 Washington Street, 826 Washington Street, 844 Washington Street, 860 Washington Street, and 890 Washington Street, within 200 feet of 1053 Lexington Street that are listed on the City's HRI.

In regard to the Criteria for Local Significance, the evaluator identified the property as eligible for listing on the City's HRI for the following:

- Historically or culturally significance based on Criterion 1,3, and 5 for its association with Emily (Fatjo) Dowling, a member of the Louis M. Fatjo Family, and the need for affordable rental property to accommodate migrant workers in the agriculture industry;
- Architectural significance based on Criterion 1 for its association with the period from 1935 to 1950 related to the economic depression of the 1930s resulting in a need for affordable housing that is seen through the simple style Cape Cod home; and
- Geographic significance based on Criterion 1 and 2 for the location and visual contribution to the historic setting in the Old Quad.

The DPR Form (Attachment 2) details the criteria for evaluation and listing of a potentially historic resource. The analysis concludes that the property meets the requirement of greater than 50 years in age and retains sufficient integrity to qualify as a historic resource based on the evidence presented in the analysis.

The property owner submitted a Statement of Justification (Attachment 4) and 10-Year Plan (Attachment 5) for the interior and exterior of the residential structure and property grounds. The 10-Year Plan includes inspecting for termites, replacing the roof and gutters, restoring and repairing existing windows, and repainting the interior and exterior of the residence.

Staff finds that the work proposed under the 10-Year Rehabilitation and Maintenance Plan adheres to the Secretary of the Interior's Standards for Rehabilitation. The proposed changes support the preservation, protection, and maintenance of a structure that is qualified to be a locally significant resource.

ENVIRONMENTAL REVIEW

The Mills Act Program is exempt from CEQA environmental review requirements per CEQA Section 15061(b) (3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

PUBLIC CONTACT

Mills Act Contracts are not publicly noticed as they are a private contract between the City and property owner.

RECOMMENDATION

Staff recommends that the Historical and Landmarks Commission find that the Mills Act application and associated 10-Year Restoration and Maintenance Plan accomplish the intent of preserving and maintaining the historical significance of the historic property and, therefore, recommend Council

approve the addition of the property to the HRI; approve the Mills Act Contract; and adopt a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement for the property located at 1053 Lexington Street.

Prepared by: Tiffany Vien, Associate Planner

Reviewed by: Rebecca Bustos, Principal Planner

Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS

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

**SCHEDULE C
LEGAL DESCRIPTION**

All that certain real property situate in the City of Santa Clara, County of Santa Clara, State of California, described as follows:

Parcel B, as shown on that Parcel Map filed for record in the office of the Recorder of the County of Santa Clara, State of California on December 21, 2000, in Book 735 of Maps, page(s) 41.

ARB No: 269-28-14

APN No: 269-28-014

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 of 26

*Resource Name or #: (Assigned by recorder) 1053 Lexington Street, Santa Clara

P1. Other Identifier: 1053 Lexington St., Santa Clara, CA.

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Santa Clara

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

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

c. Address 1053 Lexington Street City Santa Clara Zip 95050

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

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

Assessor's Parcel Number: 269-28-075

North side of Lexington Street between Washington and Main Streets

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

1053 Lexington Street is located in the urban setting of a block of houses that was primarily developed in the late nineteenth and early twentieth centuries. An L-shaped block, bordered by Homestead Road (Liberty Street), Washington, Lexington and Main Streets, this is one of the four L-shaped blocks, which surround the open space of Plaza Park, the City of Santa Clara's original public park. Road alterations, both on the Homestead (Liberty) roadway and that surrounding the park, which resulted from Urban Redevelopment, along with the differing periods of time at which development on each lot occurred, have resulted in construction on each property exhibiting various setbacks from the street and lots that vary in width from 37.5' to 101' and with depths that range from 152' x 71.25.'

(Continued on page 2, form 523L)

*P3b. Resource Attributes: (List attributes and codes) HP2 Single – Family Property

*P4. Resources Present: ☒ Building

☐ Structure ☐ Object ☐ Site ☐ District

☐ Element of District ☐ Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #)

Front façade (view toward NNW), 08/07/2022

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

ca. 1935

Assessor's Records, Census Records, City Directories, Sanborn Maps.

*P7. Owner and Address:

Lily Chen

1977 Heimgartner Lane, Apt 33

San Jose, CA 95124

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

Lorie Garcia

Beyond Buildings

P.O. Box 121

Santa Clara, California 95052

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



*P9. Date Recorded: December 31, 2022

*P10. Survey Type: (Describe) Intensive

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

*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder) 1053 Lexington Street, Santa Clara

Recorded by: Lorie Garcia

*Date 12/31/2022

☒ Continuation Update

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

The specific property on which this residence is located was originally a 152' x 50' centrally located lot that ran from Homestead Road (Liberty Street) to Lexington Street. The original house on the lot, 1054 Homestead Road, was constructed near the northern end of lot and faced Liberty Street (Homestead.) A few years later when the subject house at 1053 Lexington Street was built, it was sited at the south end of the lot facing Lexington Street. In 2001, the original large lot was officially split into 2 separate small parcels so that currently 1053 Lexington Street is located on an individual 50' x 71.25' lot.

Since the 1960s, the block's northern portion that fronts on Homestead has been altered, including the widening and name change of the street from Liberty Street to Homestead Road. However, the remaining sides of the block have only suffered minimal change. With the exception of the two rows of apartment buildings on the lot at the corner of Lexington and Main Streets, which were built in the 1940s, all of the buildings on the portion of the northern Lexington Street block face that runs from Washington to Main Streets were mainly constructed from 1914 to circa 1935. The maintenance of the historic integrity of this Lexington Street's block face and the street's location directly across from the historic park, result in the streetscape being a pleasant one, which evokes the sense of a neighborhood from the second quarter of the twentieth century.

Constructed circa 1935, the primary building on the site is a 546 sq. ft., one-story house, designed in the side-gabled roof (commonly called Cape Cod) subtype of the Minimal Traditional architectural style. Set on its current small 3,562 sq. ft. lot, the house fronts roughly south onto Lexington Street and is set back from the street allowing for an open landscaped area with a cultivated lawn, planting beds with ornamental shrubbery and a large shade tree, which is adjacent to the fence on the west property line. The house is offset on its lot creating a small west side-yard and a relatively large east side-yard. A high wood fence, which runs from the front sidewalk down the site's west side, across the rear to a narrow east side fence that attaches close to the NE rear corner of a detached garage, defines the western, northern and eastern property lines.

A straight, red brick walkway leads from the front sidewalk to the front porch and main entry. A second brick walkway from the sidewalk, located between the garage and the eastern edge of the front lawn, leads to a high wooden gated fence. Situated between the juncture of the house front and east side elevation and the west side elevation of the garage, this fence secures access to home's

side entry and rear yard. A second fence between the house and the high wooden fence located on the west side-property line, also secures access to the rear of the property. The rear of the property includes open lawn area, planting beds and large trees. Opening onto Lexington Street, a wide driveway, finished with concrete, is located on the east side of the lot. The driveway ends at a detached garage.

Set on a concrete foundation, with only a crawl space to slightly elevate it, the plan of this small, single-family residence is rectangular with simple compact massing and a symmetrical appearance. It has a low-pitched, side-gabled roof with a shallow eave overhang. The eaves of the main body of the house are unenclosed, however the rake eaves are closed. All the eaves are trimmed with plain boards (a character-defining feature). The roof is sheathed with composition shingles.

(Continued on page 3, Form 523L)

Supplemental Photograph or Drawing



Description of Photo: (view, date, accession #)
(View towards NW) Front Façade, partial E side-elevation with wing and garage; Photo No: 100_3055; 08/07/2022.

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

Primary #
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*Resource Name or # (Assigned by recorder) 1053 Lexington Street, Santa Clara

Recorded by: Lorie Garcia

*Date 12/31/2022

☒ Continuation ☐ Update

(Continued from page 2, Form 523L)

A small side-gable-roofed wing, which was added a few years after the original construction, projects from the rear of the building's east side-elevation. The addition of a small wing was a common occurrence for this architectural style. The home's single story, plan, massing and roof style are characteristic features of the Cape Cod sub-type of the Minimal Traditional architectural style. (Note: A high narrow, shallow, shed-like projection on the rear façade is not part of the habitable space. At some point, it was constructed to house the home's water heater.)

This home is clad with horizontal, narrow, wood clapboard siding, the most common sheathing used for this style. Also characteristic of this style is the lack of exterior decorative detailing, so that characteristically the front façade has very little ornamentation; that being only a centered front door with an evenly spaced window on either side of the door, such as found in the subject property. A large, wood-louvered attic vent (original) is set under the apex of each of the main body's west and east facing gabled roofs along with that of the small front-facing gabled entrance porch. Each attic vent is framed with wide plain boards. Set into the side and rear elevations, are wood framed ground-level openings (original.) Metal mesh covers each opening. These provide ventilation to the crawl space under the house.

According to McAlester, the predominant characteristic of this architectural style is a front facing gable, either as a small wing or an entry detail. This home exhibits that characteristic in its small, front-facing gabled entry porch, which is slightly off-centered on the front facade and projects from the house. The front and sides of the porch are unenclosed and at its front corners, the porch roof rests on turned columns, instead of the square columns that were the common style used for Cape Cod residences. (It is believed this resulted from the use of columns salvaged from Louis M. Fatjo's home, following its early remodel by a new owner.)

The main entrance is on the front (south) façade. It is accessed by 1 (one) full-width, concrete step that leads to the open small concrete porch. The front (main) door, is wood framed. Set into the top third of the door is a rectangular window with 6 panes (2 rows of 3 panes per row) divided by muntins, with two vertically orientated wood panels set into the bottom half of the door. (The door is not original it has replaced another door that itself replaced the original one. However, it is compatible with this architectural style where the first replacement door was not.) The entry door is centered on the porch, a character defining feature of the Cape Cod sub-type of the Minimal Traditional architectural style. It is framed with plain wide boards and has a narrow projecting threshold, also characteristic of this style.

Two secondary entrances provide access into the house from the east side-elevation. One door is centered on the east side-elevation of the main body of the home. This secondary entry door is a Stanley door (metal encasing the core) with two vertically orientated panels set into the bottom half and a rectangular window with an inset "plastic" divider, which gives the appearance of 9 panes (3 rows of 3 panes per row) separated by muntins) set into its top half. Another secondary entrance is provided by an identical door set into the south side-elevation of the small projecting wing. Both entry doors are also trimmed with wide wood boards however, unlike the main front entry door, neither have a projecting threshold. Both secondary entry doors are not original. Each has replaced the original one. Access to both side doors is off of a raised wooden deck (new), which is accessed by 3 wooden steps, one set inside the east side gate, and a similar set of steps from the rear yard. The deck fills the space between the main body of the house and its projecting wing and the detached garage.

Another character-defining feature of this home is its windows, which are typical in form to those of the Cape Cod sub-type of the Minimal Traditional architectural style. Fenestration is simple and consists of mix of vertically-oriented and square windows. All of the home's windows are wood-framed, one-over-one double hung windows with projecting sills and aprons and all are original. On the front façade, there are two large, vertically-orientated, one-over-one double-hung windows. Each is located, evenly spaced on either side of the front entry door; a main character-defining feature of this architectural style. On the east side-elevation of the main body of the house, a large vertically-orientated window is set near the front and, near the rear, a medium-sized square window is set between the side entry door and the small projecting wing. Centered on the east elevation of the wing is a large square window. The rear facade has a medium-sized, square window set near the corner formed by the wing (between the corner and water heater structure), followed by a smaller square window and then a large vertically-orientated window set near the convergence of the rear façade and the west side-elevation. On the west side-elevation, fenestration consists of a large vertically-orientated window near the rear, followed by a pair of large vertically-orientated windows set near the front. With the exception of this sole pair, all the home's windows are single windows.

(Continued on page 4, Form 523L)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 1053 Lexington Street, Santa Clara

Recorded by: Lorie Garcia

*Date 12/31/2022

☒ Continuation ☐ Update

(Continued from page 3, Form 523L)

Set close to the east side property line is the one-car, detached garage. It has a rectangular footprint and a hipped roof sheathed in composition shingles. Plain boards trim the roof's eaves. The walls are clad with horizontal, narrow, wood clapboard siding with the exception of the garage's east side-wall, which is clad in wide shiplap siding. Located on the front (Lexington Street) elevation of this structure is the wooden garage door (not original). It is a single door, with three panels, and has a decorative pattern of two sets of horizontal, 6-paned windows, set above four solid horizontal panels. The door opens with an automatic garage door opener and was installed in 2020. Located adjacent to the rear of its east side-elevation is a man-door, which is similar to those of the home's secondary entry doors and like those, this door is not original. Centered in the rear façade is a large, wood-framed vertically-orientated, one-over-one double-hung window, with a projecting sill and apron. Like those of the home, it is trimmed with wide flat boards and is original. This window allows light into the garage interior. The garage was also constructed circa 1935, concurrent with the subject residence.

A few years after it was constructed, the original circa 1935 house was slightly altered by the addition of the small side-gable-roofed wing, which was added to the rear of the east side-elevation. However, the early addition of a small wing was a common occurrence for the Cape Cod architectural style and has no effect on its integrity. Except for the replacement of the doors, there have been no exterior changes to the character-defining materials and workmanship from the time of the subject property's original construction. The majority of the original house and all of its primary character-defining features can still be identified. The property has been well maintained and is in good condition.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code N/A

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*Resource Name or # (Assigned by recorder) 1053 Lexington Street, Santa Clara

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential single family

B4. Present Use: Residential single family

*B5. Architectural Style: Minimal Traditional (side-gabled roof subtype commonly called Cape Cod)

*B6. Construction History: (Construction date, alterations, and date of alterations)

The residence was constructed circa 1935. The detached garage appears to have been constructed at the same time. Shortly after construction, the home was altered by the addition of a small wing at the rear of the east side-elevation. Post-1975 original secondary entry doors in the house and man-door in the garage replaced with Stanley doors (metal encasing core with plastic divider in door window). New wood main entry door replaced previous main entry door, which was not original, 2001. New garage door installed, 2020.

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

*B8. Related Features: Detached Garage.

B9a. Architect: not known

b. Builder: not known

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

Period of Significance 1935 to 1966 Property Type House Applicable Criteria none

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

The parcel located at 1053 Lexington Street is a portion of a larger parcel that had originally been identified as Lot 3 of Block 2 South, Range 1 West, of the original survey of the City of Santa Clara. This survey was done July 1866 by J. J. Bowen and recorded on August 22 of that same year. (It is this survey that forms the basis for the part of Santa Clara known as the "Old Quad.")

As shown in J. J. Bowen's survey, in 1866 the L-shaped block framed by Liberty (Homestead), Washington, Lexington and Main Streets, was subdivided into eight lots and Lot 3, the largest of the eight lots, encompassed the northwestern corner of the block. According to the list of property owners and their improvements, which accompanied the 1866 survey, Lot 3 was a 31881 sq. ft. tract, which was owned by Guilford Seaver and contained a frame house and smith shop. While the exact locations of the house and shop on the lot are unknown, it is more than likely that the house was at the corner of Main and Liberty. According to the 1868 Poll List for Santa Clara, Guilford Lyman Seaver and his son, Daniel Whitney Seaver, both carriage makers by occupation, are shown on as having their residence at that location.

(Continued on page 6, form 523L)

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

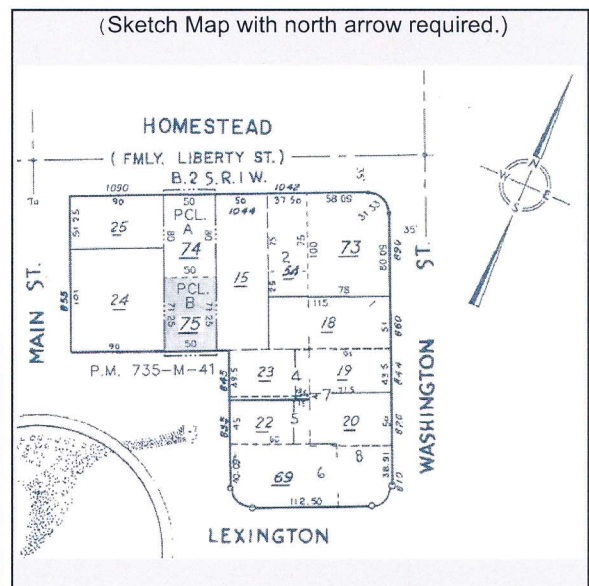
*B12. References: Garcia, Lorie, "Santa Clara: From Mission to Municipality," 1997; Garcia Lorie, Geoff Goodfellow and George Giacomini, "A Place of Promise: The City of Santa Clara 1852-2002," 2002; Map of the Town of Santa Clara, drawn by C. E. Moore, 1892; McAlester, Virginia Savage, "A Field Guide to American Houses," Revised ed., 2013; Polk and Husted City Directories, 1908 -1974; Personal communication with Austin Warburton, October 5, 1989; San Jose Mercury Herald, 6/11/1916; Sanborn Fire Insurance Maps 1887, 1901, 1915, 1950; Sunday Mercury and Herald, 12/31/1911; The Evening News, 7/6/1900; The Santa Clara American Weekly: The Fatjo Family History, Part II of III, May 11, 1989; The Fatjo Family: Merchants, Ranchers, Teachers May 18, 1989, Part III of III; The Santa Clara Sun 6/27/1978; United States Census 1860, 1870, 1880, 1900, 1910, 1920, 1930, 1940, 1950; Warburton, Austen D., "Santa Clara Sagas", 1996.

B13. Remarks

*B14. Evaluator: Lorie Garcia

*Date of Evaluation: December 31, 2022

(This space reserved for official comments.)



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

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder) 1053 Lexington Street, Santa Clara

*Recorded by: Lorie Garcia

*Date 12/31/2022

☒ Continuation Update

(Continued from page 5, Form 523L)

The Plat of Santa Clara, drawn in the period between 1873 and 1875, shows no change in the configuration of the block that had been surveyed nine years earlier.

As shown on the December 1892, Map of Santa Clara, drawn by C. E. Moore, the City Surveyor, by now the block consisted of 10 lots. Lot 3 was smaller than originally. (The part of this lot that was contiguous to Lot 2 was now owned by Wm. Fleury, an undertaker, who also owned the original Lot 2.) The owner of Lot 3 is shown to be Louis (Luis) M. Fatjo. In 1884, Louis M. Fatjo had married Elisa Raventos (the sister of his brother John's wife, Teresa) and by the end of November 1885, Louis and Elisa's first child, Anita, had been born. Then, two years later, in 1887, Louis M. Fatjo purchased the Lot 3 parcel from John West for \$2,100. Located on the northwest corner of Lot 3, the home and it all of the out-buildings on the property are shown on the 1887 Sanborn Fire Insurance map.

According to the 1900 census, by now Louis M Fatjo lived here at 899 Main Street, with his wife Elisa, their two daughters Anita and Amelie (Emily), and their 11-year-old son Luis (Louis) George. His occupation is listed as a grocer. The place where he worked was Fatjo Bros. & Co., a well-known general merchandise store, which had been established by Louis M. Fatjo and his brother, John Fatjo. The store was located on the south side of Franklin Street between Main and Jackson Streets, a block away from his home. Both Louis M. Fatjo and his brother, John, deeply cared about the welfare of the families who lived in Santa Clara, and Fatjo Bros. & Co. became well-known for the advice and assistance they gave to the multitude of immigrants from Spain and Portugal (via the sugar plantations of Hawaii) who arrived here during the first decades of the Twentieth Century,

Louis M. Fatjo also founded the Granadafig Company, located on Monroe Street. Employing over 50 women and girls, his company dealt in the business of selling packed dry fruit, both plain and fancy. The Van Noy Company of Kansas City, who did the purchasing for the railroad diners of various railroad companies and depot and steamboat stands was one of his largest purchasers. In 1917 he received large orders from the Army and Navy, destined for the those serving in the military.

As a prominent businessman, in the first decades of the Twentieth Century Louis M. Fatjo also became deeply involved with the Commercial League (forerunner of the Santa Clara Chamber of Commerce) in the promotion of Santa Clara as a great place to live and work. For several years he served as Secretary of that organization.

Louis (Luis) M. Fatjo was the youngest son of Antonio Fatjo. The Fatjo family's connection to the Town Santa Clara goes back to 1849, when Antonio Fatjo arrived. Born in Barcelona, Spain, in 1828, Antonio was sent by his father on a South American tour for his health, when he was 15. When the ship reached Santiago Chili, a merchant came on board seeking educated young Spanish men who would make good mercantile clerks. Antonio was immediately hired to work in the wholesale dry goods house of Infanta Bros and abandoned his trip. He resided in Santiago for the following 6 years, married and had two children, Antonio V. and Amelia. In early 1849, when reports of the fabulous gold finds in California reached Chili, Antonio Fatjo decided to leave and seek his fortune. However, after reaching California, rather than heading for the gold fields Antonio went into business with Jose Arques, another Spaniard from Chili, whom he met soon after arrival. They established a wholesale and general merchandise store in San Francisco.

In the fall of that year, Antonio moved to Santa Clara and became one of the first merchants in the hamlet when he opened the Farmer's Store, a general store located in the Arques Block on the corner of Main and Franklin Streets. In 1852, his wife, Mariana, and their two children joined Antonio. Here two more children were born, John and Clorinda. Their last child, Louis (Luis) M., was born in 1861 during a trip to Spain. Four years later, Antonio made another trip to Spain and while there Mariana died. Due to the ill health which had plagued him all his life, Antonio remained in Spain for the next 11 years. On his voyage back to Santa Clara in 1876, Antonio married his second wife, Elisa, the widow of Antolin Raventos, in Santiago, Chili. Elisa had three children by her previous marriage and later her daughters, Theresa and Elisa Raventos, married Antonio's sons, John and Louis M. Fatjo.

As the "new" century progressed and the third generation of the Fatjo families started their families, they tended to settle and build their homes on land previously owned by older family members. For example, when Robert A. Fatjo, Antonio V.'s son, married in 1902, he and his new wife moved into a home at the SW corner of Liberty (today's Homestead Road) and Washington Streets on land that had belonged to his grandfather, Antonio, (Lot 1 of Block 2S, Range 3W). A Few years later, another of Antonio V.'s sons, Eugene, moved into 860 Washington; also located on his grandfather's property.

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In 1910, Louis M. Fatjo's 21-year-old son Luis (Louis) George Fatjo was still living at home and working in the real estate office of Fatjo & Lovell. Also employed there was his 32-year-old cousin, Robert A. Fatjo, who the same year was involved with his father, Antonio V. Fatjo, in the organization of Mission Bank. With the formation of this new bank, the Board of Directors included both Robert A. as Bank President and his cousin, Luis George as Assistant Cashier. Luis G. married Mary A. Miller and in 1912 their first child, Mary, was born. The following year, the Luis G. Fatjo family moved into their newly built residence at 1044 Liberty Street, which was constructed on land that had been subdivided from the Lot 3 parcel owned by his father, Louis M. Fatjo. (The outbuildings which had existed on that portion of Louis M. Fatjo's lot were demolished for the construction of his son's new home.)

Louis M. and Elisa Fatjo's youngest daughter, Amelie (Emily), had become a trained nurse in San Francisco. Here, in 1916, she married 26-year-old John J. Dowling and following their honeymoon, they moved into a home in San Francisco. Originally from England, John J. Dowling immigrated to America in 1907, settled in San Francisco and gained employment as an electrician for Southern Pacific Railroad Company. In 1915, he became a naturalized citizen. By 1920, John J. and Emily had moved to Oakland, where they rented a house. John J. Dowling was still working as an electrician for Southern Pacific, while Emily (Fatjo) was a homemaker.

In 1921, Elisa Fatjo passed away leaving Emily's father Louis M. Fatjo, living by himself at 899 Main Street. His son, Luis George, lived with his family, on the abutting lot at 1044 Liberty Street and his daughter, Emily (Amelie) Dowling and her husband, John, were in Oakland. Then two years later, in 1923, Luis George Fatjo sold 1044 Liberty Street, moved with his family to a new home on Scott Lane and Emily returned home to care for her ailing father, Louis M. Fatjo. When Emily (Fatjo) and her husband John J. Dowling left Oakland, they moved into a new home built for them on a portion of the property owned by her father. Their new house, 1054 Liberty Street was located near the NE corner of her father's property adjacent to the parcel on which her brother's house had been constructed a decade earlier. The following year, Louis M. Fatjo passed away and Luis George and Emily inherited his considerable estate. Included in Louis' estate was the 50' x 151' parcel that ran between Liberty and Lexington Streets, on which her home had been constructed and which was specifically left to his daughter, Emily. Louis M. Fatjo's house at 899 Main and the remainder of Lot 2, Block 2S, Range 1W on which it was located was sold by Luis George and Emily to Walter H. Minns, the Santa Clara County Deputy Sheriff.

It must be noted that at this time, Emily was not the only third generation member of the Fatjo family living on the block designated Block 2 South, Range 1 West or in close proximity to it. Emily's cousin Eugene Fatjo lived with his wife and daughter right around the corner at 860 Washington Street on the portion of the block, which had belonged to his father, Louis M. Fatjo's older brother Antonio V. And another cousin, Eugene's sister, Delfina Fatjo, lived just two blocks away at 646 Washington Street.

By 1930, Emily and John J. Dowling had now been living here for seven years. Emily had returned to the profession of nursing, while John was still employed as an electrician for the Southern Pacific Railroad Company. As shown on the Census for that year, their home at 1054 Liberty Street was currently worth \$2,500. By now they had been married for 13 years and had had no children, however John's 17-year-old nephew, Thomas Lambert, had moved in with them and was working as a book-keeper in the Bank of Italy where her cousin, Robert A. Fatjo, was Bank President. (Note: in 1916, the Bank of Italy had purchased the Mission Bank where Emily's brother, Luis George Fatjo, was a Bank Director, for their branch in Santa Clara.)

