

September 29, 2025

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

RE: October 2, 2025 HLC Meeting; Agenda Item 2. 25-985 Pubic Hearing: Consideration of a Historical Preservation Agreement (Mills Act Contract) (File No. PLN25-00350) for 1458 Lexington Street.

Dear Chair Leung and Members of the Historical and Landmarks Commission,

I wish to submit the following comments. **Please Note:** These comments are specific to the Historic Resources Survey Report, dated July-August, 2025, which was prepared by William Kostura for the George and Emma Green house, 1458 Lexington Street and **NOT** on the Mills Act Proposal itself.

In reviewing this updated survey, I noticed the following errors that need to be corrected:

1. *P 7. Owner and Address: have been left blank. Mr. Kostura needs to fill in this information.
2. P 11. Report Citation*: (Cite survey report and other sources, or enter "none".), Mr. Kostura has entered "none." However, as this is an updated survey and NOT a new survey, it is here that he should have recorded the Name and Date of the original Historic Resources Survey Report. This needs to be corrected.

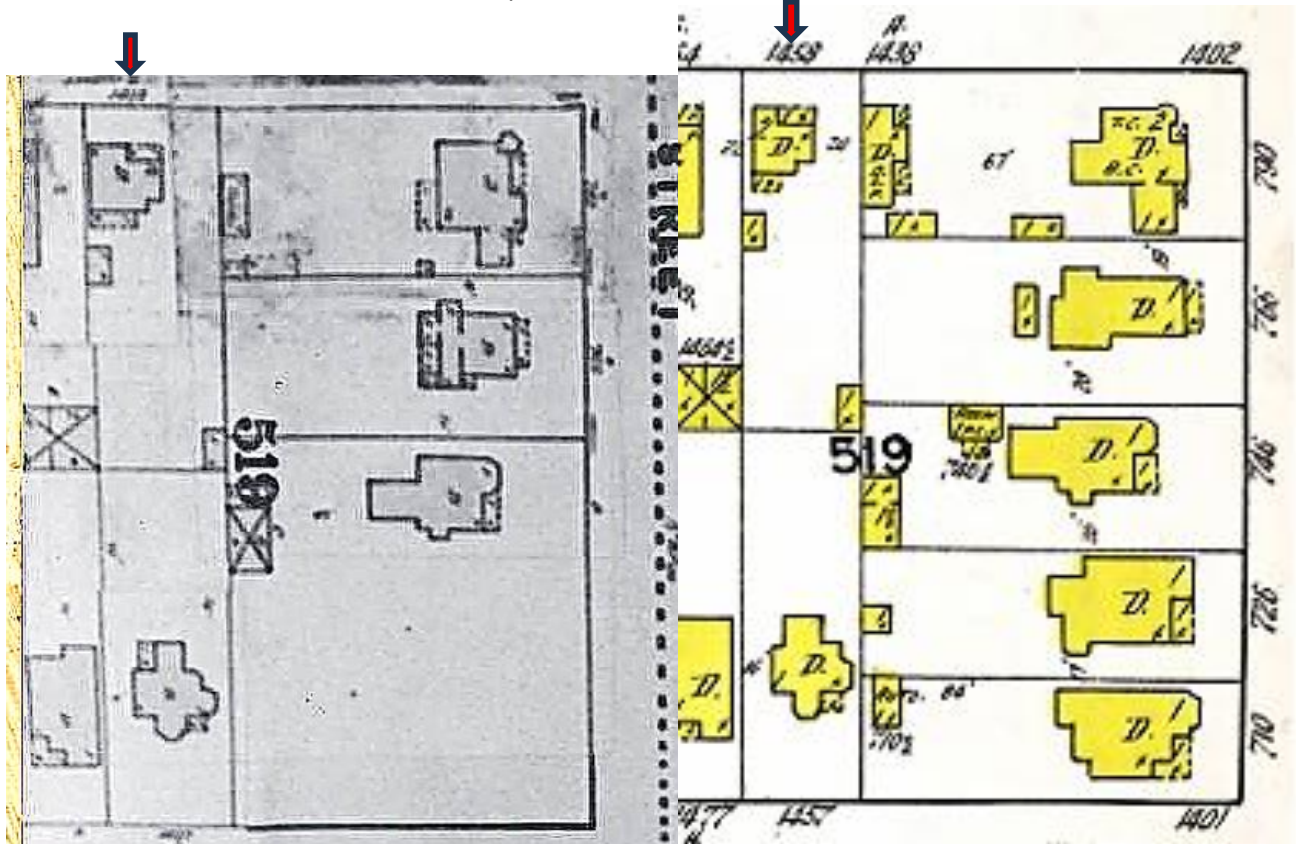
My other comments pertain to the home's architectural style. On Page 2., under **"Summary (continued)"**, Mr. Kostura writes that "This house is listed on the City of Santa Clara's Historic Preservation and Resource Inventory as an example of the Pioneer style."

I would like to point out that "Pioneer" is not an architectural style. It is a generic term that came into use decades ago when houses in Santa Clara were being looked at for listing on the City's newly developing list of homes for possible inclusion on an inventory of Architecturally and/or Historically Significant properties. As these houses have needed updated survey reports, an effort has been made to correct the use of this term to the actual architectural style in which they were constructed and discontinue the description "Pioneer style."

In addition, on Page 4., **Regarding style:**, he writes that "The City of Santa Clara's Historic Preservation and Resource Inventory cites this house as an example of the Pioneer style. The house does strongly resemble houses from the 1850s and early 1860s that are L-shaped, have gabled roofs, and have little or no ornamentation, although it was built about forty years after those houses were built. Such houses, and this house, derive their effect from the carefully considered proportions of the wings and the moderate pitch of the gables. The windows' shelf moldings and sills dress the houses so they do not appear too severely plain, and the v-groove siding imparts texture to the walls. Stylistically, then, this house is a throwback to the early, "pioneer" period of Santa Clara's architectural history."

In my considered opinion, it is NOT correct to call this house "a throwback to the early, "pioneer" period of Santa Clara's architectural history." The house at 1458 Lexington Street is a very good example of a two-story home built in the Folk Style called National (after ca. 1850-ca. 1930). Virginia Savage McAlester, in her oft-referenced book "A Field Guide to American Houses," Revised ed., 2013, has a detailed description on pp. 134-147, of the National architectural style. In addition, this home fits the description of the National architectural style's Gable Front and Wing Family (pp. 138-140) which describes these houses as having a gable front with "an additional side-gabled wing added at right

angles to the gable-front plan to give a compound gable-front-and-wing shape.” A shed-roofed porch was typically placed within the L made by the two wings. This fits the home’s footprint as shown on the 1901 and 1915 Sanborn Fire Insurance Maps.



1901 Sanborn Fire Insurance Map

1915 Sanborn Fire Insurance Map

In addition, the home’s siding and its tall, vertically-orientated, 1-over-1 windows and their trim are all reflective of that found on the National architectural style houses, which have been identified in Santa Clara.

Therefore, I strongly advise that the architectural style of 1458 Lexington Street be changed on Mr. Kostura’s updated Historic Resources Survey Report from “Pioneer” to National.

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