A few years later, the Dowlings had a second small house constructed on the property where their house at 1054 Liberty Street existed. This was a small (approximately 500 square foot) cottage built at the south end of their lot. Facing Lexington Street, its address became 1053 Lexington Street. Emily and John's decision to construct a second house at this time was likely influenced by a pattern of development in Santa Clara that was taking place in the town.

Unlike the need for affordable working-class housing that had risen in the second decade of the Twentieth Century, which saw large lots split and smaller houses constructed on the resultant smaller lots that were economical to purchase, due to economic conditions during the 1930s, a need had developed for affordable rental housing for the working-class population; mainly migrant workers in the agriculture industry. This period saw many of these workers coming to Santa Clara where they could find jobs in the orchards, canneries and fruit-packing plants. However, they were not coming to settle and only needed housing for a short period of time, before moving on to the next location. As a result, where adequate space existed, small cottages were built on already developed lots, usually

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somewhere to the rear of the already existing main home. With rents of \$10-12/month, the construction of affordable rental housing in this manner, provided a solution to the need for this type of housing and, especially during the Depression years, had the bonus of providing extra income to the homeowners of the land on which they were erected.

Throughout the 1930s, the Dowlings continued to live in their main residence at 1044 Liberty Street and rent out the second house they now had on their property, the subject house at 1053 Lexington Street. Toward the end of 1938, Emily (Fatjo) Dowling passed away and her husband, John J. Dowling, inherited the property. According to the 1940 Census, by then he had remarried his second wife, Olive. John and Olive lived in 1054 Liberty Street and he continued using 1053 Lexington as a rental property.

An example of the diverse group of those who rented 1053 Lexington includes the following: Luke Boskovich, a 21-year-old mechanic for a fruit packing Company, who was living here in 1940 with his 19-year-old wife Antoinette and their 1-year-old daughter; a widow, Mrs. Annie J. Von Arsdell, who resided here in 1946 and John Faulds, Jr. who lived here in 1948. By the end of 1953, another widow, 43-year-old Emily J. Garrett, who was employed as a pear packer at Day & Young, was renting this home. (Note: Day & Young was a well-known fruit packing company in Santa Clara that packed and shipped pears and Mrs. Garret husband, Joseph, had been a department manager for Day & Young before his death circa 1952.) Unlike previous tenants, Mrs. Emily J. Garrett was not a short-time renter. According to the City Directories, by now retired, she was still renting this home in 1968.

Until 1967, John J. and Olive continued to live in the main house at 1044 Liberty Street and use the small home at 1053 Lexington Street as a rental property. Then John J. Dowling passed away and his widow, Olive Dowling, inherited the property. She continued living at 1044 Liberty Street and renting out 1053 Lexington through the mid-1970s and then she died and the lot with both dwellings on it was sold. The subsequent owners of the lot, which had both 1054 Homestead Road (by now Liberty Street had been renamed) and 1053 Lexington Street located on it, continued using 1053 for rental purposes. In 2001, when the house at 1053 Lexington Street was purchased by Liyi Chen, the current owner, the original lot was split into 2 parcels with each separate lot containing only a single house.

Parcel 1 was a 4,000 sq. ft. lot on which the home fronting on Homestead Road existed and Parcel 2, a slightly smaller 3562.50 sq. ft. lot, which had the subject residence facing Lexington Street located on it. As it has been utilized since its construction circa 1935, the current owner of 1053 Lexington Street has continued to use the house as a rental property.

Historic Evaluation

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

Age Requirement.

Constructed circa 1935, the subject residence at 1053 Lexington Street is over 50 years old and thus meets the age requirement.

Integrity Requirement.

Integrity refers to a property's ability to convey its significance. Significance is conveyed by the retention of a resource's visual and physical characteristics and its surroundings. The National Register of Historic Places criteria recognize seven aspects to integrity. These are location, design, setting, materials, workmanship, feeling and association. To retain historic integrity, a property will always possess several and usually most of these aspects. Both the California Register of Historic Resources and the City of Santa Clara Criteria for Local Significance follow the National Register integrity criteria.

While the architectural integrity of the original structure has been slightly diminished by the replacement of its entry doors, the majority of the visual and character defining features of the historic building have been preserved and retained. The residence at 1053 Lexington Street retains its original location and the property is well maintained. The historical use of the building has not changed and.

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it remains a residence. The subject property is set within a historic residential setting in the area of Santa Clara known as the "Old Quad," and, while a portion of the block in which it is located has been compromised by new development, the immediate streetscape that surrounds it retains many qualities that reflect the period in which the house was constructed.

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

National Register of Historic Places Criteria

There are not any events associated with the residence at 1053 Lexington Street which have made a significant contribution to the broad patterns of history or cultural heritage. It would therefore appear that the building would not be eligible for the National Register of Historic Places based on Criterion A (associated with events that have made a significant contribution to the broad patterns of our history). The building has had various owners over the almost 90 years of its existence and none appear to reach the level of significant influence required under Criterion B to be considered eligible for the National Register. Neither do any of the occupants appear to be significant to the history of the region, Nation or State of California. It would therefore appear that the building at 1053 Lexington Street would not be eligible for the National Register based on Criterion B (associated with the lives of persons significant in our past). With the exception of the replaced doors, the home is unaltered and the character-defining features of its circa 1935 construction in the Cape Cod subtype of the Minimal Traditional architectural style remain, such as its single story, rectangular plan, simple compact massing, symmetrical appearance, low-pitched, side-gabled roof with a shallow eave overhang, small front facing gable and narrow, wood clapboard siding, which are characteristic features of the Cape Cod sub-type of the Minimal Traditional architectural style and thus, under National Register Criterion C the residence at 1053 Lexington Street could be considered to "embody the distinctive characteristics of a type, period, or method of construction" and "represent[s] a significant and distinguishable entity whose components may lack individual distinction" and due to its proximity to other historically significant homes in the area, it does contribute to a potentially eligible Historic District. Therefore, it does appear that the building may be eligible for the National Register of Historic Places under Criterion C.

California Register of Historic Resources Criteria

The Criteria for listing in the California Register of Historical Places are consistent with those for listing in the National Register. However, they have been modified to better reflect the history of California at both a local and State level. Criterion 1 is the California Register equivalent of the National Register Criterion A (events) and California Register Criterion 2, the equivalent of National Register Criterion B (persons). The property at 1053 Lexington Street is associated with the Fatjo family that originally arrived in 1849 and that for decades after made significant contributions to the economic growth of the City of Santa Clara. Thus, it is associated with the lives of persons important to local history and does appear to be eligible for the California Register based on Criterion 1 and Criterion 2. Criterion 3 (the equivalent of National Register Criterion C) addresses the distinctive characteristics of a type, period, region, or method of construction. Originally constructed circa 1935 in Cape Cod subtype of the Minimal Traditional architectural style, which is associated with the period of 1935-1950, the subject residence is characterized by being a one-story home with a low-pitched, side-gabled roof with a shallow eave overhang and small, open front-facing gabled entry porch that projects from the center of the house, a rectangular plan, compact massing, narrow wood clapboard siding and double-hung windows with wide flat trim. Although the property has been slightly altered, the character-defining features of its 1935 construction remain. Therefore, it does appear to reach the level of significance necessary to be individually eligible for the California Register under Criterion 3.

City of Santa Clara Criteria for Local Significance

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

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Criteria 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.

Due to its association with a person who had been born and raised in Santa Clara and was the descendent of an earlier prominent settler and first her home and then the subject residence was constructed on the land inherited from him, this property does have a direct association with the broad patterns of Santa Clara history, where many times, inherited property was used in this manner by following generations. The building has interest, integrity and character and reflects the growth of this area in the first part of the 20th Century as the children of earlier Santa Clara residents redeveloped the property they had inherited.

3. The property is associated with an important individual or group, who contributed in a significant way to the political, social, and/or cultural life of the community.

It has been written that the Fatjo families "have a long and illustrious history" in Santa Clara and this property is associated with Emily (Fatjo) Dowling a member of the Louis M. Fatjo Family. Staring with the arrival of Antonio Fatjo in 1849, for a century members of the Fatjo family would play an important role in the social and cultural life of the community. The first owner of this residence, Emily (Amelie) Fatjo Dowling was the daughter of Louis M. Fatjo. Born in 1861, he was Antonio Fatjo's the fifth child. Like his father, Louis established a general merchandise store where he and his brother became well-known for the advice and assistance they gave to the multitude of immigrants from Spain and Portugal, via the sugar plantations of Hawaii, who arrived here during the first decades of the Twentieth Century. Following the store's establishment, Louis also became deeply involved with the Commercial League (forerunner of the Santa Clara Chamber of Commerce) and as its secretary wrote several newspaper articles promoting the town of Santa Clara. Over the years, members of the Fatjo family also played a prominent role in Santa Clara's banking industry, including Emily's uncle, Antonio V., cousin, Robert A. and brother Luis George Fatjo. Active in Santa Clara' social life, when she married John Dowling, Emily Fatjo was described as "well and popularly known" in Santa Clara. At least three generations of members of the prominent Fatjo family, lived on this block, on property originally owned and developed by their ancestors and Emily (Amelie) Fatjo Dowling, the owner of this house, at 1053 Lexington Street, was one of them.

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.

This home at 1053 Lexington Street was constructed to meet a need, which due to economic conditions had developed for affordable housing and especially affordable rental housing, mainly for migrant workers in the agriculture industry. This period saw many of these workers coming to Santa Clara where they could find jobs in the orchards, canneries and fruit-packing plants. However, most were not coming to settle and only needed housing for a short period of time, before they moved on to the next location. As a result, as a way to meet this need, where enough space existed small cottages were built on already developed lots, usually somewhere to the rear of the already existing main home. Sited on the lot, to the rear of the original main house, this small, 546 sq. ft. house was constructed circa 1935 to be an affordable rental property and has continuously been used as such.

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

Criteria for Architectural Significance:

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

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

The residence at 1053 Lexington Street was designed and constructed circa 1935 in the in the side-gabled roof (commonly called Cape

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Cod) subtype of the Minimal Traditional architectural style. This style is associated with the period from 1935 to 1950. With the economic depression of the 1930s there rose an escalating need for affordable housing and, as a simple style Cape Cod homes proved the ideal form of construction to meet this need. Considered to be a no-frills version of earlier house styles, usually offering just two bedrooms and one bath, these were seen as inexpensive, small homes for small families. During the 1930's and early 1940's numerous articles promoting this architectural style appeared in popular publications across the county, pointing out they qualified for FHA loans. (From its creation in 1934, the FHA house building requirements limited the maximum sales price in order to keep the market open to all.)

Cape Cod dwellings have a symmetrical appearance with a slanted, side-gabled roof and a shallow roof overhang, narrow, horizontal, wood clapboard or shiplap sheathing and always have a double-hung window on each side of the entry door, all features of this property. Many homes were constructed in this architectural style in Santa Clara during the period of 1930s to 1950 but most have been highly altered over the years to meet modern needs. Although slightly altered in the rear of the east side-elevation by the early addition of a small wing (a not uncommon occurrence for Cape Cod houses) and the replacement of its doors, the majority of this architectural style's character-defining features remain and today the subject building still reflects its original architectural style. Today, this makes the property at 1053 Homestead Street a rare architectural style that characterizes the particular era in Santa Clara with which it is associated.

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

Criteria for Geographic Significance:

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

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

The subject property is located in the area of the Old Quad where the larger lots were redeveloped to accommodate the growth that Santa Clara experienced in the first decades of the twentieth century, due to economic forces and the growth of the City's industries. The historic residential properties in this area contribute to the historic setting that reflects the neighborhood's role in the broad patterns of Santa Clara's early development.

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

Constructed circa 1935 as a small Cape Cod residence, this house remains as an example of the smaller homes built in Santa Clara in the early twentieth century. It is representative of the development of this area of the Old Quad during the late 19th and early 20th century and is important to the integrity of the historic area in which it is located. Most of the homes on this block were constructed from 1885 to the early 1930s. This accounts for the continuity of the building styles in the neighborhood.

Currently, all of the homes on the 800 Washington Street block face (810, 826, 844, 860 & 890), one on the 1000 Homestead Road block face (1044), as well as the Public Park (1098 Lexington Street, the "Former Mission Corral Site") directly to the south of the Lexington Street block face, are listed on the City of Santa Clara's list of Architecturally and/or Historically Significant Properties. The subject house at 1053 Lexington Street is the only home that was ever constructed facing Lexington Street on this block; the neighboring Lexington Street lots are the rear of the historic Washington and Homestead properties.

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

Criteria for Archaeological Significance:

As the property at 1053 Lexington Street contains no known or unknown prehistoric or historic archaeological resources, it would not be

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Archaeologically Significant under any of the five of the City of Santa Clara's Criteria for Archaeological Resources. However, should any prehistoric or historic archaeological resources be uncovered in the future, this would be subject to change.

Conclusions and Recommendations

Currently, this property is not on The City of Santa Clara Architecturally or Historically Significant Properties list. However, the property is over 50 years old and thus meets the age requirement and the evaluator finds 1053 Lexington Street to retain sufficient integrity to qualify as a historic property. It appears to be, based on compliance with the National Register of Historic Places Criteria, the California Register of Historic Resources Criteria and the City of Santa Clara's Local Significance Criteria, a "Qualified Historic Resource," eligible for listing on the City of Santa Clara Architecturally and/or Historically Significant Properties List.

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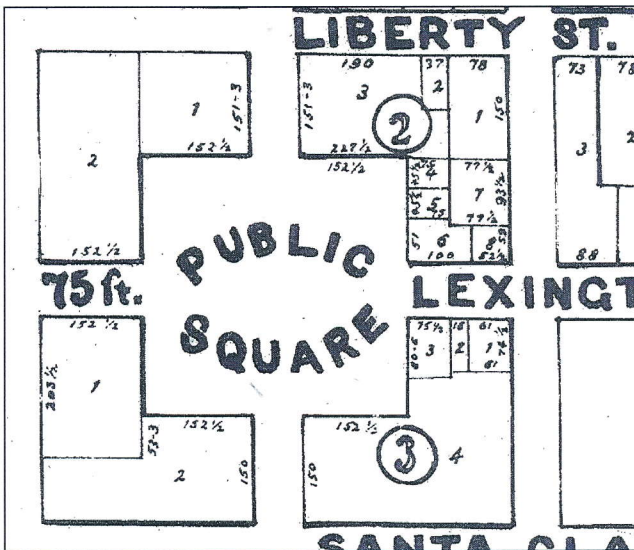
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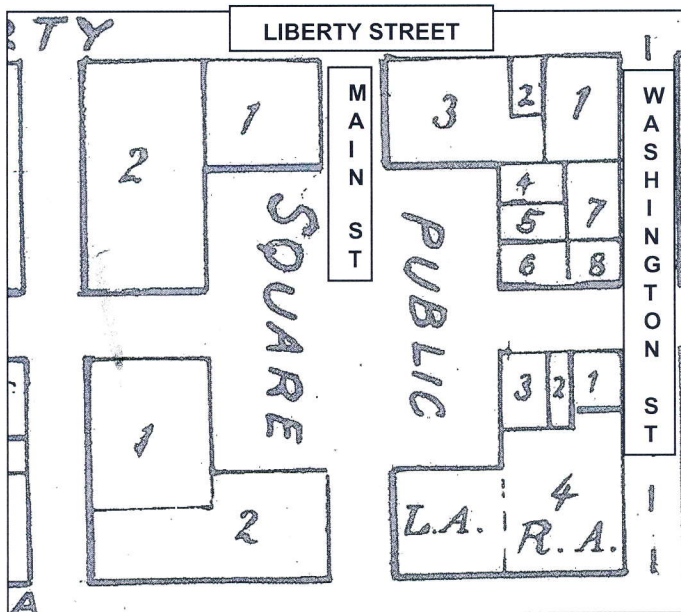
HISTORIC MAPS



Block 2 South, Range 1 West

Bordered by Homestead (Liberty), Washington, Lexington and Main Streets.

1866 J.J. Bowen Survey of the Town of Santa Clara



Plat of Santa Clara circa 1873-75

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HISTORIC MAPS continued



● indicates where 1053 Lexington Street would later be constructed.

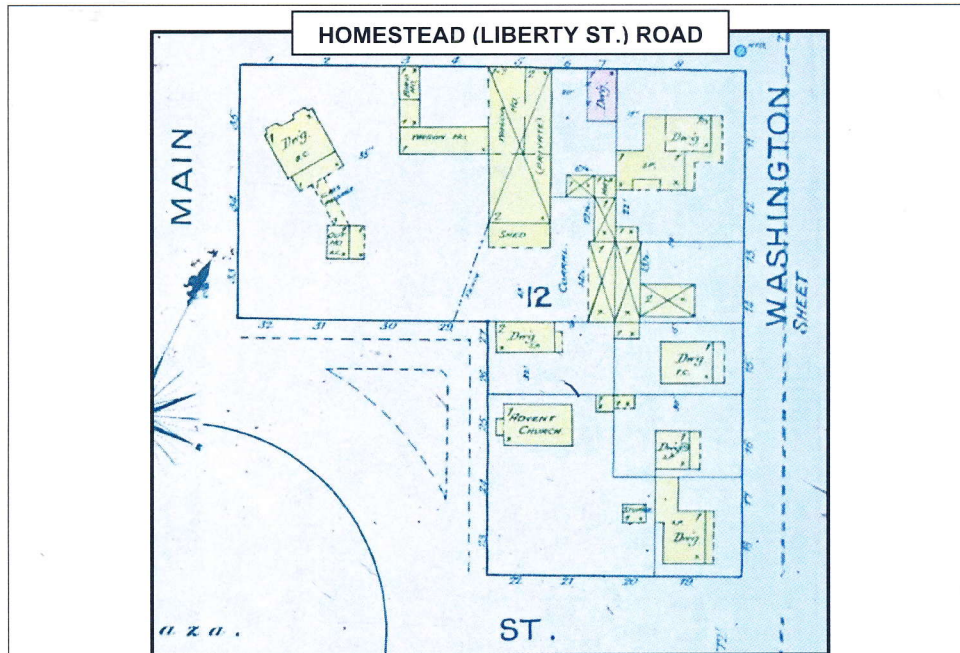
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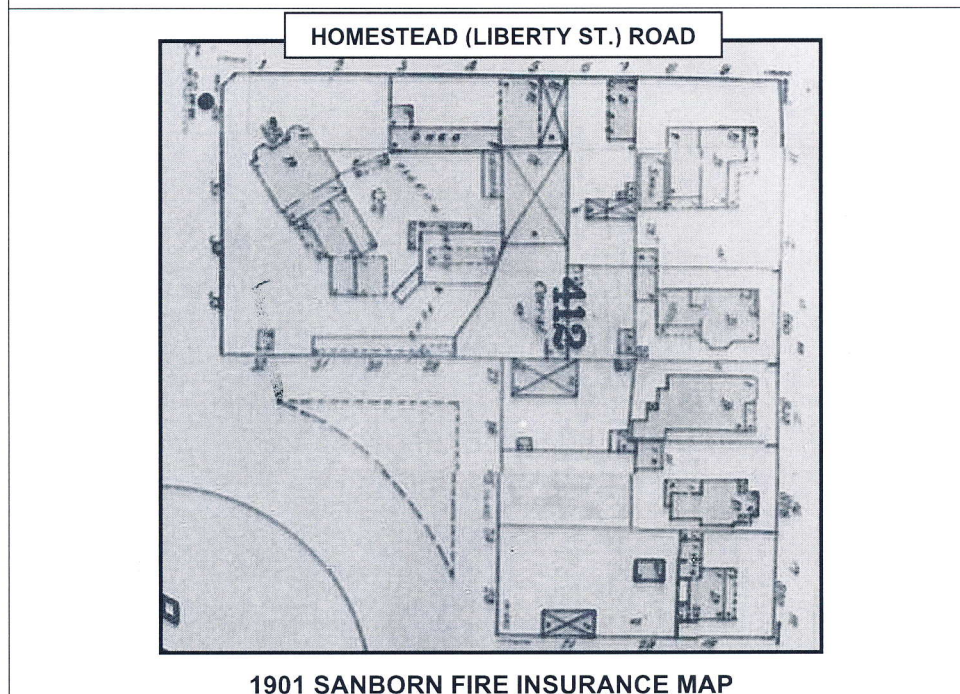
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SANBORN FIRE INSURANCE MAPS



1897 SANBORN FIRE INSURANCE MAP



1901 SANBORN FIRE INSURANCE MAP

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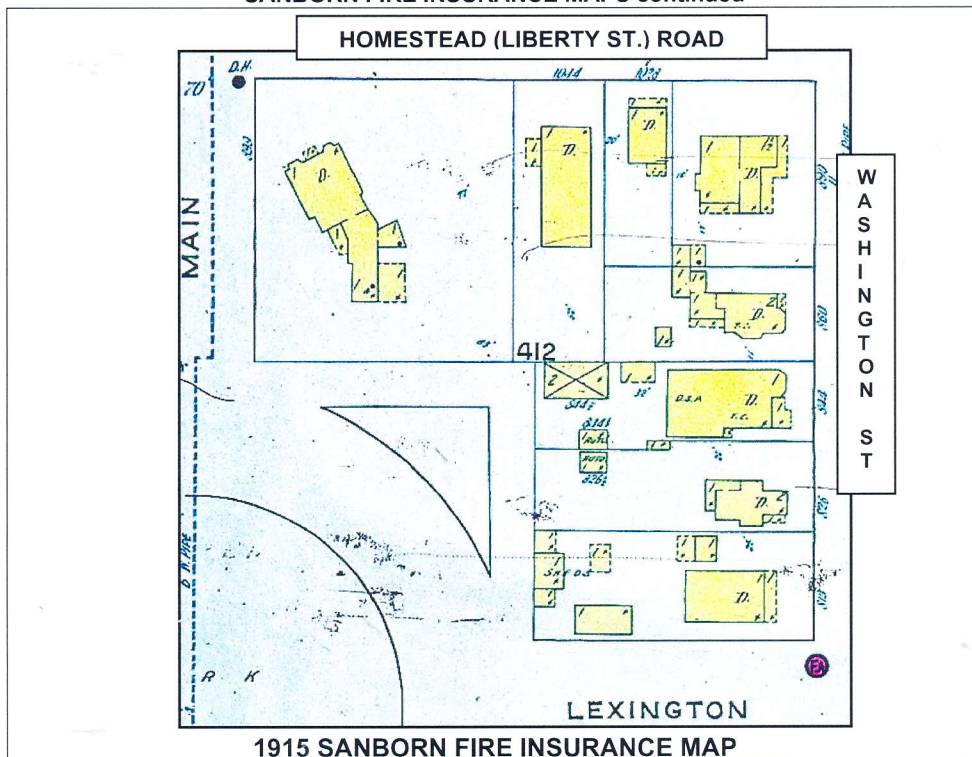
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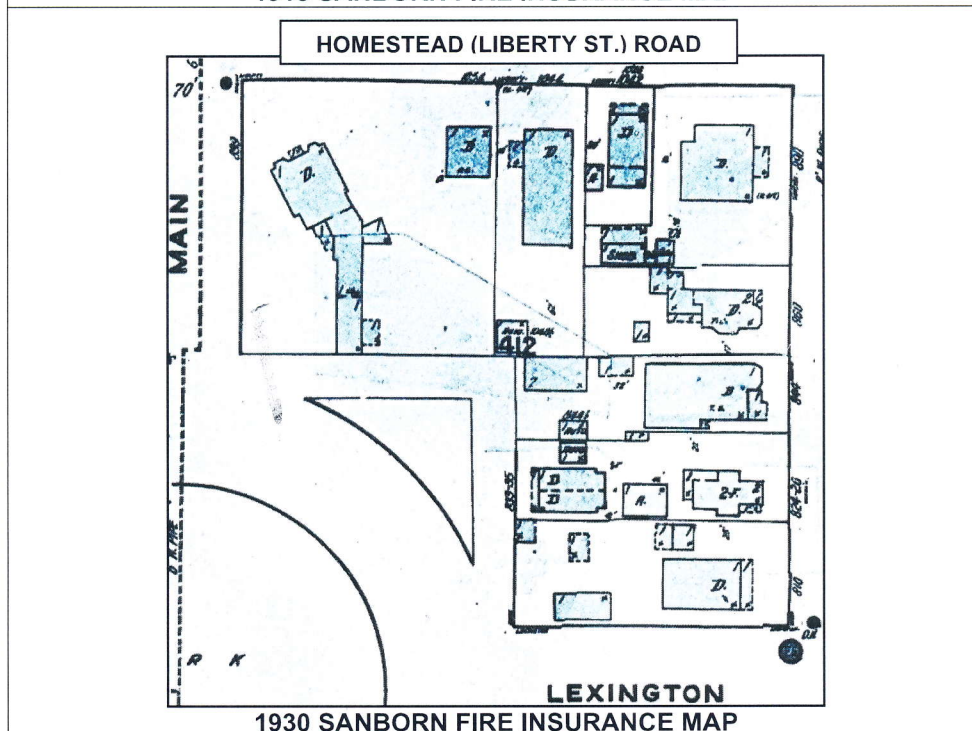
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SANBORN FIRE INSURANCE MAPS continued



1915 SANBORN FIRE INSURANCE MAP



1930 SANBORN FIRE INSURANCE MAP

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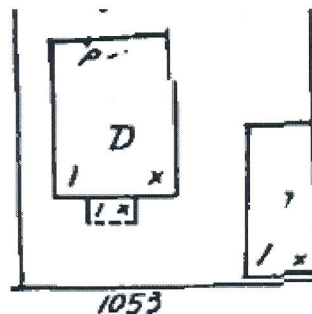
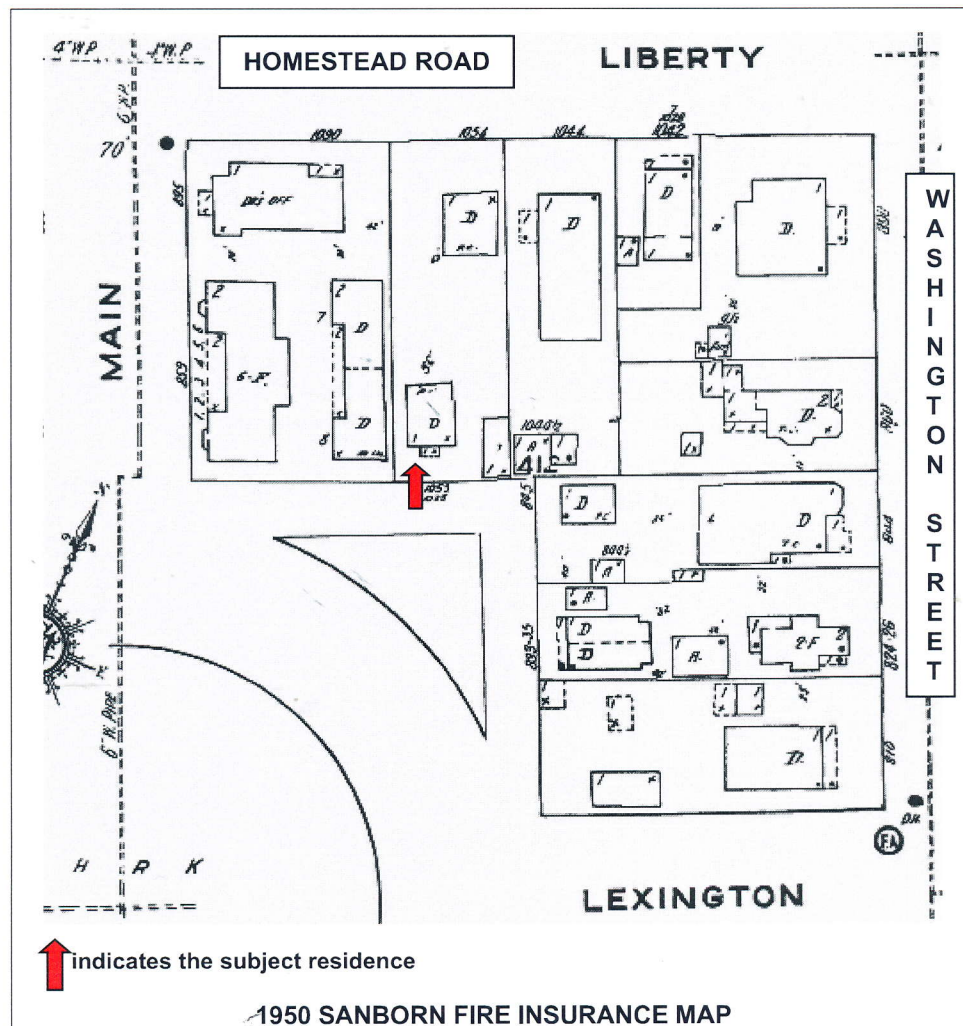
*Resource Name or # (Assigned by recorder) 1053 Lexington Street, Santa Clara

*Recorded by: Lorie Garcia

*Date 12/31/2022

☒ Continuation Update

SANBORN FIRE INSURANCE MAPS continued



Above: The subject home & detached garage as shown in 1950. Built circa 1935, this is the first time they appear on a Sanborn Fire Insurance map. Notice, 1053 Lexington Street is on the same lot as 1054 Liberty Street.

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

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*Resource Name or # assigned by recorder) 1053 Lexington Street, Santa Clara

*Recorded by: Lorie Garcia

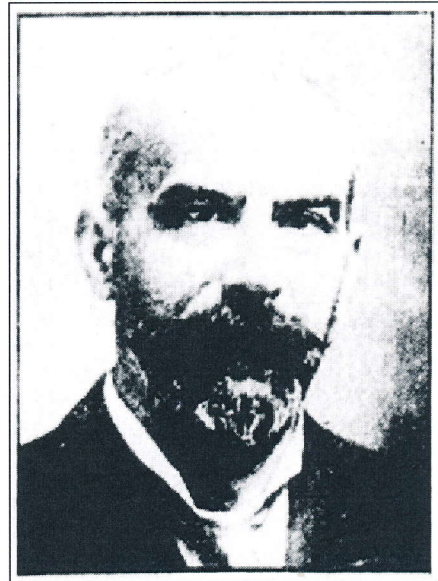
*Date 12/31/2022

☒ Continuation ☐ Update

HISTORIC Newspaper Articles
(Louis M. Fatjo and Emily [Amelie] Fatjo)

PIGEON COLLECTION

Louis M. Fatjo of Santa Clara has a very fine collection of pigeons. He now has over 600 thoroughbred pigeons of various kinds, which he prizes very highly. One of the pair which he recently purchased in the East measure thirty-eight inches across the wings. He recently purchased a pair which is said to be the largest in the United States as they took first prize at the World's Fair. They measure forty inches, and they will arrive here in a week or so. Mr. Fatjo continues to make costly improvements, as he is a great fancier of valuable birds.



L. M. Fatjo.

Secretary of the Santa Clara Commercial League
Dec. 31, 1911. *Sunday Mercury and Herald*. San Jose, California.
Vol. LXXXI. Issue 184. Page 44

July 6, 1900. *The Evening News*. San Jose, California.
Vol. XXXVIII. Issue 13. Page 2.

MR. AND MRS. L. M. FATJO announce the marriage of their daughter, Miss Amelie Fatjo, to Mr. John Dowling on Tuesday, June 6, in St. Bridget's church, Van Ness avenue and Broderick street, San Francisco. The Rev. Father Carroll of Oakland officiated.

The ceremony was performed at 10 o'clock in the morning, with only the immediate members of the family present. Miss Florence Edwards was bridesmaid and James Dowling best man. After a honeymoon trip in the northern part of the state Mr. and Mrs. Dowling will make San Francisco their home.

The bride is the youngest daughter of Mr. and Mrs. L. M. Fatjo of Santa Clara and is well and popularly known here. She is a trained nurse by profession and graduated with honors from St. Francis hospital in San Francisco. The bridegroom is a rising young business man of the metropolis.

June 11, 1916. *San Jose Mercury Herald*.
San Jose, California. *Matrimony Notices*.
Vol. XC. Issue 163. Page 26.

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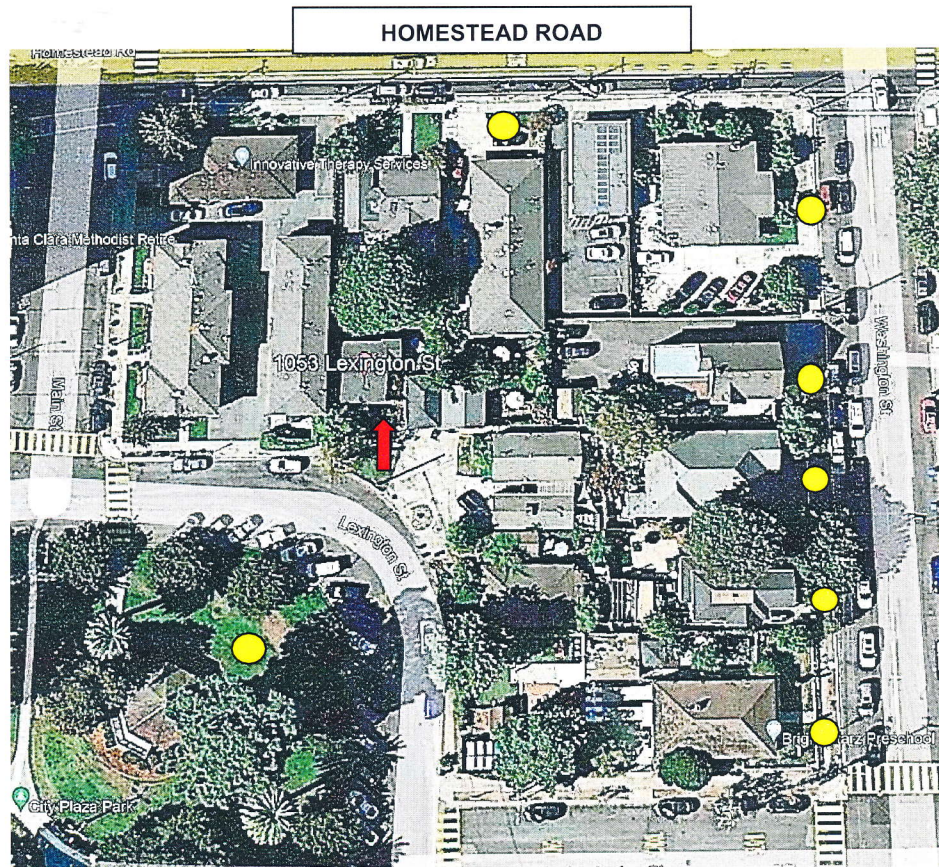
*Resource Name or # (Assigned by recorder) 1053 Lexington Street, Santa Clara

*Recorded by: Lorie Garcia

*Date 12/31/2022

☒ Continuation ☐ Update

Additional Photos



● Indicates City of Santa Clara Historically Significant Properties. (Note: 1054 Homestead appears eligible.)



↑ Indicates 1053 Lexington Street

Right: 2021 Google aerial view showing the subject property. Note the side-gabled roof and the small wing projecting from the rear of the east side-elevation. The structure shown in the bottom right is the detached, hip-roofed garage.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 1053 Lexington Street, Santa Clara

*Recorded by: Lorie Garcia

*Date 12/31/2022

☒ Continuation Update

Additional Photos – (East Side-Elevation)



Photo No: 100-3055; View: Front facade & Partial E side-elevation showing wing;
Photo Date: August 2022; Camera Facing: NW



Photo No: 100_3061
View: Partial E side-elevation of house & front elevation of wing; Photo
Date: August 2022; Camera Facing: NW



Photo No: 100_3069
View: Partial E side-elevation of main house, E side-elevation of wing;
Photo Date: August 2022; Camera Facing: WSW

State of California — The Resources Agency
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*Resource Name or # (Assigned by recorder) *1053 Lexington Street, Santa Clara*

*Recorded by: Lorie Garcia

*Date 12/31/2022

☒ Continuation

Update

Additional Photos – (Rear Facade)



Photo No: 100_3079

View: Rear façade. (Note, the small narrow rear projection, houses the water heater.)

Photo Date: August 2022; Camera Facing: SSE



Photo No: 100_3074

View: Rear façade & E side-elevation of wing and deck with steps;

Photo Date: August 2022; Camera Facing: S



Photo No: 100_3080

View: Rear façade & partial W side-elevation.

Photo Date: August 2022; Camera Facing: SE

State of California — The Resources Agency
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*Resource Name or # (Assigned by recorder) 1053 Lexington Street, Santa Clara

*Recorded by: Lorie Garcia

*Date 12/31/2022

☒ Continuation Update

Additional Photos – (West Side-Elevation)



Photo No: 100-3083; View: Partial Rear Façade & W side-elevation;
Photo Date: August 2022; Camera Facing: ESE



Photo No: 100-3082; View: Partial W side-elevation (top ½);
Photo Date: August 2022; Camera Facing: E



Photo No: 100-3083; View: Partial W side-elevation (bottom ½);
Photo Date: August 2022; Camera Facing: E

State of California — The Resources Agency
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*Resource Name or # (Assigned by recorder) 1053 Lexington Street, Santa Clara

*Recorded by: Lorie Garcia

*Date 12/31/2022

☒ Continuation Update

Additional Photos – (Front Porch & Main Entry)



Photo No: 100_3059

View: Front porch; Photo Date: August, 2022; Camera Facing: NNW



Photo No: 100_3097; View: Front porch from side;
Photo Date: August, 2022; Camera Facing: WSW



Photo No: 100_3101; View: Main Entry door; Photo Date: August, 2022;
Camera Facing: NNW

State of California — The Resources Agency
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*Resource Name or # (Assigned by recorder) 1053 Lexington Street, Santa Clara

*Recorded by: Lorie Garcia

*Date 12/31/2022

☒ Continuation Update

Additional Photos – (Secondary “Stanley” Entry doors)



Photo No: 100_3062; View: E side-entry door into main house; Photo Date: August, 2022;
Camera Facing: WSW



Photo No: 100_3063; View: Entry door into wing; Photo Date: August, 2022; Camera Facing: NNW

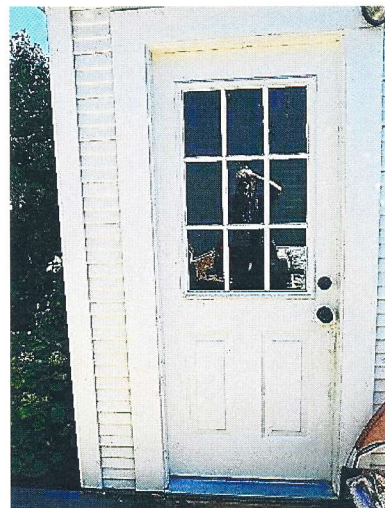


Photo No: 100_3064
View: Garage, man-door;
Photo Date: August, 2022; Camera Facing: ENE

State of California — The Resources Agency
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*Resource Name or # (Assigned by recorder) 1053 Lexington Street, Santa Clara

*Recorded by: Lorie Garcia

*Date 12/31/2022

☒ Continuation Update

Additional Photos – (Windows & Vents)



Photo No: 100_3088
View: Pair of Double-hung windows; Photo Date: August, 2022;
Camera Facing: E



Photo No: 100_3089
View: Typical I-over-1 double hung window: August, 2022;
Camera Facing: SSE

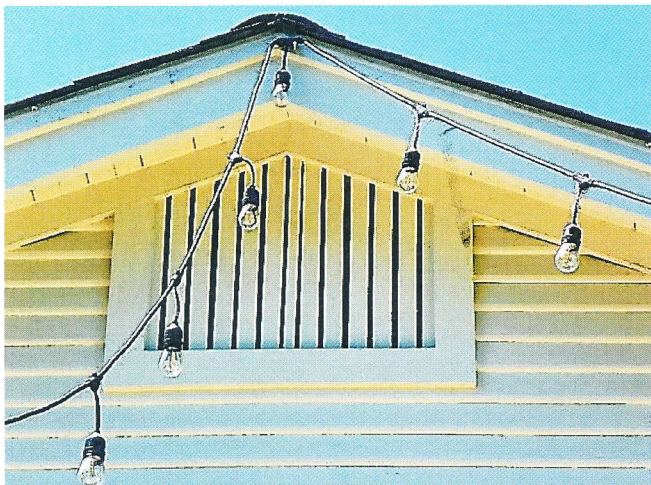


Photo No: 100_3093; View: Wooden horizontal Attic Vent;
Photo Date: August, 2022; Camera Facing: WSW



Photo No: 100_3092
View: Wood-framed crawl space vent with metal screen;
Photo Date: August, 2022; Camera Facing: WSW

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) 1053 Lexington Street, Santa Clara

*Recorded by: Lorie Garcia

*Date 12/31/2022

☒ Continuation ☐ Update

Additional Photos – (Detached Garage)



Right: Photo No: 100_3055; View: Garage front façade; Photo Date: August, 2022; Camera Facing: NNW



Photo No: 100_3059
View: Garage W side-elevation: August, 2022; Camera Facing: NE

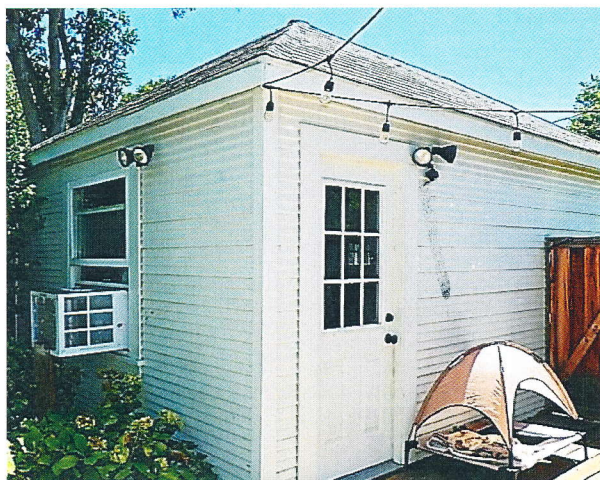


Photo No: 100_3067
View: Detached garage, partial W side-elevation and rear façade;
Photo Date: August, 2022; Camera Facing: ESE



Photo No: 100_3071
View: Rear façade detached garage; Photo Date: August, 2022;
Camera Facing: SSE

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.

1053 Lexington Street

Mills Act Historic Property Contract Application

Statement of Justification for Mills Act Historic Property Designation and Reassessment

When I went looking for a house to call my own, I only looked at two houses. The first was at 750 Park Ct. Santa Clara. But with layoffs looming at my company, unfortunately, I had to let it slip away. As the economic outlook stabilized, I kept my radar on, uninspired by nearly everything offered until 1053 Lexington came on the market.

Two is an insanely low number of homes to see before you commit to the biggest purchase of your life. But the truth of the matter was that I could not see myself in anything else otherwise void of the character endowed with a pre-WWII home.

The icing on top of the cake was the nearly unadulterated state of the house that befalls so many of the century homes in the Bay Area. Original double-hung wood windows, tear-drop siding, even the built-in ironing board!

1053 Lexington is a small, unassuming one-bedroom cottage, but she packs a lot of beauty in her 500 square feet. Having her designated a Mills Act Historic Property and provided property tax relief through reassessment will allow me to maintain the house in all her simple glory so that she may live another 100 years.

Legal Description

Exhibit A

Parcel B, as shown on that certain Map filed for record in the Office of the Recorder of the County of Santa Clara, State of California on December 21, 2000, in Book 735 of Maps, Page(s) 41.

APN: 269-28-075

ARB: 269-28-55-2

10 Year Plan

As she already remains true to much of her original creation, my plan for the next 10 years for 1053 Lexington is rather simplistic. I anticipate that over the course of the next 10 years, I will perform the following repairs and maintenance ahead of or as the need arises:

| | |
|---------|--|
| Year 1 | Inspect and repair all windows for proper functioning and sealing Repair the weight and pulley system on one of the bedroom windows |
| Year 2 | Inspect and repair/replace any damaged interior trim work |
| Year 3 | Inspect and repair/replace any damaged living room, dining room, or bedroom flooring |
| Year 4 | Repaint the interior of house |
| Year 5 | Inspect and repair/replace any dry rot |
| Year 6 | Inspect for termites and spot treat or tent as necessary |
| Year 7 | Repair/replace any damaged kitchen flooring, faucets, plumbing, counters and cabinetry |
| Year 8 | Repair damage to bathtub finish and repair/replace and damaged bathroom tiling, flooring, faucets, plumbing, counters and cabinetry |
| Year 9 | Inspect and replace any damaged gutters Inspect and replace roof as necessary |
| Year 10 | Repaint the exterior of house |

I respectfully submit for your consideration my application for Mills Act Historic Property Contract.

Sincerely,

Lily Chen
lilylchen@yahoo.com

**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 ____ day of _____, 2023, ("Effective Date"), by Lily Chen, owner of certain real property located at 1053 Lexington Street, Santa Clara, CA 95050 ("OWNERS") and the City of Santa Clara, California, a chartered California municipal corporation with its primary business address at 1500 Warburton Avenue, Santa Clara, California 95050 ("CITY"). CITY and OWNERS may be referred to herein individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

A. Recitals.

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

(2) OWNERS possesses fee title in and to that certain real property, together with associated structures and improvements thereon, shown on the 2023 Santa Clara County Property Tax Rolls as Assessors' Parcel Number 269-28-075, and generally located at the street address 1053 Lexington Street, in the City of Santa Clara ("Historic Property"). A legal description of the Historic Property is attached hereto as "Legal Description," marked as "Exhibit "A," and incorporated herein by reference.

(3) The Historic Property is on the City of Santa Clara Architecturally or Historically Significant Properties list. OWNERS submitted a Mills Act Proposal to City on March 1, 2023. The Proposal included a Primary Record from the State of California's Department of Parks and Recreation. A true and correct copy of the Proposal is attached to this Agreement as "Exhibit B".

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

B. **Agreement.**

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

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

(2) **Renewal.**

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

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

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

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

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

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

(c) OWNERS shall allow, and CITY requires, that after five (5) years, and every five (5) years thereafter, an inspection of the property's interior and exterior shall be conducted by a party appointed by CITY, to determine OWNERS' continued compliance with the terms of this Agreement. OWNERS acknowledge that the required inspections of the interior and exterior of the property were conducted prior to the effective date of this Agreement.

(4) Provision for Information.

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

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

(5) Cancellation.

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

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

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

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

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

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

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

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

(6) No Waiver of Breach.

(a) No waiver by CITY of any breach under this Agreement shall be deemed to be a waiver of any other subsequent breach. CITY does not waive any claim of breach by OWNERS if CITY does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for under the terms of this Agreement or in the City's laws and regulations are available to the City.

(7) Mediation.

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

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

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

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

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

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

(8) Binding Effect of Agreement.

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

regardless of whether such covenants, reservations, and restrictions are set forth in such contract, deed, or other instrument.

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

(c) CITY and OWNERS hereby further declare their understanding and intent that the benefit of such covenants, reservations, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the CITY, public (which includes, but is not limited to the benefit to the public street generally located at 957 Lewis Street), and OWNERS.

(9) Notice.

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

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

OWNERS: Lily Chen
1053 Lexington Street
Santa Clara, CA 95050

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

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

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

(12) Attorneys' Fees. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding

may recover all reasonable attorney's fees to be fixed by the court, in addition to costs and other relief ordered by the court.

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

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

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

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

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

(17) Fees. The Planning Department may collect such Mills Act Historic Property Contract application fee of 8,078.70 (eight thousand, seventy-eight dollars and seventy cents), or other fees for the administration of this contract as are authorized from time to time by the City Council. Such fees do not exceed the reasonable cost of providing the service for which these fees are charged. OWNERS shall pay the County Recorder's Office recordation fees for recordation of this Mills Act Historic Property Contract and the recordation of the OWNERS updated Historic Resources Inventory form.

(18) Ordinary Maintenance. Nothing in this contract shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any Historic Property covered by this contract that does not involve a change in design, material, or external appearance thereof, nor does this contract prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such external architectural feature when the Director of Planning and Inspection determines that such action is required for the public safety due to an unsafe or dangerous

condition which cannot be rectified through the use of the California Historical Building Code and when such architectural feature can be replaced according to the Secretary of Interior's Standards.

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

(20) **Conservation Easements.**

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

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

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

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

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

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

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

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

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

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

APPROVED AS TO FORM:

Office of the City Attorney
City of Santa Clara

Office of the City Manager
1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax: (408)-241-6771

“CITY”

**Lily Chen,
Owner of 1053 Lexington Street**

By: _____
Lily Chen
1053 Lexington Street
Santa Clara, CA 95050

“OWNERS”

Exhibits:

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

I:\PLANNING\2023\Project Files Active\PLN23-00069 1053 Lexington (Mills Act)\Mills Act Contract.doc



Agenda Report

23-647

Agenda Date: 6/1/2023

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Consideration of the 950 Monroe Street Mixed-Use Project

BACKGROUND

This is a historical review of the proposed 950 Monroe Street Mixed-Use Project to evaluate the impacts of the project on the existing historic structures at 906 Monroe Street and 930 Monroe Street. The Commission's recommendation will be forwarded to the Planning Commission for review and recommendation and then to the City Council for consideration.

DISCUSSION

The proposed project consists of a Rezoning, General Plan Amendment and Vesting Tentative Subdivision Map for the demolition of the existing retail structure at 950 Monroe Street and construction of a new residential complex including 50 condominium units and four townhouses with general commercial retail space on the ground floor. The proposed condo structure will include one basement floor and six stories above grade. The proposed townhouses are two stories in height.

The project site includes the Stick/Eastlake Victorian at 906 Monroe Street, Dutch Colonial Revival residence at 930 Monroe Street, and a non-listed residence at 1341 Homestead Road, all of which are to remain. Both 906 and 930 Monroe Streets are designated resources on the City's Historical and Resource Inventory (HRI). 906 Monroe Street and 1341 Homestead Road are currently situated on the same lot.

Minor Significant Property Alteration (SPA) Permit

The project includes a Minor SPA Permit for modifications to the two listed resources at 906 and 930 Monroe Street. The scope of work listed below does not include alterations to character defining features of the listed resources and is considered a Minor SPA under the City's Historical Preservation Ordinance. A Minor SPA would typically be reviewed at staff level; however, this is referred to the HLC as part of the overall consideration of the mixed-use project.

906 Monroe Street (Mills Act) / 1341 Homestead Road (Not listed on the HRI)

- Demolition of an existing detached modern shed structure
- Construction of a new one-car garage
- Landscaping in the front area of 1341 Homestead Road

930 Monroe Street (Listed on the HRI)

- Demolition of the existing detached garage (constructed in 1971)
- Demolition of the flat-roofed rear addition to the residence (constructed circa 1960)
- Construction of a new two-car garage

On December 7, 2022, Robert R. Cartier from Archaeologist Resource Management prepared a Secretary of Interior Standards (SIS) evaluation of the proposed project (Attachments 2 and 3). The assessment report reviews the proposed modification to the two historical properties for consistency with the 10 Secretary of Interior Standards for Rehabilitation. The evaluation finds that the proposed project is consistent with the Secretary of Interior Standards for Rehabilitation, in that the two historical resources would remain in place and there is no alteration to the character defining features. Removal of the accessory structures and replacement with new garages would not impact the historical resources.

Rezoning and Vesting Tentative Subdivision Map

The project proposes to subdivide three existing parcels into two single-family parcels and one mixed-use parcel with 50 condominium units, four townhouses and one detached single-family dwelling unit. Two of the historical lots at 906 and 930 Monroe would be reduced in size but will remain as two separate single-family parcels. The residential structure at 1341 Homestead Road would be combined with the new mixed-use parcel to create access for the new townhouses.

The reduction in parcel sizes for 906 and 930 Monroe Street would require a rezoning to Planned Development (PD) for the creation of new non-conforming single-family lot sizes. Current and proposed rezoning is summarized below.

906 Monroe Street

- Currently zoned HT - Historical Combining Zoning District
- Rezone to PD for reduced lot size for single-family lot
- 1341 Homestead Road residential structure will be excluded from the proposed parcel

930 Monroe Street

- Currently zoned OG - General Office Zoning District
- Rezone to PD for reduced lot size for single-family lot

940-950 Monroe Street

- Currently zoned Community Commercial
- Rezone to PD for development standards as proposed in the development plan
- 1341 Homestead Road will be combined with the new mixed-use parcel and be rezoned to PD

As the project proposal includes a rezoning of two HRI listed properties, staff is referring to the HLC for recommendation to City Council.

Design Review

The project area is a mix of modern and classical architectural styles and while located in the Old Quad neighborhood, there is no single defining architectural style. The design of the proposed mixed-use building is of a mix of architectural styles to provide a downtown look and feel. The building immediately adjacent to the residences at 906 and 930 Monroe Street is a brick building with a garage entrance on the ground floor, two residential stories above, and a roof-top amenity space.

The proposed project design has been revised since its original submittal to reduce the structure's height abutting the three existing single-family residential structures that are remaining on the site. The current proposal includes four, two-story townhouses at a maximum height of 28 feet located to the rear of the single-family residential structures and a mixed-use building located adjacent to the historic houses to the north that starts at approximately 41 feet in height and increases in height as it moves away from the historic houses to 84 feet at the corner of Monroe and Franklin Streets. The historic houses at 906 and 930 Monroe Street are one and a half stories, approximately 28 feet in height. The height of the mixed-use building adjacent to the historic houses is three-stories (38 feet in height). The proposed mixed-use building has a five-foot setback from the property line adjacent to the historic house. This setback and building height do not provide as sensitive of a transition between the mixed-use building and the historic houses. A two-story structure at this location would be more appropriate, then transitioning from there to three stories and above, or providing a larger building setback from the historic house could accomplish better sensitivity. The project is requesting to rezone to Planned Development to allow for the height and setback as proposed.

Conclusion

The SIS evaluation finds that the proposed project is consistent with the Secretary of Interior Standards for Rehabilitation and would have an insignificant impact on the existing resources at 906 and 930 Monroe Street. The project's varying architectural style would portray a look and feel associated to a downtown mixed-use building. In regard to height, the proposed height of the immediate structure to the historic resources could be designed in a more sensitive manner with a larger setback or a reduction in adjacent building height to two stories, which would improve the transition from the historic single-family uses to the proposed project.

Rezoning of the entire project site to Planned Development would allow for the unique configuration of the proposed project as shown on the development plan. Both historical properties will remain in place and future alteration will be subject to the City's Historic Preservation Ordinance.

With the recommendation of the Historical and Landmarks Commission, the proposed project would go before the Planning Commission for recommendation and City Council for consideration of the final land use decision on Rezoning, General Plan Amendment, and Vesting Tentative Subdivision Map. Should the development receive approval from City Council, the development would be subject to the City's Architectural Review process. Lastly, the Minor SPA would be forwarded to the Director of Community Development for approval.

ENVIRONMENTAL REVIEW

A Draft Environmental Impact Report (DEIR) was prepared and circulated for public and agency review in accordance with California Environmental Quality Act (CEQA) requirements. The DEIR identified potentially significant impacts with project development and mitigation measures specified in the EIR that would reduce impacts to less than significant.

Cultural Resources

The EIR concludes that the proposed project would not cause a substantially adverse change in the significance of a historical resource. The project proposes to retain the historical resources in the same location. The significance of the resources is not linked to the surrounding structures and the proposed development would not alter the character-defining features of these historic

structures. Therefore, the proposed development project would not result in a substantial adverse change in the significance of these resources as a result of the proposed development.

CEQA documents are available on the City's CEQA webpage:

<https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/422/3649>
>

PUBLIC CONTACT

On May 8, 2023, a notice of public hearing of this item was posted in three conspicuous locations within 300 feet of the project site and on May 8, 2023 was mailed to property owners within 1,000 feet of the project site. Public comment emails received for the project are included as Attachment 5.

RECOMMENDATION

Minor SPA

Recommend the Historical and Landmarks Commission find that, based upon the analysis and findings of the historical evaluation, the Commission forward a recommendation of approval of the Minor SPA to the Community Development Director.

Rezoning

Recommend that the Historical and Landmarks Commission review the Rezoning and Vesting Tentative Map and provide a recommendation to the City Council.

Design Review

Recommend that the Historical and Landmarks Commission review the Architectural Review for the mixed-use project and provide a recommendation to the Development Review Hearing Officer.

CEQA Review

Recommend that the Historical and Landmarks Commission review the EIR and provide a recommendation to the City Council.

Prepared by: Steve Le, Associate Planner

Reviewed by: Rebecca Bustos, Principal Planner

Approved by: Lesley Xavier, Planning Manager

ATTACHMENTS

1. 950 Monroe Mixed-use Project SIS Evaluation
2. DPR Survey for 906 Monroe Street
3. DPR Survey for 930 Monroe Street
4. Development Plan
5. Public Comments

Archaeological Resource Management

Robert R. Cartier, Ph.D.

496 North 5th Street

San Jose, CA 95112

Telephone (408) 295-1373

Fax (408) 286-2040

email: armcartier@netscape.net

December 7, 2022

Attn: Mr. Randy Lamb & Ms. Lisa Lamb
Lamb Partners, LLC
535 Middlefield Road, Suite 190
Menlo Park, CA 94025
C/O: Salvatore Caruso Design Corporation

RE: HISTORICAL ANALYSIS OF THE PROPOSED PROJECT AT 950 MONROE STREET IN THE CITY OF SANTA CLARA

Dear Mr. & Ms. Lamb;

This historical analysis of the proposed project at 950 Monroe Street has been prepared on behalf of Mr. Randy Lamb and Ms. Lisa Lamb of Lamb Partners, LLC. This assessment evaluated the impacts of the proposed project on the structures at 930 Monroe Street, 906 Monroe Street, and 1341 Homestead Road using the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The current proposed project consists of demolition of the existing small retail structure at 950 Monroe Street (APN 269-20-086) and the construction of a new residential complex including fifty condos and four town homes with general retail/cafe on the ground floor.

Three existing residences are located within the project footprint and will be impacted by the proposed project. These include the Dutch Colonial Revival residence at 930 Monroe Street constructed in 1905 (APN 269-20-087), the Stick/Eastlake Victorian residence at 906 Monroe Street constructed in 1898, and the small Spanish Colonial Revival residence at 1341 Homestead Road constructed circa 1920 (both on APN 269-20-095).

The structures at 930 Monroe Street and 906 Monroe Street are currently listed in the City of Santa Clara Historic Preservation and Resource Inventory. In addition, 906 Monroe Street has a Mills Act agreement with the City of Santa Clara. The structure at 1341 Homestead Road is not currently listed in the City Inventory. None of the structures are listed in the California Register of Historic Resources (CRHR) or the National Register of Historic Places (NRHP).

Project Description

Using the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)*, the proposed treatment approach would be classified as rehabilitation. As noted above, the proposed project consists of the demolition of the existing retail structure at 950 Monroe Street and construction of a new residential complex including fifty condos and four town homes with general retail/cafe on the ground floor. The total lot area is 38,180 SF (08.87

acres). The proposed condo structure will include one basement floor and six stories above grade. The proposed town homes are two stories in height. The project as currently proposed will include minor impacts to the three existing residential structures within the project footprint including:

930 Monroe Street

- Demolition of the existing detached garage (constructed 1971)
- Demolition of the flat-roofed rear addition to the residence (constructed circa 1960)
- Construction of a new two-car garage

906 Monroe Street/1341 Homestead Road

- Demolition of an existing detached modern pre-fab shed structure
- Construction of a new one-car garage
- Landscaping in the front area of 1341 Homestead Road

Design drawings by Salvatore Caruso Design Corporation dated October 5, 2022 were reviewed as part of the preparation of this report.

Historic Context

The subject properties make up a portion of Lot 3, Block 1 South, Range 4 West as shown on the “Map of Lots and Sublots of Santa Clara, Santa Clara County, California” from July of 1866 (Volume B of Maps, Page 103).

930 Monroe Street

Based upon County of Santa Clara Appraiser’s property records, the subject structure was constructed in 1905. The earliest known resident of the home was Dora T. Gibson (widow of Marvin Gibson), who is listed at this address in 1907 (Polk Directory). Dora was listed at 930 Monroe Street in 1920. By 1940, the property was the home of Clarence and Marjorie Bjorlie, who is listed at this address in the U.S. Census of that year. Based on City of Santa Clara Building Permit #1959-17493, by 1959 the home was owned by Donald R. Von Raesfeld Jr., and Jocylene M. Von Raesfeld. Donald Von Raesfeld, Jr. is the son of Donald Von Rasfeld (Senior), who served as City Manager of Santa Clara from 1960 to 1985, and a City Council member from 1988 to 1992. Donald Jr. was a long time driver for the Valley Transit Authority (VTA). He also served on the Board of Directors and as Membership Chairman of the San Jose Chapter of the Experimental Aircraft Association (EAA). The Von Raesfelds’ owned the property until its recent purchase by Lamb Partners, LLC.

906 Monroe Street/1341 Homestead Road

Based on visual evaluation and available documentation, the residence at 906 Monroe Street was originally constructed in 1898. The earliest known resident of the home was Dora Brook, who owned the property until December 13, 1919, when it was granted to Rosa Lukanitsch (Book 502 of Deeds, Page 220). The secondary residence at 1341 Homestead Road appears to have been

constructed around this period (circa 1920). On August 26, 1924 the property passed via gift deed to Alfred Lukanitsch (Book 344 OR, Page 122). Alfred, along with his wife Annie Lukanitsch, owned the property until April 4, 1974, when it was transferred to Kenneth and Elaine Marie Gift, as trustees of the “Alfred and Annie Lukanitsch 1974 Trust” (Book A858 OR, Page 131). On May 6, 1977 Kenneth and Elaine Marie Gift quitclaimed the property to Elaine Marie Gift (Book C968 OR, Page 320). On November 1, 1983 the property was granted to Michael Kohl (Book 1030 OR, Page 103). On January 24, 2014 the property was passed to Michael T. Kohl and Mary D. Martin (Assessor's Property Record #22504294). On February 12, 2019 the property was granted to Lamb Partners LLC (Assessor's Property Record #24115588). On August 20, 2021 the property was passed to LP Monroe Street LLC, who are the current listed owners.

Period of Significance

For purposes of historic listing, the period of significance for the structure at 930 Monroe Street spans from its original construction in 1905 to 1945. Alterations made to the structure and property after this time include the existing flat-roofed rear addition (circa 1960) as well as the detached garage (originally constructed 1959, the garage burned down in 1970 and was reconstructed in 1971. These alterations made after 1945 were less in keeping with the original architectural style and materials of the structure, and are non-significant.

The period of significance for the structures at 906 Monroe Street/1341 Homestead Road spans from the construction of 906 Monroe Street circa 1898 to 1945. Additions to the property after this period include the erection of the modern pre-fab shed structure to the rear of 906 Monroe Street. These alterations made after 1945 were less in keeping with the original architectural style and materials of the structure, and are non-significant.

Physical Description

Site

The subject area is located at the northwest corner of the intersection of Homestead Road and Monroe Street, within the historic Old Quad area of the City of Santa Clara. The proposed project footprint includes parcels APN 269-20-086, 269-20-087, and 269-20-095. The surrounding neighborhood is mixed-use, with a number of both commercial and residential properties, many of which are broadly chronologically and stylistically compatible with the existing residential properties within the proposed project footprint.

Construction Chronology

The following section outlines the construction chronology of the property. The dates for modifications are based upon visual evaluation and other available documentation including building permits and County of Santa Clara Appraiser's Property Records.

- 1866: Original layout of the lots and sub-lots of the City of Santa Clara
- 1898: Construction of the residence at 906 Monroe Street
- 1905: Construction of the residence at 930 Monroe Street

- C. 1920: Construction of the residence at 1341 Homestead Road
- 1941: Construction of the retail structure at 950 Monroe Street
- 1959: Construction of the rear addition at 930 Monroe Street
- 1959: Construction of the original detached garage at 930 Monroe Street
- 1970: Destruction of the original detached garage at 930 Monroe Street by fire
- 1971: Construction of the existing detached garage at 930 Monroe Street

Additional modifications and remodels have been made to the interior of the structures, however they do not appear to have had a significant impact on the historic character of the structures as a whole.

Character-defining Features

930 Monroe Street

Constructed in 1905, the structure at 930 Monroe Street is an example of the Dutch Colonial Revival Style. The historic character-defining features of the structure include:

1. The cross-gambrel roof surfaced with wooden shingles
2. The broad and enclosed eaves with boxed rafters
3. The full-length raised front porch supported by cylindrical classical columns and a turned spindle balustrade.
4. The asymmetrically placed bay windows
5. The double-hung sash wooden framed fenestration

906 Monroe Street

Constructed in 1898, the structure at 906 Monroe Street is an example of the Stick/Eastlake Victorian style. The historic character-defining features of the structure include:

1. The steeply pitched hipped roof with asymmetrical cross-gables
2. The narrow and enclosed eaves with boxed rafters
3. The half-length raised front porch supported by turned spindle-work columns.
4. The elaborated bay window along Homestead Road
5. Turned spindle-work brackets and detailing at corners and below the eaves.

1341 Homestead Road

Constructed circa 1920, the structure at 1341 Homestead Road is a modest example of the Spanish Colonial Revival Style. The historic character-defining features of the structure include:

1. The low horizontal profile
2. The shallow-pitched side-gabled roof surfaced with Spanish roof tiles
3. The asymmetrical front facade with large arched window.
4. The small, centrally placed entry porch.
5. The decorative circular vents below the gables
6. The stucco wall cladding

Evaluation of Significance

National Register Significance

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- a. that are associated with events that have made a significant contribution to broad patterns of our history;
- b. that are associated with the lives of persons significant in our past;
- c. that embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
1. that have yielded, or are likely to yield, information important in prehistory or history.

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- | | |
|--------------|----------------|
| 1. location | 5. workmanship |
| 2. design | 6. feeling |
| 3. setting | 7. association |
| 4. materials | |

None of the structures within the subject area are currently listed in the National Register of Historic Places, in addition, none appear potentially eligible for listing in this register.

930 Monroe Street

The structure at 930 Monroe Street is not associated with events that have made a significant contribution to the broad patterns of history (NRHP Criterion A): the structure is not associated with persons of local, state, or national historic significance, thus the structure does not appear to be eligible for inclusion in the National Register under association with significant persons (NRHP Criterion B). The home is a good example of the Dutch Colonial Revival style of architecture, however it does not appear to be a significant enough example to be eligible for listing under NRHP Criterion C. The structure is not likely to yield significant historic information and thus is not potentially eligible for inclusion under NRHP Criterion D.

906 Monroe Street

The structure at 906 Monroe Street is not associated with events that have made a significant contribution to the broad patterns of history (NRHP Criterion A): the structure is not associated with persons of local, state, or national historic significance, thus the structure does not appear to be eligible for inclusion in the National Register under association with significant persons (NRHP Criterion B). The home is a good example of the Stick/Eastlake Victorian style of architecture, however it does not appear to be a significant enough example to be eligible for listing under NRHP Criterion C. The structure is not likely to yield significant historic information and thus is not potentially eligible for inclusion under NRHP Criterion D.

1341 Homestead Road

The structure at 1341 Homestead Road is not associated with events that have made a significant contribution to the broad patterns of history (NRHP Criterion A): the structure is not associated with persons of local, state, or national historic significance, thus the structure does not appear to be eligible for inclusion in the National Register under association with significant persons (NRHP Criterion B). The home is a modest example of the Spanish Colonial Revival style of architecture, however it does not appear to be a significant enough example to be eligible for listing under NRHP Criterion C. The structure is not likely to yield significant historic information and thus is not potentially eligible for inclusion under NRHP Criterion D.

California Register Significance

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

- Association 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;
- 2. Association with the lives of persons important to local, California, or national history;
- 3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
- 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

930 Monroe Street

The structure at 930 Monroe Street is not currently listed on the California Register of Historical Resources. In addition, the structure does not appear to qualify as potentially eligible under any of the criteria listed above. The home is not associated with any known significant historical events, thus it does not appear to qualify as potentially eligible under criterion 1. No historically significant persons appear to have been associated with the property, thus it does not appear to qualify as potentially eligible under criterion 2. Although the home is an example of the Dutch Colonial Revival style, is not an exceptional or unusual example of this style. Thus it does not appear to qualify as potentially eligible under criterion 3. In addition, the structure does not appear to have the potential to yield significant historical information, and thus does not appear eligible under criterion 4.

906 Monroe Street

The structure at 906 Monroe Street is not currently listed on the California Register of Historical Resources. However, it does appear to qualify as potentially eligible for inclusion in this Register. The home is not associated with any known significant historical events, thus it does not appear to qualify as potentially eligible under criterion 1. No historically significant persons appear to have been associated with the property, thus it does not appear to qualify as potentially eligible under criterion 2. The home is a good example of the Stick/Eastlake Victorian style of architecture. Thus it appears to qualify as potentially eligible under criterion 3. In addition, the structure does not appear to have the potential to yield significant historical information, and thus does not appear eligible under criterion 4.

Thus the structure at 906 Monroe Street is potentially eligible for inclusion in the CRHR under criteria 3.

1341 Homestead Road

The structure at 1341 Homestead Road is not currently listed on the California Register of Historical Resources. In addition, the structure does not appear to qualify as potentially eligible under any of the criteria listed above. The home is not associated with any known significant historical events, thus it does not appear to qualify as potentially eligible under criterion 1. No historically significant persons appear to have been associated with the property, thus it does not appear to qualify as potentially eligible under criterion 2. Although the home is a modest example of the Spanish Colonial Revival style, is not an exceptional or unusual example of this style. Thus it does not appear to qualify as potentially eligible under criterion 3. In addition, the structure does not appear to have the potential to yield significant historical information, and thus does not appear eligible under criterion 4.

City of Santa Clara Historic Preservation and Resource Inventory

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council.

Qualified Historic Resource

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.

Criterion for Historical or Cultural Significance

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

- The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.
- The property is associated with a historical event.
- The property is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.

- The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.
- 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.
- A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.

Criterion for Architectural Significance

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

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.
2. The property is identified with a particular architect, master builder or craftsman.
3. The property is architecturally unique or innovative.
4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.
5. The property has a visual symbolic meaning or appeal for the community.
6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.
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.

930 Monroe Street

The property at 930 Monroe Street is currently listed in the City of Santa Clara Historic Preservation and Resource Inventory. Based upon the results of this evaluation, the residence appears to meet the criteria for Historical and Cultural Significance due to its association with broad patterns of residential development within the City of Santa Clara. It also appears to meet criteria for Architectural Significance including Criterion 1 as an example of early 20th Century Colonial Revival architecture as well as Criterion 7; its cross-gambrel roof is an uncommon feature of this style of architecture. Gambrel roofs are present in only approximately 10% of colonial revival homes, forming a sub-type known as Dutch Colonial Revival. The cross-gambrel roof configuration was a popular pattern book design from approximately 1905 to 1915 (McAlester 1997), but is rare within the local context.

906 Monroe Street

The property at 906 Monroe Street is currently listed in the City of Santa Clara Historic Preservation and Resource Inventory. Based upon the results of this evaluation, the residence appears to meet the criteria for Historical and Cultural Significance due to its association with broad patterns of residential development within the City of Santa Clara. It also appears to meet criteria for Architectural Significance including Criterion 1 as an example of late 19th Century Stick/Eastlake Victorian architecture.

1341 Homestead Road

The property at 1341 Homestead Road is not currently individually listed in the City of Santa Clara Historic Preservation and Resource Inventory. However, as a secondary residence on the same parcel as 906 Monroe Street described above, it contributes to the historic character of the property as a whole, adding an early 20th Century element to the late 19th Century primary residence.

Evaluation of Historic Integrity

930 Monroe Street

The residence at 930 Monroe Street has been somewhat modified since its original construction in 1905. However, these modifications do not constitute a significant impact to the integrity of the resource (i.e. the structure retains sufficient integrity to be eligible for inclusion in the local historic resource inventory under multiple criteria).

The seven aspects of integrity for the property are:

- *Setting:* The structure at 930 Monroe Street retains its setting within the historic Old Quad area of the City of Santa Clara, which retains much of its historic character, including many structures constructed both prior to and roughly contemporaneous with the construction of the residence at 930 Monroe Street, giving it integrity of setting.
- *Location:* The structure remains in its original location as it has not been moved, giving it integrity of location.
- *Design:* Although some modifications have been made to the structure, the residence at 930 Monroe Street retains many of its original character defining Features (as described above), and retains its integrity of workmanship.
- *Materials:* The majority of the modifications and additions to the residence at 930 Monroe Street were constructed with materials similar to those utilized in the original construction. Thus the structure retains its integrity of materials.
- *Feeling:* The modifications made to the structure do not mask its identity as an early 20th Century Dutch Colonial Revival residence, thus the structure retains integrity of feeling.
- *Association:* Despite some modifications, the structure is recognizably the same residence as occupied by its earliest owners and thus retains its integrity of association.

The structure at 930 Monroe Street has undergone minor modifications to its exterior throughout its history. However, as described above, the structure retains its historic integrity under all seven of the aspects of integrity as outlined in National Register Bulletin 15: setting, location, design, materials, feeling, and association.

906 Monroe Street

The residence at 906 Monroe Street has been somewhat modified since its original construction in 1898. However, these modifications do not constitute a significant impact to the integrity of the resource (i.e. the structure retains sufficient integrity to be eligible for inclusion in the local historic resource inventory under multiple criteria) as well as the CRHR.

The seven aspects of integrity for the property are:

- *Setting:* The structure at 906 Monroe Street retains its setting within the historic Old Quad area of the City of Santa Clara, which retains much of its historic character, including many structures constructed both prior to and roughly contemporaneous with the construction of the residence at 906 Monroe Street, giving it integrity of setting.
- *Location:* The structure remains in its original location as it has not been moved, giving it integrity of location.
- *Design:* Although some modifications have been made to the structure, the residence at 906 Monroe Street retains many of its original character defining Features (as described above), and retains its integrity of workmanship.
- *Materials:* The majority of the modifications and additions to the residence at 906 Monroe Street were constructed with materials similar to those utilized in the original construction. Thus the structure retains its integrity of materials.
- *Feeling:* The modifications made to the structure do not mask its identity as a late 19th Century Stick/Eastlake Victorian residence, thus the structure retains integrity of feeling.
- *Association:* Despite some modifications, the structure is recognizably the same residence as occupied by its earliest owners and thus retains its integrity of association.

The structure at 906 Monroe Street has undergone minor modifications to its exterior throughout its history. However, as described above, the structure retains its historic integrity under all seven of the aspects of integrity as outlined in National Register Bulletin 15: setting, location, design, materials, feeling, and association.

1341 Homestead Road

The residence at 1341 Homestead Road has been somewhat modified since its original construction circa 1920. However, these modifications do not constitute a significant impact to the integrity of the resource (i.e. the structure retains sufficient integrity to contribute to the historic character of the subject property).

The seven aspects of integrity for the property are:

- *Setting:* The structure at 1341 Homestead Road retains its setting within the historic Old Quad area of the City of Santa Clara, which retains much of its historic character, including many structures constructed both prior to and roughly contemporaneous with the construction of the residence at 1341 Homestead Road, giving it integrity of setting.
- *Location:* The structure remains in its original location as it has not been moved, giving it integrity of location.
- *Design:* Although some modifications have been made to the structure, the residence at 1341 Homestead Road retains many of its original character defining Features (as described above), and retains its integrity of workmanship.
- *Materials:* The majority of the modifications and additions to the residence at 1341 Homestead Road were constructed with materials similar to those utilized in the original construction. Thus the structure retains its integrity of materials.
- *Feeling:* The modifications made to the structure do not mask its identity as an early 20th Century Spanish Colonial Revival residence, thus the structure retains integrity of feeling.
- *Association:* Despite some modifications, the structure is recognizably the same residence as occupied by its earliest owners and thus retains its integrity of association.

The structure at 1341 Homestead Road has undergone very minor modifications to its exterior throughout its history. However, as described above, the structure retains its historic integrity under all seven of the aspects of integrity as outlined in National Register Bulletin 15: setting, location, design, materials, feeling, and association.

Impacts of the Proposed Project

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first. This is because a different set of standards apply to each approach. For the residential structures at 930 Monroe Street, 906 Monroe Street, and 1341 Homestead Road, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through

alterations and additions.

The ten standards for rehabilitation are:

2. 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. Archaeological 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 shall 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.

Project Impacts

The proposed project impacts include:

930 Monroe Street

- Demolition of the existing detached garage (constructed 1971)
- Demolition of the flat-roofed rear addition to the residence (constructed circa 1960)
- Construction of a new two-car garage

906 Monroe Street/1341 Homestead Road

- Demolition of an existing detached modern pre-fab shed structure
- Construction of a new one-car garage
 - landscaping in the front area of 1341 Homestead Road

These modifications are presented in Design drawings by Salvatore Caruso Design Corporation dated October 5, 2022.

Mitigation of Project Impacts

930 Monroe Street

The proposed treatment plan for 930 Monroe Street, as state above, is rehabilitation. The proposed project will require no further mitigation as it follows the *Standards*, as outlined below:

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.

1. The historic usage of the subject structure was as a residence.
2. The proposed project as currently designed retains this usage of the structure
3. These proposed changes are consistent with the standard in question, in that exterior modifications are minor, and are classifiable as minimal changes as the distinctive materials, features, spaces, and spatial relationships of the structure will be retained.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. The character defining features of 930 Monroe Street consist of: the cross-gambrel roof surfaced with wooden shingles, the broad and enclosed eaves with boxed rafters, the full-length raised front porch supported by cylindrical classical columns and a turned spindle balustrade, the asymmetrically placed bay windows, and the double-hung sash wooden framed fenestration
2. The proposed modifications will not remove any of the distinctive materials and features installed during the period of significance (1905–1945).
3. These proposed changes are consistent with the standard in question, in that, no distinctive materials or features from the period of significance for the residence at 930 Monroe Street (1905-1945) will be removed.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. The residence at 930 Monroe Street exists as a physical record of its time (period of significance between 1905 and 1945), place (the structure's location within the historic Old Quad area), and use (as a residence) despite minor modifications since its construction in 1905.
2. Based upon the property's appearance and materials and significance during its period of significance, the proposed project modifications do not add conjectural features (features which may or may not have been present on the structure as originally constructed) nor do they create a false sense of historic development.
3. These proposed changes are consistent with the standard in question, in that no conjectural features will be added, and architectural elements from other structures will not be integrated into the design.
4. Therefore, based on these facts, the project is consistent with this standard.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

1. No architectural modifications to the structure appear to have acquired historic significance in their own right.
2. No changes that have acquired historic significance in their own right will be impacted by the current proposed project.
3. These proposed changes are consistent with the standard in question, in that no changes that have acquired historic significance in their own right will be impacted.
4. Therefore, based on these facts, the project is consistent with this standard.

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

1. The character defining features of the residence at 930 Monroe Street consist of: the cross-gambrel roof surfaced with wooden shingles, the broad and enclosed eaves with boxed rafters, the full-length raised front porch supported by cylindrical classical columns and a turned spindle balustrade, the asymmetrically placed bay windows, and the double-hung sash wooden framed fenestration
2. The project plans, as currently proposed will not impact these character-defining features.
3. These proposed changes are consistent with the standard in question, in that the proposed modifications do not remove any distinctive materials, features, finishes or construction techniques of the residence.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. The proposed project will not replace any historic features.
2. These proposed changes are consistent with the standard in question, in that no significant historic features will be replaced. If necessary, replacement of deteriorated features will be with in-kind materials.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. No physical or chemical treatments which may cause damage to historic features are proposed as part of the current project.
2. These proposed changes are consistent with the standard in question, in that no physical or chemical treatments which may cause damage to historic features are proposed as part of the current project. All proposed work will be carried out using materials and chemicals which will not harm the structure or its existing architectural elements.
3. Therefore, based on these facts, the project is consistent with this standard.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

1. The subject site is not located within an identified Archaeological zone.
2. Thus the project will not impact any known archaeological resources
3. However, if archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Santa Clara staff, and implemented.
4. Therefore, based on these facts, the project is consistent with this standard.

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 shall 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.

1. The proposed modifications will have minimal impact on the historic fabric constructed during the period of significance (1905-1945).
2. Additions and modifications to the structure proposed by the current project

include: demolition of a non-significant rear addition which does not contribute to the historic character of the structure, demolition of a detached garage constructed in 1971.

3. These proposed changes are consistent with the standard in question, in that these proposed modifications do not represent a substantial adverse change in the significance of the historical resource, as they do not significantly impact any of the architectural defining features of the residence.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. The proposed modifications could be removed in the future without impact to the essential form and integrity of the historic property and its environment
2. The project proposes the following additions: construction of a new two-car detached garage.
3. These proposed changes are consistent with the standard in question, in that the proposed modifications could be removed in the future with little or no impact to the character defining features that date within the period of significance (1905-1945).
4. Therefore, based on these facts, the project is consistent with this standard.

906 Monroe Street

The proposed treatment plan for 906 Monroe Street, as state above, is rehabilitation. The proposed project will require no further mitigation as it follows the *Standards*, as outlined below:

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.

1. The historic usage of the subject structure was as a residence.
2. The proposed project as currently designed retains this usage of the structure
3. These proposed changes are consistent with the standard in question, in that exterior modifications are minor, and are classifiable as minimal changes as the distinctive materials, features, spaces, and spatial relationships of the structure will be retained.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. The character defining features of 906 Monroe Street consist of: The steeply pitched hipped roof with asymmetrical cross-gables, the narrow and enclosed eaves with boxed rafters, the half-length raised front porch supported by turned spindle-work columns, the elaborated bay window along Homestead Road, turned spindle-work brackets and detailing at corners and below the eaves.
2. The proposed modifications will not remove any of the distinctive materials and features installed during the period of significance (1898–1945).
3. These proposed changes are consistent with the standard in question, in that no distinctive materials or features from the period of significance for the residence at 906 Monroe Street (1898-1945) will be removed.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. The residence at 906 Monroe Street exists as a physical record of its time (period of significance between 1898 and 1945), place (the structure's location within the historic Old Quad area), and use (as a residence) despite minor modifications since its construction in 1898.
2. Based upon the property's appearance and materials and significance during its period of significance, the proposed project modifications do not add conjectural features (features which may or may not have been present on the structure as originally constructed) nor do they create a false sense of historic development.
3. These proposed changes are consistent with the standard in question, in that no conjectural features will be added, and architectural elements from other structures will not be integrated into the design.
4. Therefore, based on these facts, the project is consistent with this standard.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

1. No architectural modifications to the structure appear to have acquired historic significance in their own right.
2. No changes that have acquired historic significance in their own right will be impacted by the current proposed project.
3. These proposed changes are consistent with the standard in question, in that no changes that have acquired historic significance in their own right will be impacted.
4. Therefore, based on these facts, the project is consistent with this standard.

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

1. The character defining features of the residence at 906 Monroe Street consist of: the steeply pitched hipped roof with asymmetrical cross-gables, the narrow and enclosed eaves with boxed rafters, the half-length raised front porch supported by turned spindle-work columns, the elaborated bay window along Homestead Road, turned spindle-work brackets and detailing at corners and below the eaves.
2. The project plans, as currently proposed will not impact these character-defining features.
3. These proposed changes are consistent with the standard in question, in that the proposed modifications do not remove any distinctive materials, features, finishes or construction techniques of the residence.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. The proposed project will not replace any historic features.
2. These proposed changes are consistent with the standard in question, in that no significant historic features will be replaced. If necessary, replacement of deteriorated features will be with in-kind materials.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. No physical or chemical treatments which may cause damage to historic features are proposed as part of the current project.
2. These proposed changes are consistent with the standard in question, in that no physical or chemical treatments which may cause damage to historic features are proposed as part of the current project. All proposed work will be carried out using materials and chemicals which will not harm the structure or its existing architectural elements.
3. Therefore, based on these facts, the project is consistent with this standard.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

1. The subject site is not located within an identified Archaeological zone.
2. Thus the project will not impact any known archaeological resources
3. However, if archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until

it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Santa Clara staff, and implemented.

4. Therefore, based on these facts, the project is consistent with this standard.

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 shall 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.

1. The proposed modifications will have minimal impact on the historic fabric constructed during the period of significance (1898-1945).
2. Additions and modifications to the structure proposed by the current project include: demolition of a non-significant pre-fab shed of recent construction.
3. These proposed changes are consistent with the standard in question, in that these proposed modifications do not represent a substantial adverse change in the significance of the historical resource, as they do not significantly impact any of the architectural defining features of the residence.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. The proposed modifications could be removed in the future without impact to the essential form and integrity of the historic property and its environment.
2. The project proposes the following additions: construction of a new one-car detached garage.
3. These proposed changes are consistent with the standard in question, in that the proposed modifications could be removed in the future with little or no impact to the character defining features that date within the period of significance (1898-1945).
5. Therefore, based on these facts, the project is consistent with this standard.

1341 Homestead Road

The proposed treatment plan for 1341 Homestead Road as state above, is rehabilitation. The proposed project will require no further mitigation as it follows the *Standards*, as outlined below:

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.

1. The historic usage of the subject structure was as a residence.
2. The proposed project as currently designed retains this usage of the structure.
3. These proposed changes are consistent with the standard in question, in that exterior modifications are minor, and are classifiable as minimal changes as the distinctive materials, features, spaces, and spatial relationships of the structure will be retained.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. The character defining features of 1341 Homestead Road consist of: the low horizontal profile, the shallow-pitched side-gabled roof surfaced with Spanish roof tiles, the asymmetrical front facade with large arched window, the small, centrally placed entry porch, the decorative circular vents below the gables, the stucco wall cladding.
2. The proposed modifications will not remove any of the distinctive materials and features installed during the period of significance (1920–1945).
3. These proposed changes are consistent with the standard in question, in that, no distinctive materials or features from the period of significance for the residence at 1341 Homestead Road (1920-1945) will be removed.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. The residence at 1341 Homestead Road exists as a physical record of its time (period of significance between 1920 and 1945), place (the structure's location within the historic Old Quad area), and use (as a residence) despite minor modifications since its construction circa 1920.
2. Based upon the property's appearance and materials and significance during its period of significance, the proposed project modifications do not add conjectural features (features which may or may not have been present on the structure as originally constructed) nor do they create a false sense of historic development.

3. These proposed changes are consistent with the standard in question, in that no conjectural features will be added, and architectural elements from other structures will not be integrated into the design.
4. Therefore, based on these facts, the project is consistent with this standard.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

1. No architectural modifications to the structure appear to have acquired historic significance in their own right.
2. No changes that have acquired historic significance in their own right will be impacted by the current proposed project.
3. These proposed changes are consistent with the standard in question, in that no changes that have acquired historic significance in their own right will be impacted.
4. Therefore, based on these facts, the project is consistent with this standard.

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

1. The character defining features of the residence at 1341 Homestead Road consist of: the low horizontal profile, the shallow-pitched side-gabled roof surfaced with Spanish roof tiles, the asymmetrical front facade with large arched window, the small, centrally placed entry porch, the decorative circular vents below the gables, the stucco wall cladding
2. The project plans, as currently proposed will not impact these character-defining features.
3. These proposed changes are consistent with the standard in question, in that the proposed modifications do not remove any distinctive materials, features, finishes or construction techniques of the residence.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. The proposed project will not replace any historic features.
2. These proposed changes are consistent with the standard in question, in that no significant historic features will be replaced. If necessary, replacement of deteriorated features will be with in-kind materials.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. No physical or chemical treatments which may cause damage to historic features are proposed as part of the current project.
2. These proposed changes are consistent with the standard in question, in that no physical or chemical treatments which may cause damage to historic features are proposed as part of the current project. All proposed work will be carried out using materials and chemicals which will not harm the structure or its existing architectural elements.
3. Therefore, based on these facts, the project is consistent with this standard.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

1. The subject site is not located within an identified Archaeological zone.
2. Thus the project will not impact any known archaeological resources
3. However, if archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Santa Clara staff, and implemented.
4. Therefore, based on these facts, the project is consistent with this standard.

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 shall 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.

1. The proposed modifications will have minimal impact on the historic fabric constructed during the period of significance (1920-1945).
2. Additions and modifications to the structure proposed by the current project include: demolition of a non-significant pre-fab shed of recent construction and addition of minor landscaping along the front facade of the residence.
3. These proposed changes are consistent with the standard in question, in that these proposed modifications do not represent a substantial adverse change in the significance of the historical resource, as they do not significantly impact any of the architectural defining features of the residence.
4. Therefore, based on these facts, the project is consistent with this standard.

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.

1. The proposed modifications could be removed in the future without impact to the essential form and integrity of the historic property and its environment
2. The project proposes the following additions: construction of a new one-car detached garage and addition of minor landscaping along the front facade.
3. These proposed changes are consistent with the standard in question, in that the proposed modifications could be removed in the future with little or no impact to the character defining features that date within the period of significance (1920-1945).
6. Therefore, based on these facts, the project is consistent with this standard.

Thus, as described above, the proposed project as currently designed is consistent with the Secretary of the Interior's Standards for Rehabilitation, and no further recommendations are being made.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Cartier". The signature is fluid and cursive, with the first name "Robert" and last name "Cartier" clearly distinguishable.

Robert Cartier, Ph.D.
Principal Investigator
RC/dj

Appendix A: Bibliography

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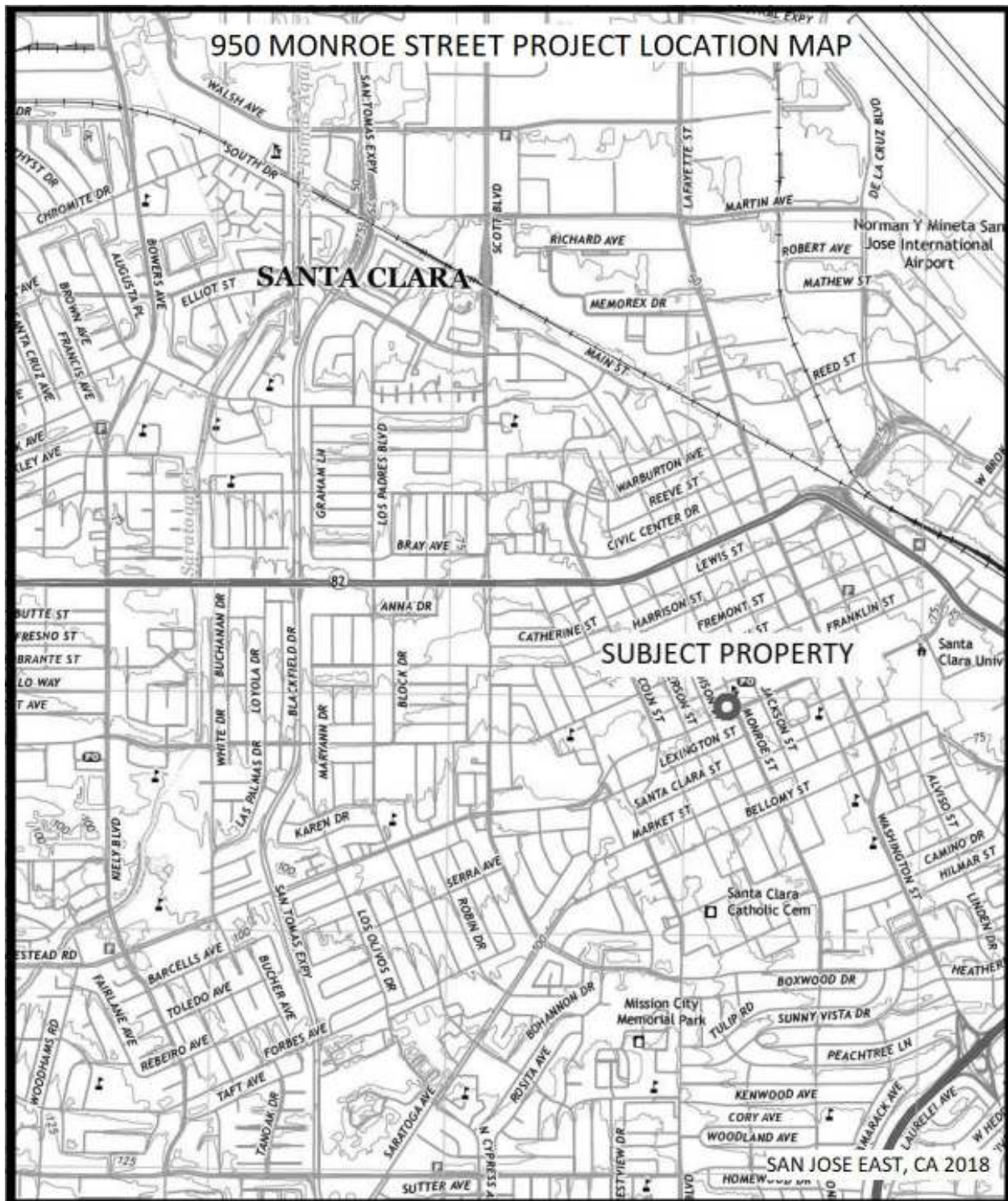
US Department of the Interior

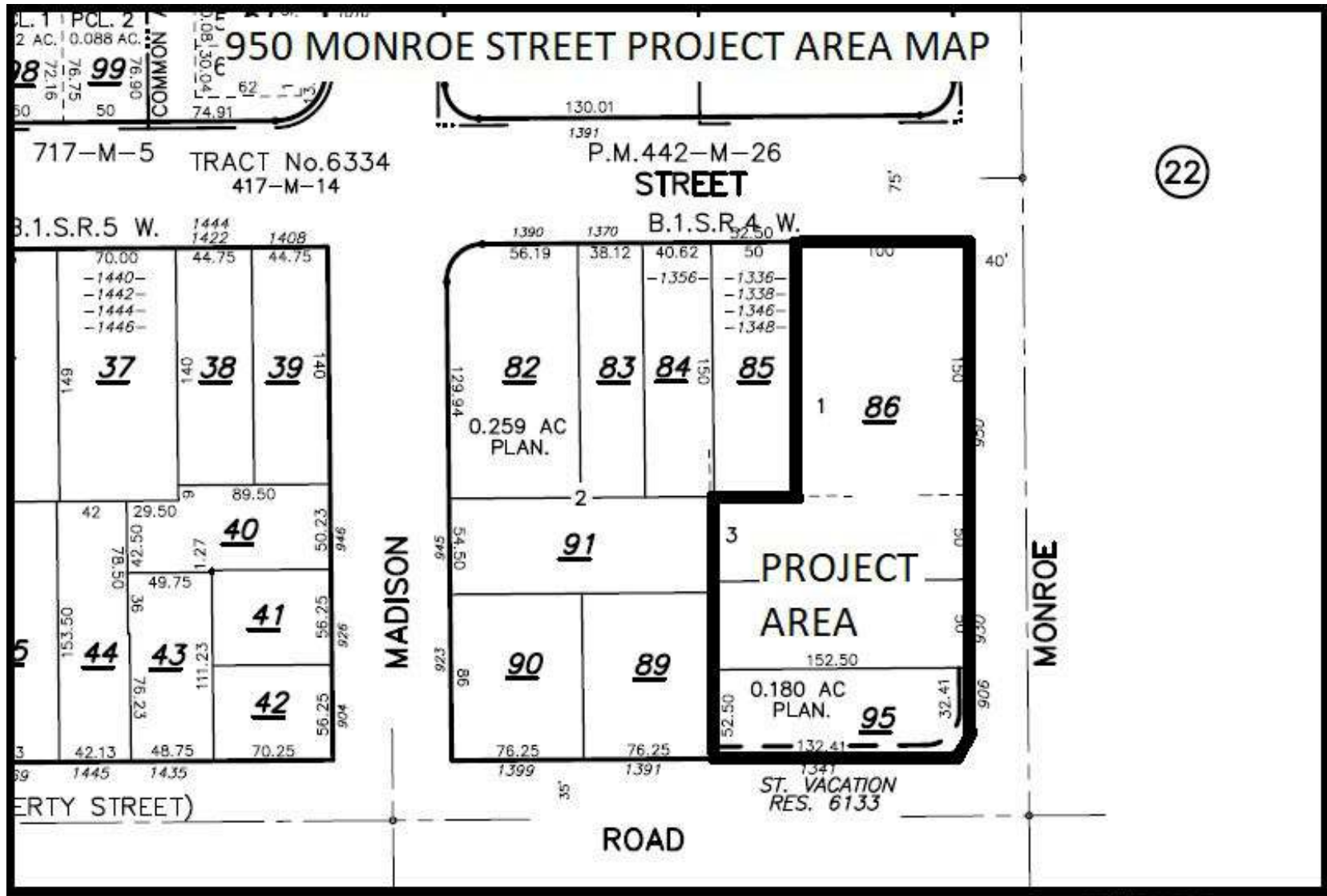
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**APPENDIX B:
PROJECT MAPS**





APPENDIX C:
PROPOSED PROJECT PLANS
SALVATORE CARUSO DESIGN CORPORATION
OCTOBER 5, 2022

PROJECT :

**SANTA CLARA
 DOWNTOWN**
1600 MONROE ST
 SANTA CLARA, CA 95050

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**INSPIRATION
 IMAGES**

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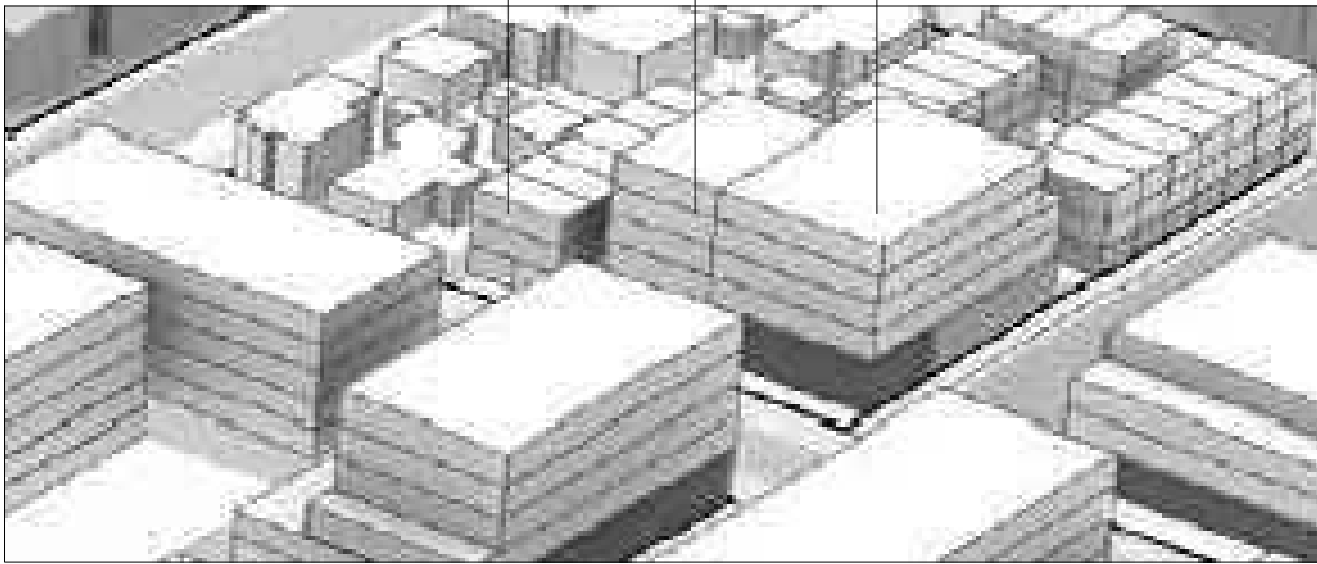
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| CHECKED: | |
| DATE: | 10/05/2022 |
| SCALE: | 1/16"=1'-0" |
| JOB NO.: | 18-10-07 |
| SHEET NO.: | |

A0.2
 SHEETS IN SET

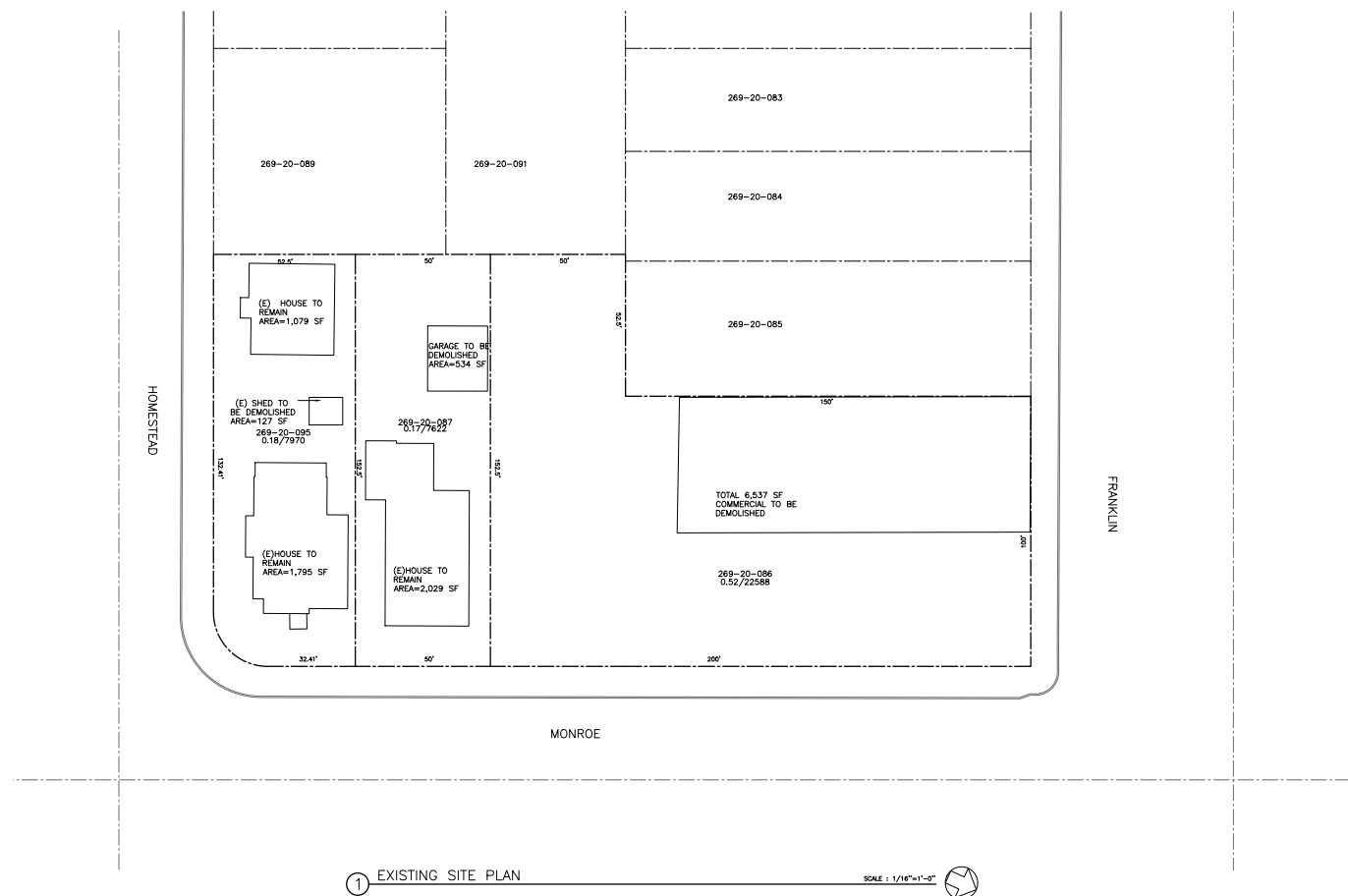


VIEW FROM MONROE ST

3 STORY 4 STORY 6 STORY
 3 STORY 6 STORY 6 STORY



URBAN FORM FRAMEWORK
 AS SHOWN ON PAGE 45 OF THE SANTA CLARA DOWNTOWN
 PRECISE PLAN



PROJECT :

**SANTA CLARA
 DOWNTOWN**
 3805 CARROLL ROAD, SUITE 200
 SANTA CLARA, CA 95050

GENERAL NOTES :

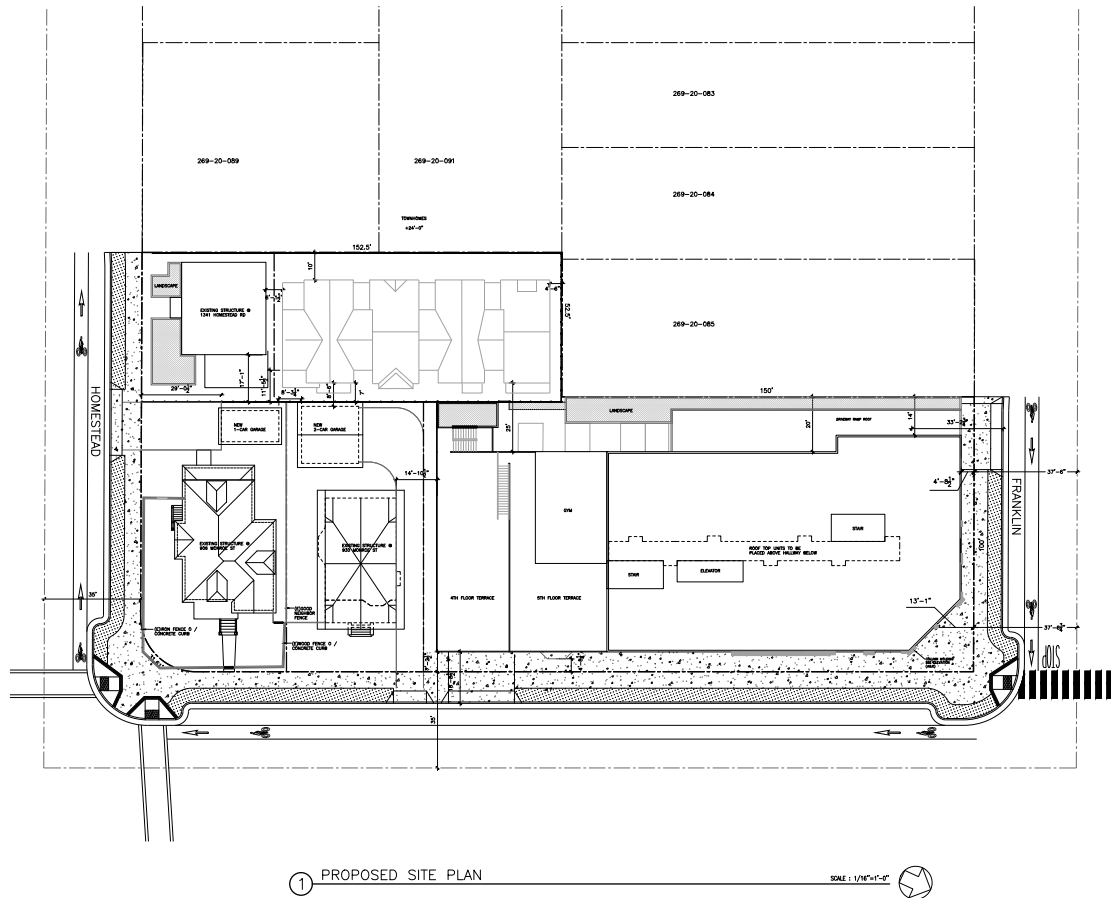
1. THIS SHEET IS PART OF A SET AND IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF SCDC.
3. THIS SHEET IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF SCDC.
4. APPROVED BY SCDC ARCHITECTS AND INTERIOR DESIGNERS

SHEET NAME :

**PROPOSED
 SITE PLAN**

| REVISIONS | BY |
|-----------|----|
| | |
| | |
| | |
| | |
| | |

| | |
|-------------------|------------|
| DRAWN: | |
| CHECKED: | |
| DATE: | 10/25/2022 |
| SCALE: | 1/8"=1'-0" |
| JOB NO.: | 18-10-07 |
| SHEET NO.: | |



HISTORIC RESOURCES INVENTORY

Ser. NO. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 10/593300/4133760 B _____
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 1341 Homestead Rd.
906 Monroe Street
- City Santa Clara Zip 95050 County Santa Clara
4. Parcel number: 269-21-30 269-21-084
5. Present Owner: Elaine Gift Address: 3881 Kensington
- City Santa Clara Zip 95051 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Single Family Residential

DESCRIPTION

- 7a. Architectural style: Stick/Eastlake Victorian'
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: 906 Monroe Street is a 1½ story wooden residence designed on a rectangular plan in an eastlake design. The steeply hipped roof is punctuated by 2 off set gables and a front facing, hipped dormer. The roof is sheathed in asphalt shingles and further accented by a tall, brick chimney. The roof extends in a shed form over an entry porch. The residence is sheathed in wide ship lap and patterned shingles. Plain wooden facing has been added to the rear. The large plain frieze and corner boards accent the stick detailing of the residence, while the profusion of spindles, pendants, carved brackets and decorated turn posts emphasize the eastlake qualities in the structure's design. The side gable covers an angled bay, while the front facing gable covers a squared bay. The southeast corner of the building has been cut out and ornamented with a spindle screen, large brackets and pendent to repeat the forms of the angled bay. Fenestration is simple, rectangular in shape and double hung. The paired square windows under the side gable are of casement design. The front stair is composed of 7 wooden steps, 5 carved turnposts, simple railing and twin ornamented newel posts. A smaller wooden stair is also found on the south facing side. The enclosed rear porch and side stair do not appear on the earliest Sanborn maps with the former being an obvious alteration and the latter being a well executed earlier modification.
- Construction date: Estimated 1890 Factual _____



9. Architect Unk.
10. Builder Unk.
11. Approx. property size (in feet)
Frontage 52 Depth 152
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April 24, 1979

13. Condition: Excellent ☒ Good _____ Fair _____ Deteriorated _____ No longer in existence _____ For benefit of the City of Santa Clara. Recorded free of charge under Section 6109 of the Government Code.
14. Alterations: Enclosed rear porch, side entry and stairs
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____ Residential ☒ Industrial _____ Commercial ☒ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning ☒ Vandalism _____ Public Works project _____ Other: Traffic
17. Is the structure: On its original site? _____ Moved? _____ Unknown? ☒
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
The site is significant due primarily to its architectural style. The rich ornamentation of both stick and eastlake details, which are very well maintained in the residence, provides the old quad area of Santa Clara with one of its major late Victorian gems. The residence appears virtually identical in plan to the structure as shown in the 1901 Sanborn map. Two alterations exist from the turn-of-the century house plan. The rear porch is not enclosed as it is today and there is no side entry and stair in the 1901 plan as exists in today's structure. The earliest directory consulted lists the house owned and occupied by Mrs. Dora Brock from 1912 to 1922. From 1923 through 1945 W.E. DeSoto and later his widow, Louise, owned and occupied the residence. Mrs. DeSoto was a glazier. The house changed hands often during the late '40's and '50's. The last directory consulted lists the occupant as Gallagher Kieran in 1961.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture ☒ Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates): Sanborn Insurance Map

1901, 1915 and 1939.

Polk's City Directories 1912, 1922, 1923, 1923, 1944, 1945, 1947, 1949, 1959, and 1961.

22. Date form prepared Nov. 13, 1980

By (name) Dubach/Zavlaris of URC

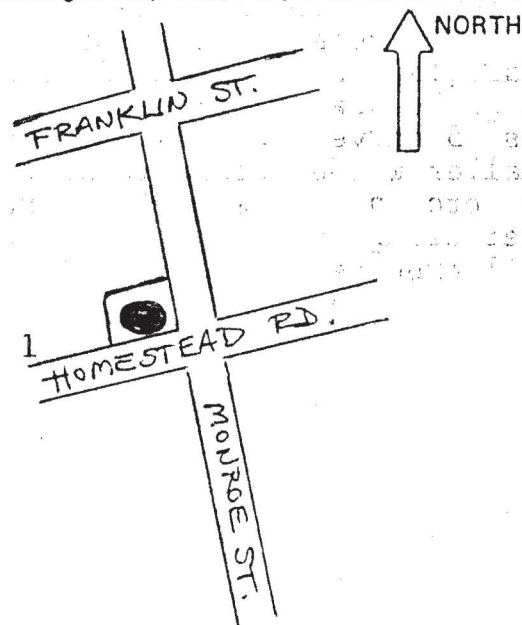
Organization for the City of Santa Clara

Address: 1500 Warburton

City Santa Clara Zip 95050

Phone: (408) 984-3111

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



For Benefit of the City of
Santa Clara. Recorded from
of charge under Section 6107
of the Government Code.

THE CITY OF SANTA CLARA CALIFORNIA

OFFICE OF THE
CITY CLERK/CITY AUDITOR

CITY HALL
1500 WARBURTON AVE.
SANTA CLARA, CA 95050
(408) 984-3140
FAX (408) 241-6771

EXTRACT OF CITY COUNCIL MINUTES OF THE CITY OF SANTA CLARA FOR MEETING HELD ON JUNE 23, 1998

....."MOTION was made by Arno, seconded and unanimously carried (Diridon and Gillmor absent), that, per the Director of Planning and Inspection (6/9/98), the Council approve and authorize execution of Historic Property Preservation Agreements (Mills Act) with Michael Kohl and Mary Denise Martin for the property located at 864 Madison Street and with Michael Kohl for the property located at 906 Monroe Street which will qualify the properties for tax incentives.".....

I, the undersigned City Clerk of the City of Santa Clara, do hereby certify that the above and foregoing is a true and correct copy of an Excerpt of the Minutes of a meeting of the City Council of the City of Santa Clara, held on

June 23, 1998
J. L. Boccardo
City Clerk

kohl

PHOTOGRAPHY & VIDEO

For benefit of the City of
Santa Clara. Recorded book
of charge under Section 6101
of the Government Code.

APN

269. 20. 095

6/8/98

Dear Planning Dept.

Thanks for your help re the Mills
Act on my studio and rental at 906
Monroe and 1341 Homestead. - Santa Clara, Ca.

These are my Rehab goals for 906 Monroe St
E 1341 Homestead.

1999 - Landscaping & Irrigation

2000-2001 Fencing

2002-2004 - Structural & new foundation 906

2004-2005

1341

2005-2006 - PAINT 906 EXTERIOR

2006-2007 - " 1341 EXIT

2007-2008 PAINT INTERIOR of BOTH

2009-~~20~~2010 Review & plan the next 10 years

This Mills Act will help meet my goals

However a Refi on a big second mortgage
needs to be obtained ~~to~~ in order to complete
the planned schedule - above.

Sincerely, Michael Kohl

kohl

PHOTOGRAPHY & VIDEO

Dear Gloria,

7-17-07

Please note the following information for your records re money spent on 2006^{&07} projects and money projected for 2008. for my Mills Act:

742 Jefferson - Home -

2006 - continue to pay for Roof done in 2005

2007 - "

07-08 projected new fence bordering 5 different neighbors

906 - Monroe St. -

2006 - continue to pay for paint (EXT & INT.)

2007 > getting bids for Heating & A.C..

2008

there is only 1 Floor Furnace

2008 - New Foundation projected

1341 Homestead

- 2006 - continue to pay for PAINT (EXT & INT.)

2007 - \$1000. for Floor Furnace Repair

2008 - ??? possible New Foundation & ENLARGED BASEMENT

Thanks for the City's help.

Respectfully,

Michael Kohl

Archaeological Resource Management

*Robert R. Cartier, Ph.D.
496 North 5th Street
San Jose, CA 95112
Telephone (408) 295-1373
Fax (408) 286-2040
email: armcartier@netscape.net*

Attn: Mr. Randy Lamb
Lamb Partners, LLC
535 Middlefield Road, Suite 190
Menlo Park, CA 94025
C/O: Salvatore Caruso Design Corporation

June 24, 2020

RE: HISTORIC EVALUATION OF THE RESIDENCE AT 930 MONROE STREET IN
THE CITY OF SANTA CLARA

Dear Mr. Lamb;

As per your request our firm is submitting the enclosed historical evaluation of the property at 930 Monroe Street in the City of Santa Clara. Based upon the requirements of the City of Santa Clara, a methodology was designed which included the following services:

- a visual description of the structure including general appearance, condition, and architectural style
- photography of the structure
- documentation of property ownership history
- an evaluation of the structure using the criteria of the City of Santa Clara, the National Register of Historic Places, and the California Register
- State Historic Resources Evaluation forms (DPR) 523 for the structure

Based upon the results of this investigation, it was determined that the property at 930 Monroe Street is not currently listed on the California Register of Historic Resources (CRHR) or the National Register of Historic Places (NRHP), and does not appear eligible for listing in these registers. However, the structure is listed in the City of Santa Clara Historic Preservation and Resource Inventory. The structure appears to retain its eligibility for listing in this register, as an example of the uncommon Dutch Colonial Revival style of architecture. This eligibility is based upon the structural characteristics of the home, and is not closely tied to the specific location of the residence. This evaluation was completed during the COVID-19 related Shelter in Place Order for the County of Santa Clara. Certain archival sources were unavailable at this time. However, available sources were sufficient to determine that the subject property appears to meet multiple local criteria.

The proposed project calls for relocation of the existing residences at 930 and 906 Monroe Street and demolition of the adjacent retail plaza (906 Monroe and the retail plaza were not evaluated as part of this report). Proposed new construction on the properties consists of a 61 unit housing project. Thus it is recommended that the residence be relocated to a new lot within the City of Santa Clara in a neighborhood context consistent with the general chronology of the home.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Cartier", written in a cursive style.

Robert Cartier, Ph.D.
Principal Investigator

RC/dj

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 27

Resource Name or # 930 Monroe Street

P1. Other Identifier: Clarence Bjorlie House

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

*b. USGS 7.5' Quad: San Jose West, CA Date: 2018 T ; R ; 1/4 of 1/4 of Sec ; BM

c. Address: 930 Monroe Street

City: Santa Clara, CA

Zip: 95050

d. UTM: 10S 5 93 177mE/41 33 972mN

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

APN: 269-20-087

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The structure at 930 Monroe Street is a two story Dutch Colonial Revival style residence in good condition. The original structure is roughly rectangular, with a somewhat offset square addition to the rear. A cross-gambrel roof is the most notable aspect of the architecture. A shed roof covers the rear addition. The roof is surfaced with wooden shingles. The eaves are broad and enclosed, with boxed rafters. Exterior walls are surfaced with narrow horizontal siding, painted red with white trim. A raised porch extends the full length of the front façade, supported by cylindrical classical columns and a turned spindle balustrade.

See Continuation Sheet, Page 4

*P3b. Resource Attributes: (List attributes and codes.) HP03: SFR, HP04: Ancillary structures

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

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



P5b. Description of Photo: (View, date, accession #)
View of the front facade of 930 Monroe Street

*P6. Date Constructed/Age and Sources

Historic ☒ Prehistoric ☐ Both ☐

Constructed 1905 based on County of Santa Clara Appraiser's data.

*P7. Owner and Address:

Lamb Partners, LLC
535 Middlefield Road, Suite 190
Menlo Park, CA 94025

*P8. Recorded by:

Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

*P9. Date Recorded: June 24, 2020

*P10. Survey Type: 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 ☐ Photographic Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 27

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 930 Monroe Street

B1. Historic Name: Dora T. Gibson Residence

B2. Common Name: 930 Monroe Street

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

*B5. Architectural Style: Dutch Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

Based upon visual evaluation and available documentation, the residence at 930 Monroe Street was constructed in 1905. Building permits for the property include BP# 1943-1261 from May 20, 1943. This permit is listed as "erect family room" and appears to refer to internal modifications. BP# 1959-17493 (January 30, 1959) is listed as remodeling and construction of the garage (this original detached garage burned down in 1970), the rear addition may also have been erected around this time. BP# 1960-19422 (February 23, 1960) appears to relate to the same project as above. BP# 1970-1125 (November 1970) was for reconstruction of the garage. BP#1974-42539 (May 17, 1974) was for alterations and remodeling to the home. BP# 1998-119730 (October 5, 1998) is described as a kitchen and half-bath remodel. BP#2003-05826 (July 7, 2003) was for installation of a doughboy pool and spa.

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

*B8. Related Features:

Also present on the property is a detached garage constructed in 1971 based upon County of Santa Clara Appraiser's property records. This structure features a front-gabled roof surfaced with composition shingles. The exterior walls are surfaced with stucco, painted light blue with a beach theme mural.

B9a. Architect: unknown

b. Builder: MacMillian (1943 addition)

*B10. Significance: Theme architecture and shelter Area Santa Clara, CA

Period of Significance Early 20th C. Property Type private residential Applicable Criteria N/A

The subject property makes up a portion of Lot 3, Block 1 South, Range 4 West as shown on the "Map of Lots and Sublots of Santa Clara, Santa Clara County, California" from July of 1866 (Volume B of Maps, Page 103, see Page 26 of this report). Based upon County of Santa Clara Appraiser's property records, the subject structure was constructed in 1905. The earliest known resident of the home was Dora T. Gibson (widow of Marvin Gibson), who is listed at this address in 1907 (Polk Directory). Dora was listed at 930 Monroe Street in 1920. By 1940, the property was the home of Clarence and Marjorie Bjorlie, who is listed at this address in the U.S. Census of that year.

See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

See continuation sheet, Page 7.

B13. Remarks:

*B14. Evaluator: Robert R. Cartier

*Date of Evaluation: 6/24/2020

(This space reserved for official comments.)

LOCATION MAP

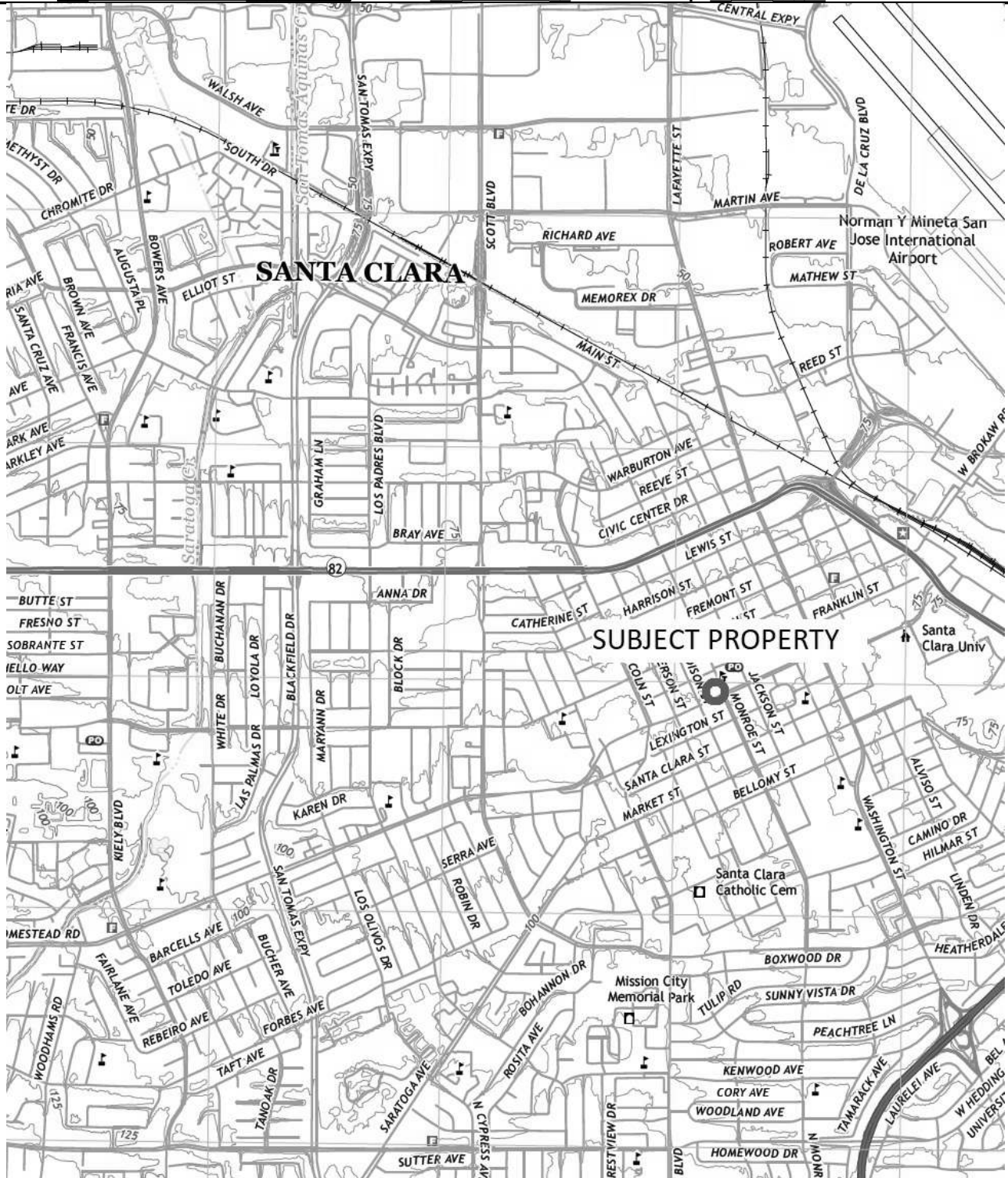
Primary # _____

HRI # _____

Trinomial _____

Page 3 of 27 Resource Name or # (Assigned by recorder) 930 Monroe Street

*Map Name: San Jose East, CA *Scale: 7.5 minute *Date of Map: 2018



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 27

*Resource Name or # (Assigned by recorder) 930 Monroe Street

*Recorded by Archaeological Resource Management

Date 06/24/20

X Continuation

Update

Continued from P3a:

The front and southern facades also feature asymmetrically placed window bays. Fenestration throughout the structure is primarily wooden framed in a double-hung sash configuration. The interior of the home is in good condition, although heavily modified from its original form. The living room includes a set of built-in cabinets which appear original. The majority of other fixtures and appliances are modern.

Continued from B10:

Based on City of Santa Clara Building Permit #1959-17493, by 1959 the home was owned by Donald R. Von Raesfeld Jr., and Jocylene M. Von Raesfeld. Donald Von Raesfeld, Jr. is the son of Donald Von Rasfeld (Senior), who served as City Manager of Santa Clara from 1960 to 1985, and a City Council member from 1988 to 1992. Donald Jr. was a long time driver for the Valley Transit Authority (VTA). He also served on the Board of Directors and as Membership Chairman of the San Jose Chapter of the Experimental Aircraft Association (EAA). The Von Raesfelds' owned the property until its recent purchase by Lamb Partners, LLC.

City of Santa Clara Criteria for Local Significance

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council.

Qualified Historic Resource

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.

Criterion for Historical or Cultural Significance

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

- The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.
- The property is associated with a historical event.
- The property is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.
- The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.
- 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.
- A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.

Criterion for Architectural Significance

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

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.
2. The property is identified with a particular architect, master builder or craftsman.
3. The property is architecturally unique or innovative.
4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.
5. The property has a visual symbolic meaning or appeal for the community.
6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.
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.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 27

*Resource Name or # (Assigned by recorder) 930 Monroe Street

*Recorded by Archaeological Resource Management

Date 06/24/20

X Continuation

Update

The property at 930 Monroe Street is currently listed in the City of Santa Clara Historic Preservation and Resource Inventory. Based upon the results of this evaluation, the residence appears to meet the criteria for Historical and Cultural Significance due to its association with broad patterns of residential development within the City of Santa Clara. It also appears to meet criteria for Architectural Significance including Criterion 1 as an example of early 20th Century Colonial Revival architecture as well as Criterion 7; its cross-gambrel roof is an uncommon feature of this style of architecture. Gambrel roofs are present in only approximately 10% of colonial revival homes, forming a sub-type known as Dutch Colonial Revival. The cross-gambrel roof configuration was a popular pattern book design from approximately 1905 to 1915 (McAlester 1997), but is rare within the local context.

California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The property at 930 Monroe Street is not currently listed on the CRHR. In addition, it does not appear to be potentially eligible for listing in this register. The property is not associated with significant historic events, thus it does not appear to be eligible for listing under criterion 1. It is not closely associated with persons of historic significance, thus it does not appear to be eligible for listing under criterion 2. The structure at 930 Monroe Street is an example of the Dutch Colonial Revival architectural style, however it is not a notable example of this style. Thus the structure does not appear to be eligible for listing under criterion 3. In addition, the structure does not appear likely to yield important historical information. Thus they do not appear eligible for listing under criterion 4.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 6 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 06/24/20

X Continuation

Update

National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- a. that are associated with events that have made a significant contribution to broad patterns of our history;
- b. that are associated with the lives of persons significant in our past;
- c. that embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- d. that have yielded, or are likely to yield, information important in prehistory or history.

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

1. location
2. design
3. setting
4. materials
5. workmanship
6. feeling
7. association

The property at 930 Monroe Street is not currently listed on the National Register of Historic Places. In addition, the structure does not appear to be potentially eligible for listing in this register. The structure is not associated with significant historical events. Thus it does not appear to be potentially eligible for listing under criterion a. The structure is not associated with persons of historic significance, thus it does not appear to be potentially eligible for listing under criterion b. Although the structure at 930 Monroe Street is an example of the Dutch Colonial Revival style of architecture, it is not a notable example of this style. Thus it does not appear to qualify as potentially eligible under criterion c. The structure does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion d. In addition, the structure has been somewhat modified from its original form.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 7 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 06/24/20

X Continuation

Update

Continued from B12:

Appraiser's Office, County of Santa Clara

1971 Appraiser's property records for the property at 930 Monroe Street.

Chicago Title Company

2019 Preliminary Report on the Property at 930 Monroe Street in Santa Clara.

Douglas, J.

1993 Historical Footnotes of Santa Clara Valley. San Jose Historical Museum Association, San Jose. \

EAA Newsletter

2013 July 2013 Newsletter of the Experimental Aircraft Association (EAA), July 2013.

Hoover, M. et al

1966 *Historic Spots in California*. Stanford University Press, Stanford California.

Loomis, P.

1977 Article on Marvin Gibson, in *Signposts*, San Jose Mercury News, September 2, 1977.

McAlester, V. and L. McAlester

1997 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

Mission College

2019 Von Raesfeld Family Fire Tower Dedication. Article dated September 12, 2019 at
https://missioncollege.edu/news/press/releases_2020/2019-09-12-vonraesfeld.html

Sawyer, E.

1922 History of Santa Clara County, California. Historical Record Company, Los Angeles

Thompson & West

1876 Historical Atlas of Santa-Clara County, California. Thompson & West, San Francisco.

US Department of the Interior

1990 The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

US Department of the Interior

1982 Bulletin 15 - "How to Apply the National Register Criteria for Evaluation.

Whiffen, Marcus

1992 American Architecture since 1780, Revised Edition. The MIT Press, Cambridge Mass.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 8 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 1: View of the front facade of the residence at 930 Monroe Street.



Photo 2: A closer view of the front façade.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 9 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 3: View of the front facing gambrel and dormer window.



Photo 4: View of the front porch and entry.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 10 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 5: View of the southern side of the 1st story front façade..



Photo 6: View of the northern side of the 1st story front façade.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 11 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 7: Detail of window bay on the front porch.



Photo 8: Detail of column capital on the front porch.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 12 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 9: Oblique view of the front gambrel from the southeast.



Photo 10: Oblique view of the front porch from the southeast.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 13 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 11: Oblique view of northeast corner of the residence.



Photo 12: View of the northern façade from the adjacent lot.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 14 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 13: View of northern cross-gable



Photo 14: View of base of the chimney on the northern façade.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 15 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 15: View of wooden framed basement window on north façade.

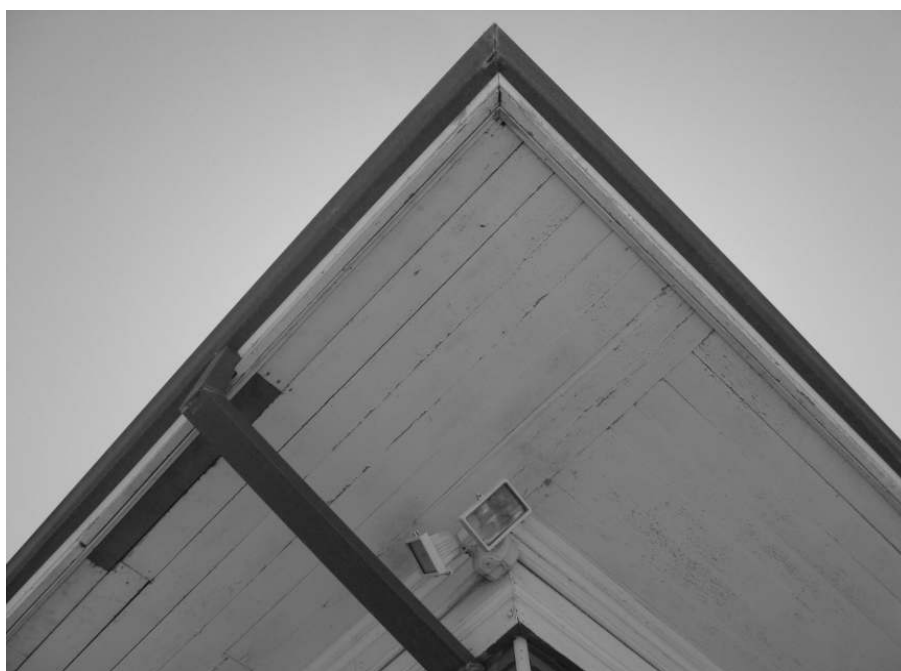


Photo 16: Detail of broadly overhanging eaves, northeast corner.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 16 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 17: View of rear portion of the northern façade.



Photo 18: View of the rear addition from the north.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 17 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 19: Oblique view of the residence from the northwest.



Photo 20: View of the rear addition from the northwest.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 18 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 19: View of the cross-gambrel on the southern façade.



Photo 20: View of bay windows on the southern façade.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 19 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 19: View of the southern portion of the rear addition.



Photo 20: View of wooden framed windows on the rear addition.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 29 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 19: Interior view of the dining room.



Photo 20: View of the living room showing bay window.



Photo 19: Another view of the living room. Note built-in cabinets.



Photo 20: View of the kitchen showing all new fixtures and appliances.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 22 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 19: View of the stairway leading to the 2nd story.



Photo 20: View of the upstairs hallway.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 23 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation x Update



Photo 19: View of a bedroom.



Photo 20: View of the bathroom, note modern fixtures.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 24 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 19: View of the detached garage, constructed 1971.



Photo 20: View of the southern façade of the garage showing mural.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 25 of 27

*Resource Name or # (Assigned by recorder)

930 Monroe Street

*Recorded by Archaeological Resource Management

Date 6/24/2020

Continuation ☒ Update



Photo 19: View of the rear facade of the garage.



Photo 20: View of the faux rock fountain feature.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 26 of 27

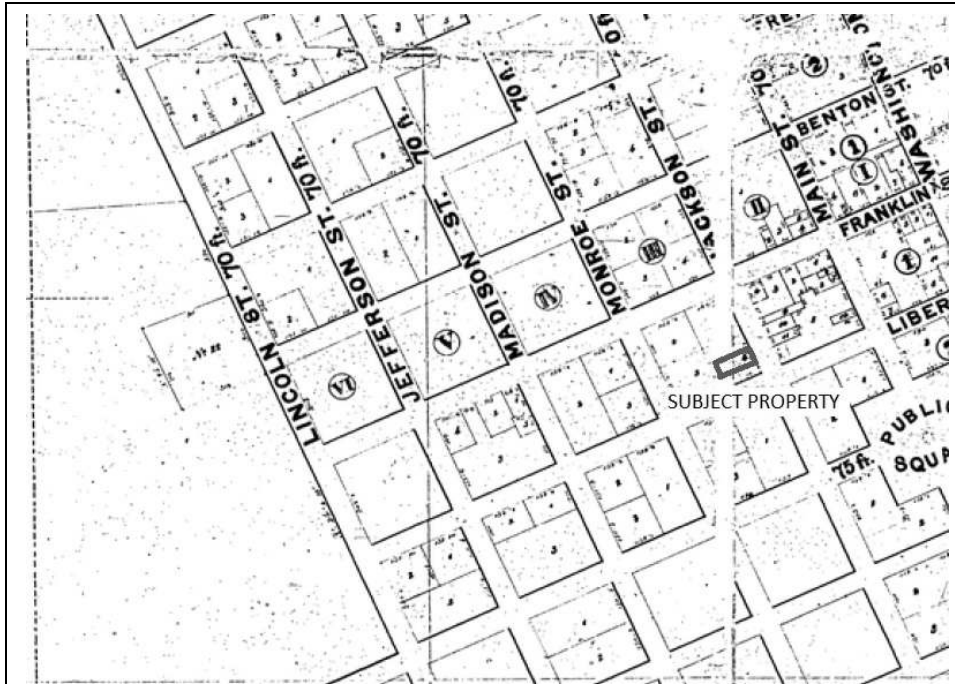
*Resource Name or # (Assigned by recorder)

930 Monroe Street

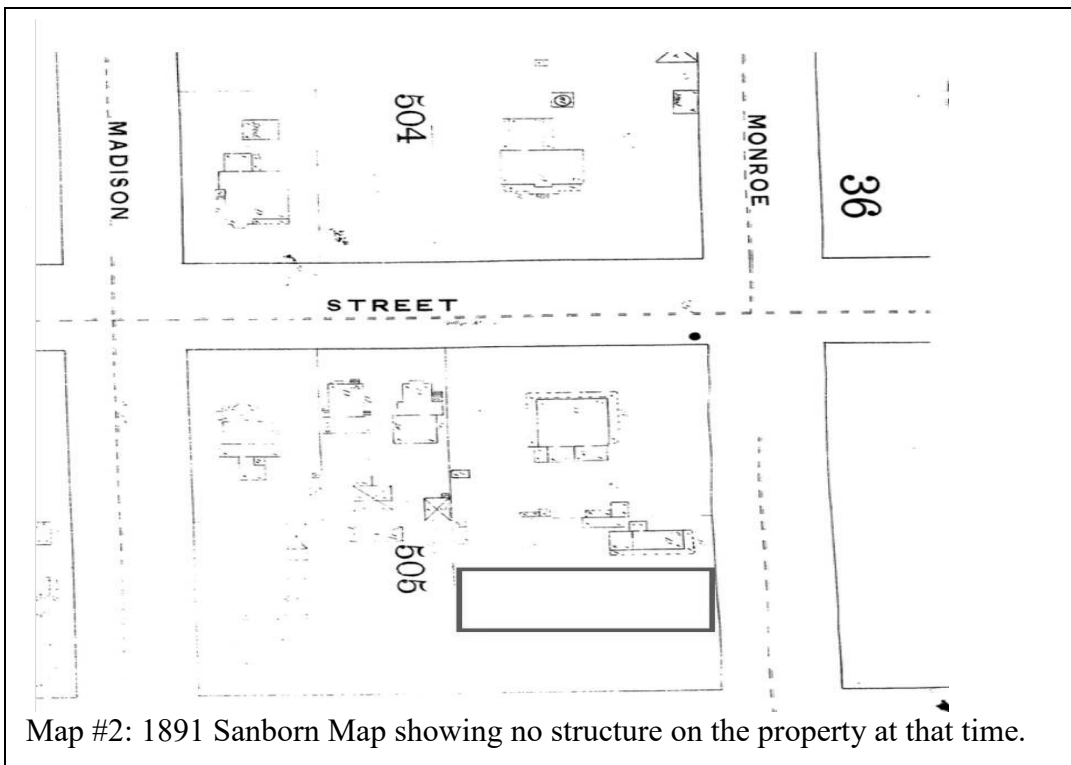
*Recorded by Archaeological Resource Management

Date 6/24/2020

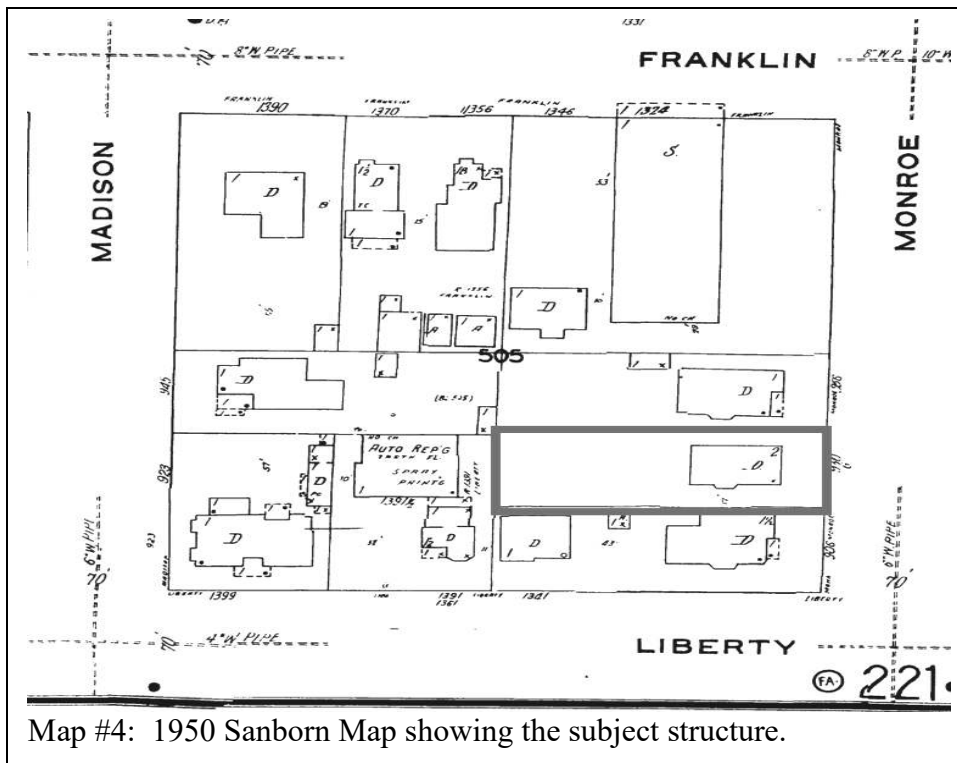
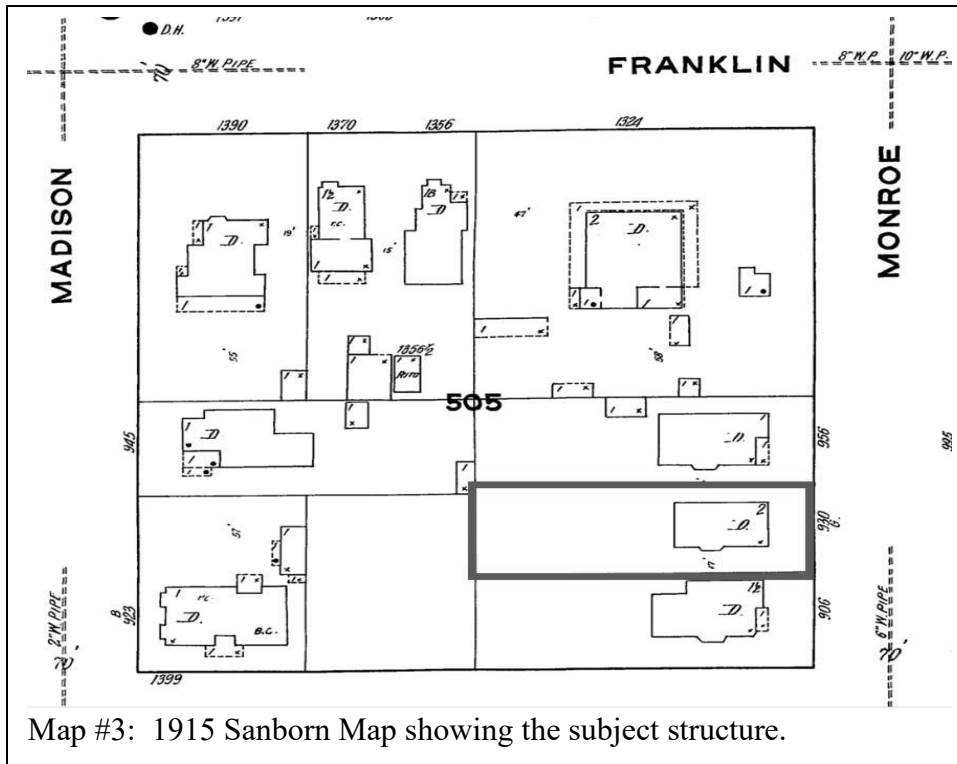
Continuation ☒ Update



Map #1: Portion of the 1866 Map of Santa Clara showing the subject property.



Map #2: 1891 Sanborn Map showing no structure on the property at that time.



From: Robert Brock <[REDACTED]>
Sent: Monday, May 15, 2023 3:57 PM
To: Steve Le <SLe@SantaClaraCA.gov>
Cc: ariana@lpgdevelopment.com
Subject:

Dear Council Members:

High-density housing and mixed-use city planning are absolutely essential to the health of our community and environment. The most direct solution to our housing crisis is to increase supply, and this project provides an excellent opportunity to do so. We cannot claim to care about solving homelessness without shifting away from low-density housing. As a Santa Clara resident, I am confident that this development is a necessary and exciting progression for the neighborhood.

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It is an efficient use of land in downtown Santa Clara,
- It is the perfect example of environmentally sustainable development,
- The architectural quality will help create new building design ideas in the downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the upcoming new downtown core,
- The building is consistent with (and was designed with) the Downtown Task Force goals.
- Adding housing like this enables local retailers to thrive and plan for expansion in the downtown.

Thank you and I look forward to your yes vote on this project.

Sincerely,
Robert Brock

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

From: Jim Blamey <[REDACTED]>
Sent: Wednesday, May 17, 2023 8:32 AM
To: Lesley Xavier <LXavier@santaclaraca.gov>; Steve Le <SLe@SantaClaraCA.gov>
Subject: 906-950 Monroe Street and 1341 Homestead Road

I am interested in finding out how to oppose the size and scope of the six story residential mixed use building planned for the above cited location. How does a six story building fit in to a neighborhood with single family dwellings? As a life long Santa Clara resident and homeowner near the site, it is unbelievable that zoning and planning would allow this type of monstrosity to be build. Please let me

know the official formal process to oppose the scope of this project. In addition, please send the names and email addresses of all city council members. Email is preferred.

Jim Blamey
876 Monroe St.
Santa Clara
[REDACTED]

From: Myron Von Raesfeld <[REDACTED]>
Sent: Monday, May 15, 2023 4:09 PM
To: Steve Le <SLe@SantaClaraCA.gov>; Clerk <Clerk@santaclaraca.gov>
Subject: 950 Monroe St development

Please see the attached letter in support of the development proposal located at 950 Monroe St. Santa Clara. Please make sure every planning commissioner gets a copy of this letter. I truly believe this will be a great development for the downtown area.

Myron Von Raesfeld
Keller Williams Realty
Real Estate Broker
CA DRE: 00866594
North Carolina Lic: 302419
408-472-4025

YOUR CALIFORNIA TO RALEIGH CONNECTION

From: RebeccaG Flores <[REDACTED]>
Sent: Monday, May 15, 2023 4:52 PM
To: Steve Le <SLe@SantaClaraCA.gov>
Cc: Ariana Gasper <Ariana@lpgdevelopment.com>
Subject: 950 Monroe St.

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

It is an efficient use of land in downtown Santa Clara,
It is the perfect example of environmentally sustainable development,
The architectural quality will help create new building design ideas in the downtown area,
This mixed-use project supports the city's Housing Element Goals,

New walkable housing helps energize the upcoming new downtown core,
The building is consistent with (and was designed with) the Downtown Task Force goals.
Adding housing like this enables local retailers to thrive and plan for expansion in the downtown.

Thank you and we look forward to your yes vote on this project.

Sincerely,

Rebecca Flores

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

From: Anna Fisher <[REDACTED]>

Sent: Monday, May 15, 2023 3:22 PM

To: Steve Le <SLe@SantaClaraCA.gov>

Cc: Ariana@lpgdevelopment.com

Subject: Monroe street development project

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara.
Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It is an efficient use of land in downtown Santa Clara,
- It is the perfect example of environmentally sustainable development,
- The architectural quality will help create new building design ideas in the downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the upcoming new downtown core,
- The building is consistent with (and was designed with) the Downtown Task Force goals.
- Adding housing like this enables local retailers to thrive and plan for expansion in the downtown.

Thank you, and we look forward to your yes vote on this project.

Sincerely,

Anna Fisher

From: Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>

Sent: Monday, May 15, 2023 9:44 AM

To: Lesley Xavier <LXavier@santaclaraca.gov>; Andrew Crabtree <ACrabtree@SantaClaraCA.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>

Cc: Clerk <Clerk@santaclaraca.gov>

Subject: FW: New Downtown Proposal/Monroe Street project

Forwarding to share with the recipients below. A copy has been sent to Council.

From: Brian Goldenberg <[REDACTED]>

Sent: Sunday, May 14, 2023 10:59 PM

To: Mayor and Council <MAYORANDCOUNCIL@SantaClaraCA.gov>; Clerk <Clerk@santaclaraca.gov>

Subject: New Downtown Proposal/Monroe Street project

Hello Mayor Gillmor and Council, **Planning Commission, and Historical Commission,**

I am a proud life-long Santa Claran and I am excited for the possibility of a new downtown for our city.

I am excited that the two historical houses won't be torn down. This part is very important to me to preserve Santa Clara's history.

And equally important is the ability to have quality places to go for dining and entertainment - in my own city!

For years now, I join my friends for dinner, festivals, and music nights in the downtowns of Campbell, Sunnyvale, Los Gatos, and Mountain View. I frequently wish we could have something similar in our great city. I frequently wonder why we don't have this already.

The idea of creating a new Downtown Santa Clara has been talked about for a while now. But now it's time for us to have a sense of urgency to make this happen.

Those other cities are passing us by when it comes to where Santa Clara Valley residents go to eat and enjoy themselves.

When you look at populations, we are 3 times larger than Campbell; 4 times larger than Los Gatos; almost twice as big as Palo Alto; and considerably bigger than Mountain View.

We have a great convention center, a great stadium, and a top-level university. And a great business district with world-class companies. We even have Great America! We have a lot of great people, places, and things in the city.

Why not a great destination center that attracts locals year-round?

Why not a great downtown?

Let's have a great part of town that draws people from those other cities TO Santa Clara!

Let's please not delay this further to 'review reports' and 'study the project.' Yes, it is important to do those things while we are making progress....not spinning our wheels while the downtowns of other cities continue to prosper and they collect tax dollars that could be going to Santa Clara.

So, please take the steps to help this move forward and continue making Santa Clara great!

Sincerely,

Brian Goldenberg
2047 Eucalyptus Ct.
Santa Clara 95050

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

Sent: Tuesday, May 16, 2023 10:26 AM

To: David DeLozier [REDACTED]; Planning Public Comment

<PlanningPublicComment@santaclaraca.gov>; Mayor and Council

<MAYORANDCOUNCIL@SantaClaraCA.gov>; Reena Brilliot <RBrilliot@SantaClaraCA.gov>; Lesley Xavier

<LXavier@santaclaraca.gov>; Steve Le <SLe@SantaClaraCA.gov>

Subject: RE: PLN2020-14457. 906-950 Monroe St. & 1341 Homestead Rd

Good Morning,

This is to confirm your email has been received in the Planning Division. By way of my reply I am including the appropriate Planning Division staff for review of your comments.

Thank you for taking the time to notify us on this matter.

Regards,

Elizabeth Elliott
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O: 408.615.2450 | D: 408.615.2474

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.santaclaraca.gov%2F&data=05%7C01%7CElliott%40santaclaraca.gov%7C5a7d5efe7b154f64195c08db5c6b77f6%7C28ea354810694e81aa0b6e4b3271a5cb%7C0%7C0%7C638205388857908340%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=sXoWDgY6xZ5Yji2TADulT7j5t0ZY55zEI8%2Feef30E7s%3D&reserved=0>

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

From: David DeLozier <[REDACTED]>

Sent: Monday, May 15, 2023 2:31 PM

To: Planning Public Comment <PlanningPublicComment@santaclaraca.gov>; Mayor and Council
<MAYORANDCOUNCIL@SantaClaraCA.gov>

Subject: PLN2020-14457. 906-950 Monroe St. & 1341 Homestead Rd

Dear Mayor, Council, and Planning Commissioner's, Please have my comments read into the record. My name is David DeLozier and I'm the property owner at 1260-1290 Benton St.(Monroe). My parents built

our building in 1967, it was the first building completed in the Franklin Mall. I'm not against growth and development when it's good and meets the needs of all citizen's of Santa Clara. I'm NOT in favor of overbuilt projects by developers that are interested in making the most return on their investment to the detriment of Santa Clara and it's neighborhoods!! This project is overbuilt and overbearing!! The number of stories and lack of parking for this project is unacceptable. I DON'T call Bus #22 and a mile away from the train/Bus depot, being on a mass transit route. You as our elected and appointed Representatives need to make developement decisions that are best for Santa Clara. Allowing the State or any other Government authority to override your representation of your constituents is a derelict of duty. Let me give you some history of our Downtown because " those who cannot remember the past are condemned to repeat it"!! The downtown was demolished by the Federal Redevelopment and then the Santa Clara Redelopment Agency, largely because of the lack of offstreet parking. The property owners of the Franklin Mall under a parking assessment district(still exists) purchased the land and built the 2 parking lots in the mall. They were built/required for public parking for the businesses in the mall, NOT to be overflow parking for underparked developments in the area. By allowing substantial parking variances on this project you will impact the offstreet parking, street parking, and traffic issue's in the Old Quad residential neighborhood (more conflict in the neighborhood). The folks living in this massive apt/condo complex will NOT be taking the #22 Bus to work or school. This project needs to be lowered in scale and more offstreet parking added(maybe 1 less floor of apt/condos and add parking to that floor). It's your duty to make decisions that are best for the citizen's of Santa Clara NOT maximising developer profits!!! I'm asking as a property owner and as a Santa Clara resident in this area, that you address the scale and parking on this development. Sincerely, David C. DeLozier, Former Santa Clara Councilmember, Santa Clara Businessowner, Santa Clara resident. [REDACTED]

[REDACTED]

Sent from my iPad

May 12, 2023

Santa Clara Planning Commission and Staff
City of Santa Clara
1500 Warburton Ave
Santa Clara Ca 95050

RE: 950 Monroe St Project

Dear Planning Commission and Staff

Our family have been part of Santa Clara ever since my dad began working as the City Manager back in 1962. Ever since then our family has called this great city home. My father loved this city and always wanted what was best for all the citizens and the companies that call this place home.

Several years ago, my father sold the 950 Monroe St building to Lamb partners who had indicated they would like to redevelop this site into a mixed-use residential development. While my father was excited and looking forward to the next chapter for this property he had owned since 1970 where he opened a small Hardware store.

The city has been talking about bring back a new downtown on the blocks between Monroe St, Lafayette St, Homestead Rd, and Benton St. While many proposals have floated around, and many people talk about the old downtown that no longer exists. The truth is that no new downtown will be successful without citizens visiting it regularly. With Monroe being a busy thoroughfare with an active buss line there is no better place than this parcel to accomplish the needed increase in housing for others to enjoy all that Santa Clara has to offer.

We have seen this proposed project and we are in complete support of this development. We hope that the Planning commission will unanimously approve this project. This will be good for the city and the future downtown that will someday be rebuilt for many to enjoy.

Respectfully,


Myron Von Raesfeld



Elizabeth Elliott

From: Karla Gutierrez [REDACTED]
Sent: Thursday, May 11, 2023 10:57 AM
To: Steve Le
Cc: ariana@lpgdevelopment.com
Subject: 950 Monroe Letter of Support

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail
 - It is an environmentally sustainable development
 - The architectural quality will create a dynamic and vibrant downtown area
 - This mixed-use project supports the city's Housing Element Goals
 - New walkable housing helps energize the downtown core
 - The project is consistent with the goals and objectives of the general plan and Housing goals while providing much needed affordable housing
 - Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.
- Thank you and we look forward to your support on this project.

Sincerely,
Karla Gutierrez

From: [REDACTED]
To: [Steve Le](#)
Cc: ariana@lpgdevelopment.com
Subject: 950 Monroe Letter of Support
Date: Wednesday, May 10, 2023 6:34:41 PM

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail,
- It is an environmentally sustainable development,
- The architectural quality will create a dynamic and vibrant downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the downtown core,
- The project is consistent with the goals and objectives of the general plan and Housing goals while providing much needed affordable housing
 - Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Sincerely,
Dave Paolinelli

From: [REDACTED]
To: [Steve Le](#)
Cc: ariana@lpgdevelopment.com
Subject: 950 Monroe Letter of Support
Date: Thursday, May 11, 2023 11:16:52 AM

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail
- It is an environmentally sustainable development
- The architectural quality will create a dynamic and vibrant downtown area
- This mixed-use project supports the city's Housing Element Goals
- New walkable housing helps energize the downtown core
- The project is consistent with the goals and objectives of the general plan and Housing goals while providing much needed affordable housing
- Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Sincerely,

Molly O'Leary

From: [REDACTED]
To: [Steve Le](#)
Cc: ariana@lpqdevelopment.com
Subject: 950 Monroe Letter of Support
Date: Wednesday, May 10, 2023 6:52:15 PM

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail
- It is an environmentally sustainable development
- The architectural quality will create a dynamic and vibrant downtown area
- This mixed-use project supports the city's Housing Element Goals
- New walkable housing helps energize the downtown core
- The project is consistent with the goals and objectives of the general plan and Housing goals while providing much needed affordable housing
- Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Sincerely,

--

Diyar

From: [REDACTED]
To: [Steve Le](#)
Cc: ariana@lpdevelopment.com
Subject: 950 Monroe Letter of Support
Date: Wednesday, May 10, 2023 6:12:56 PM

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail,
- It is an environmentally sustainable development,
- The architectural quality will create a dynamic and vibrant downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the downtown core,
- The project is consistent with the goals and objectives of the general plan and Housing goals while providing much needed affordable housing
- Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Sincerely,

Erica

From: [REDACTED]
To: [Steve Le](#)
Cc: ariana@lpgdevelopment.com
Subject: 950 Monroe Letter of Support
Date: Friday, May 12, 2023 9:02:19 AM

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail
- It is an environmentally sustainable development
- The architectural quality will create a dynamic and vibrant downtown area
- This mixed-use project supports the city's Housing Element Goals
- New walkable housing helps energize the downtown core
- The project is consistent with the goals and objectives of the general plan and Housing goals while providing much needed affordable housing
- Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Sincerely,
Angelina Paolinelli

From: [REDACTED]
To: [Steve Le](#)
Cc: ariana@lpgdevelopment.com
Subject: 950 Monroe Letter of Support
Date: Friday, May 12, 2023 9:43:44 AM

Dear Council Members,

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote YES for this project on July 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail
- It is an environmentally sustainable development
- The architectural quality will create a dynamic and vibrant downtown area
- This mixed-use project supports the city's Housing Element Goals
- New walkable housing helps energize the downtown core
- The project is consistent with the goals and objectives of the general plan and Housing goals while providing much needed affordable housing
- Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Sincerely,
Samantha

From: [REDACTED]
To: [Steve Le](#)
Cc: ariana@lpqdevelopment.com
Subject: 950 Monroe Letter of Support
Date: Thursday, May 11, 2023 9:37:30 PM

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail
- It is an environmentally sustainable development
- The architectural quality will create a dynamic and vibrant downtown area
- This mixed-use project supports the city's Housing Element Goals
- New walkable housing helps energize the downtown core
- The project is consistent with the goals and objectives of the general plan and Housing goals while providing much needed affordable housing
- Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Sincerely,

Alexandria Raffo

From: [REDACTED]
To: [Steve Le](#)
Cc: ariana@lpgdevelopment.com
Subject: 950 Monroe Letter of Support
Date: Thursday, May 11, 2023 11:24:01 AM

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail
- It is an environmentally sustainable development
- The architectural quality will create a dynamic and vibrant downtown area
- This mixed-use project supports the city's Housing Element Goals
- New walkable housing helps energize the downtown core
- The project is consistent with the goals and objectives of the general plan and Housing goals while providing much needed affordable housing
- Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Sincerely,

Devon Mercurio

From: [REDACTED]
To: [Steve Le](#)
Cc: ariana@lpgdevelopment.com
Subject: 950 Monroe -Letter of Support
Date: Wednesday, May 10, 2023 7:57:12 PM

Dear Council Members:

I'm writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara.

Please vote YES for this project on JULY 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail.
- It is an environmentally sustainable development.
- The architectural quality will create a dynamic and vibrant downtown area.
- This mixed-use project supports the city's Housing Element Goals.
- New walkable housing helps energize the downtown core.
- The project is consistent with the goals and objectives of the general plan and housing goals while providing much needed affordable housing.
- Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Thank you,
Lindsey Davidson
[REDACTED]

--

NOTICE: This email and all attachments are confidential and may contain information that is privileged, confidential, or exempt from disclosure under law. If you are not the intended recipient, delete this message and notify the sender immediately. Any unauthorized use is strictly prohibited.

From: [REDACTED]
To: [Steve Le](#)
Cc: ariana@lpgdevelopment.com
Subject: 950 Monroe Letter of Support
Date: Thursday, May 11, 2023 11:22:49 AM

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail
- It is an environmentally sustainable development
- The architectural quality will create a dynamic and vibrant downtown area
- This mixed-use project supports the city's Housing Element Goals
- New walkable housing helps energize the downtown core
- The project is consistent with the goals and objectives of the general plan and Housing goals while providing much needed affordable housing
- Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Sincerely,

Jay Gutierrez

From: [REDACTED]
To: [Steve Le](#)
Cc: ariana@lpgdevelopment.com
Subject: 950 Monroe -Letter of Support
Date: Wednesday, May 10, 2023 7:57:12 PM

Dear Council Members:

I'm writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara.

Please vote YES for this project on JULY 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail.
- It is an environmentally sustainable development.
- The architectural quality will create a dynamic and vibrant downtown area.
- This mixed-use project supports the city's Housing Element Goals.
- New walkable housing helps energize the downtown core.
- The project is consistent with the goals and objectives of the general plan and housing goals while providing much needed affordable housing.
- Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Thank you,
Lindsey Davidson
[REDACTED]

--

NOTICE: This email and all attachments are confidential and may contain information that is privileged, confidential, or exempt from disclosure under law. If you are not the intended recipient, delete this message and notify the sender immediately. Any unauthorized use is strictly prohibited.

From: [REDACTED]
To: [Steve Le](#)
Cc: [Ariana Gasper](#)
Subject: 950 Monroe st letter of support
Date: Wednesday, May 10, 2023 8:09:14 PM

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail
- It is an environmentally sustainable development
- The architectural quality will create a dynamic and vibrant downtown area
- This mixed-use project supports the city's Housing Element Goals
- New walkable housing helps energize the downtown core
- The project is consistent with the goals and objectives of the general plan and Housing goals while providing much needed affordable housing
- Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Sincerely,
Shaun

[REDACTED]

From: [REDACTED]
To: [Steve Le](#)
Subject: 950 Monroe Street - Support Letter
Date: Thursday, May 11, 2023 9:05:49 PM

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It is an efficient use of land in downtown Santa Clara,
- It is the perfect example of environmentally sustainable development,
- The architectural quality will help create new building design ideas in the downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the upcoming new downtown core,
- The building is consistent with (and was designed with) the Downtown Task Force goals.
- Adding housing like this enables local retailers to thrive and plan for expansion in the downtown.

Thank you and we look forward to your yes vote on this project.

Sincerely,

Bobby Caya

From: [REDACTED]
To: [Steve Le; sle@santacleara.gov](mailto:sle@santacleara.gov)
Cc: [Ariana Gasper](#)
Subject: 950 Monroe Street
Date: Thursday, May 11, 2023 7:20:20 AM

Dear Council Members -

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Below are some of the benefits to the city:

- It is an efficient use of land in downtown Santa Clara
- It is the perfect example of environmentally sustainable development
- The architectural quality will help create new building design ideas in the downtown area
- This mixed-use project supports the city's Housing Element Goals
- New walkable housing helps energize the upcoming new downtown core
- The building is consistent with (and was designed with) the Downtown Task Force goals
- Adding housing like this enables local retailers to thrive and plan for expansion in the downtown

Thank you for your consideration, and we look forward to your yes vote on this project.

Best,
Riley

From: [REDACTED]
To: [Steve Le](#)
Cc: Ariana@lpqdevelopment.com
Subject: 950 Monroe Street Project
Date: Thursday, May 11, 2023 3:43:03 PM

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail,
- It is an environmentally sustainable development,
- The architectural quality will create a dynamic and vibrant downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the downtown core,
- The project is consistent with the goals and objectives of the general plan and Housing goals while providing much needed affordable housing,
- Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Sincerely,
Emily

Lucy Garcia

From: David Paolinelli [REDACTED]
Sent: Wednesday, May 10, 2023 6:34 PM
To: Steve Le
Cc: ariana@lpgdevelopment.com
Subject: 950 Monroe Letter of Support

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail,
- It is an environmentally sustainable development,
- The architectural quality will create a dynamic and vibrant downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the downtown core,
- The project is consistent with the goals and objectives of the general plan and Housing goals while providing much needed affordable housing
 - Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Sincerely,
Dave Paolinelli

From: Carrick Young [REDACTED]
Sent: Thursday, May 11, 2023 1:33 PM
To: Steve Le <SLe@SantaClaraCA.gov>
Cc: ariana@lpgdevelopment.com
Subject: 950 Monroe Street, Santa Clara - Support Letter

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It is an efficient use of land in downtown Santa Clara,
- It is the perfect example of environmentally sustainable development,
- The architectural quality will help create new building design ideas in the downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the upcoming new downtown core,
- The building is consistent with (and was designed with) the Downtown Task Force goals.
- Adding housing like this enables local retailers to thrive and plan for expansion in the downtown.

Thank you and we look forward to your yes vote on this project.

From: Kevin Coyle [REDACTED]
Sent: Thursday, May 11, 2023 8:40 AM
To: Steve Le <SLe@SantaClaraCA.gov>
Cc: Ariana@lpgdevelopment.com
Subject: 950 Monroe Street, Santa Clara - Support Letter

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It is an efficient use of land in downtown Santa Clara,
- It is the perfect example of environmentally sustainable development,
- The architectural quality will help create new building design ideas in the downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the upcoming new downtown core,
- The building is consistent with (and was designed with) the Downtown Task Force goals.
- Adding housing like this enables local retailers to thrive and plan for expansion in the downtown.

Thank you and we look forward to your yes vote on this project.

Sincerely,

Kevin

Kevin Coyle
[REDACTED]

From: Nick Casaccia [REDACTED]
Sent: Thursday, May 11, 2023 11:46 PM
To: Steve Le <SLe@SantaClaraCA.gov>
Subject: 950 Monroe Street, Santa Clara - Support Letter

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It is an efficient use of land in downtown Santa Clara,
- It is the perfect example of environmentally sustainable development,
- The architectural quality will help create new building design ideas in the downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the upcoming new downtown core,
- The building is consistent with (and was designed with) the Downtown Task Force goals.

- Adding housing like this enables local retailers to thrive and plan for expansion in the downtown.

Thank you and we look forward to your yes vote on this project.

Sincerely,

Nick Casaccia

From: Lane Hustead [REDACTED]
Sent: Thursday, May 11, 2023 1:37 PM
To: Steve Le <SLe@SantaClaraCA.gov>
Cc: Ariana@lpgdevelopment.com
Subject: 950 Monroe Street, Santa Clara - Support Letter

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It is an efficient use of land in downtown Santa Clara,
- It is the perfect example of environmentally sustainable development,
- The architectural quality will help create new building design ideas in the downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the upcoming new downtown core,
- The building is consistent with (and was designed with) the Downtown Task Force goals.
- Adding housing like this enables local retailers to thrive and plan for expansion in the downtown.

Thank you and we look forward to your yes vote on this project.

Sincerely,

Lane Hustead

Lane P. Hustead, CPA, CFP®

Associate Wealth Advisor
Bordeaux Wealth Advisors
Silicon Valley | Seattle

(650) 419-1181 Direct

[REDACTED]
lhustead@bordeauxadvisors.com

[Website](#) | [LinkedIn](#)



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From: Ethan Clements [REDACTED]
Sent: Thursday, May 11, 2023 9:30 AM
To: Steve Le <SLe@SantaClaraCA.gov>
Cc: Ariana@lpgdevelopment.com
Subject: 950 Monroe Street, Santa Clara

Dear Council Members,

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It is an efficient use of land in downtown Santa Clara,
- It is the perfect example of environmentally sustainable development,
- The architectural quality will help create new building design ideas in the downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the upcoming new downtown core,
- The building is consistent with (and was designed with) the Downtown Task Force goals.
- Adding housing like this enables local retailers to thrive and plan for expansion in the downtown.

Thank you and we look forward to your yes vote on this project.

Sincerely,

Ethan Clements

From: Michael Liebes [REDACTED]
Sent: Thursday, May 11, 2023 8:50 AM
To: Steve Le <SLe@SantaClaraCA.gov>

Cc: Ariana@lpgdevelopment.com
Subject: 950 Monroe Street, Santa Clara

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It is an efficient use of land in downtown Santa Clara,
- It is the perfect example of environmentally sustainable development,
- The architectural quality will help create new building design ideas in the downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the upcoming new downtown core,
- The building is consistent with (and was designed with) the Downtown Task Force goals.
- Adding housing like this enables local retailers to thrive and plan for expansion in the downtown.

Thank you and we look forward to your yes vote on this project.

Sincerely,

Michael Liebes

From: Grant Chou [REDACTED]
Sent: Thursday, May 11, 2023 3:50 PM
To: Steve Le <SLe@SantaClaraCA.gov>
Subject: ariana@lpgdevelopment.com

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It is an efficient use of land in downtown Santa Clara,

- It is the perfect example of environmentally sustainable development,
- The architectural quality will help create new building design ideas in the downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the upcoming new downtown core,
- The building is consistent with (and was designed with) the Downtown Task Force goals.
- Adding housing like this enables local retailers to thrive and plan for expansion in the downtown.

Thank you and we look forward to your yes vote on this project.

Sincerely,

Grant

--

Grant Chou
Santa Clara University '17

[REDACTED]

From: Max Kollmorgen [REDACTED]
Sent: Thursday, May 11, 2023 9:20 PM
To: Steve Le <SLe@SantaClaraCA.gov>
Subject: Ariana@lpgdevelopment.com

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara.
Please vote yes for this project on July 11th!

Among the many benefits to the city:

It can revitalize downtown Santa Clara with much needed housing and community serving ground floor retail,

It is an environmentally sustainable development,
The architectural quality will create a dynamic and vibrant downtown area,
This mixed-use project supports the city's Housing Element Goals,
New walkable housing helps energize the downtown core,
The project is consistent with the goals and objectives of the general plan and Housing goals while
providing much needed affordable housing,
Adding housing like this enables local retailers to thrive and plan for further growth to our downtown.

Thank you and we look forward to your support on this project.

Sincerely,
Max

RE: PLN2020-14457
906 – 950 Monroe Street & 1341 Homestead Road

Dear Mayor, Council Members, Planning Commissioners, and Historical Landmarks Commission
of the City of Santa Clara:

The Downtown Community Task Force (DCTF) has been working on developing a Precise Plan for the revitalization of Santa Clara's Downtown to ensure that there is a clear vision to achieve a successful and vibrant "place" for all to enjoy for many generations to come.

The effort to restore Santa Clara's Downtown has taken years to culminate into the opportunity that lays before us. Over the past 60+ years, numerous attempts have been made to heal the scar that urban renewal left on our city, but all have fallen short due to logistics, long term lease agreements, and a need for the community to lead.

"No land-use decision of the last half-century has damaged the urban fabric of a city more than Santa Clara's decision to tear down its eight-block downtown in the 1960s. The result has no coherence, no center, no charm."

(Herhold, S. (2017, April 24) The Worst Local Decisions of the Last 50 Years. San Jose Mercury News)

The current community led effort to return a key section of Franklin St. to the public has created the opportunity to re-connect the downtown area by means of a main street that many thought was not possible. For the first time since the early 1980's, Santa Clara's Downtown could be connected by a public right-of-way. Residents and community groups have spent

countless hours researching, analyzing, and understanding the complexities of development, urban planning, and current government policies to incorporate them into the current Precise Plan that is near completion. The Downtown Precise Plan will provide a clear set of guidelines that will allow us to create a thoughtful “place” for all Santa Clara community members to enjoy.

The proposal for the 906 – 950 Monroe & 1341 Homestead (Monroe Development) being submitted prior to the approval of the Precise Plan and Form Based Code will only result in the same “parcel-by-parcel” development the area has struggled with since being leveled by urban renewal. The current proposal does not follow the Downtown Precise Plan or Form Based Code requirements that will outline and guide future development within the 10-blocks. If the Monroe Development is allowed to proceed, this will undermine the intention of the Downtown Precise Plan and set a bad precedent for other development proposals to follow as we continue to work diligently to complete the Downtown Precise Plan.

The proposed Monroe development does not consider the Downtown Precise Plan, Form Based Code, or even the current General Plan, thus requiring it to be submitted as a Planned Development. The Planned Development (PD) zoning designation was intended for “unique and unusual” sites that do not allow traditional zoning and/or planning guidelines to apply. This site is not “unique or unusual” and the current General Plan zoning and planning guidelines could be applied. Since the current General Plan requirements are applicable, the developer should either comply with these requirements or wait and follow the Downtown Precise Plan and Form Based Code, which are scheduled to be approved later this year.

Development projects of today will last beyond most of our time together and as we face many challenges and are pressured to meet goals, we must not make the same mistake leaders in the past made by rushing to approve “something” through a parcel-by-parcel approach, resulting in a mish mash of buildings that do not contribute to the community that we believe Downtown Santa Clara once was and can be again. We believe we should stay focused on the larger vision that will create a thoughtful, community-oriented “place” for many generations of Santa Clara residents to come.

“A society grows great when old men (women) plant trees in whose shade they shall never sit” – Greek Proverb

The DCTF respectfully asks that the development proposal for 906 – 950 Monroe & 1341 Homestead not be approved until the Downtown Precise Plan and Form Based Code are approved, implemented, and enforced. This parcel should be developed, but it should be consistent with the community vision articulated within the approved Downtown Precise Plan and Form Based Code.

Sincerely,
Chair - Adam Thompson
Co-Chair - Dan Ondrasek

On behalf of all members of the Downtown Community Task Force

From: Ariana Gasper <ariana@lpgdevelopment.com>
Sent: Friday, May 12, 2023 6:39 AM
To: Steve Le <SLe@SantaClaraCA.gov>
Subject: Fwd: 950 Monroe Street, Santa Clara - Support Letter

Hi Steve,

It looks like they forgot to add the Ca at the end of your email address. Please see letter of support below.

Best regards,
Ariana Gasper

From: Nick Casaccia [REDACTED]
Sent: Thursday, May 11, 2023 11:43 PM
To: SLe@SantaClara.gov <SLe@SantaClara.gov>
Cc: Ariana Gasper <ariana@lpgdevelopment.com>
Subject: 950 Monroe Street, Santa Clara - Support Letter

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It is an efficient use of land in downtown Santa Clara,
- It is the perfect example of environmentally sustainable development,
- The architectural quality will help create new building design ideas in the downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the upcoming new downtown core,
- The building is consistent with (and was designed with) the Downtown Task Force goals.
- Adding housing like this enables local retailers to thrive and plan for expansion in the downtown.

Thank you and we look forward to your yes vote on this project.

Sincerely,

Nick Casaccia

From: Travis McAuley [REDACTED]
Sent: Thursday, May 11, 2023 8:34 AM
To: Steve Le <SLe@SantaClaraCA.gov>
Cc: Ariana@lpgdevelopment.com
Subject: In Support of 950 Monroe Street Condominium Project

Dear Council Members:

I am writing in support of the 950 Monroe Street condominium and townhome project in Santa Clara. Please vote yes for this project on July 11th!

Among the many benefits to the city:

- It is an efficient use of land in downtown Santa Clara,
- It is the perfect example of environmentally sustainable development,
- The architectural quality will help create new building design ideas in the downtown area,
- This mixed-use project supports the city's Housing Element Goals,
- New walkable housing helps energize the upcoming new downtown core,
- The building is consistent with (and was designed with) the Downtown Task Force goals.
- Adding housing like this enables local retailers to thrive and plan for expansion in the downtown.

Thank you and we look forward to your yes vote on this project.

Sincerely,

Travis McAuley

Dear Planner Steve,

Good day! Attached you will find a letter that I have written in support of the project at 950 Monroe Street in Santa Clara.

Please share it with the Staff and the Planning Commission.

With appreciation,

Emmy

M.E. "Emmy" Moore-Minister

[REDACTED]

May 12, 2023

Santa Clara Planning Commission
and Planning Staff
c/o Steve Le
Associate Planner
City of Santa Clara
1500 Warburton Ave.
Santa Clara, CA, 95050

Dear Honorable Chair Cherukuru, Fellow Planning Commissioners, and
Planning Staff,

I write to you today, in full support of the project at **950 Monroe St.**,
located in the “Heart of the City’s Old Quad” neighborhood, and a project,
that is *committed to environmental sustainability*.

✓ This project, which has been in the planning stage for a few years now,
(and has received significant citizen input and suggestions from folks
including myself), has been designed and redesigned with *thoughtful
architectural modifications* throughout.

✓ This project *has been reduced in units* from the original proposal of 61
down to 54 units.

✓ Three *homes with historical significance will be saved* and maintained.

✓ The project is *extremely compatible with the area* and supports plans to
bring *vitality to the City’s inner core* as it moves forward with plans to
revitalize the S.C. Downtown Area.

✓ The 54 units *adds* to the City’s much-need for additional housing units.

✓ The ground floor retail *creates a “village” feel* where neighbors and their
pets will feel welcome.

✓ The project is *located near public transit* and is in walking distance to the Santa Clara Transit Center, with access to VTA, Caltrain, and Capitol Corridor.

✓ This particular type of housing stock is *compatible for various age groups*, and most importantly, appealing to *retiring Santa Clara's (Seniors)* who would like to “scale down” from a large family home to a smaller and more efficient living space, while still being able to reside in the Mission City, close to amenities and just blocks from the City's Senior Center.

It is for all the reasons above, and more, that I respectfully request that you approve this project. It's well-thought-out, it's great for Santa Clara's Downtown, and it's good for the overall community.

Respectfully Submitted,

M. E. Emmy Moore-Minister
Co-Founder
Old Quad Residents Association