

MEMORANDUM

DATE	March 14, 2025	PROJECT NUMBER	25057
TO	Rebecca and Andrew Fung	PROJECT	834 Main Street, Santa Clara
OF	834 Main Street Santa Clara, CA 95050 ptdrbecca@gmail.com ; andrew.h.fung@gmail.com	FROM	Jen Hembree, Cultural Resources Planner, Page & Turnbull
CC	C. Dikas, Principal Page & Turnbull; S. Kozakavich, Cultural Resource Studio Director, Page & Turnbull	VIA	Email

REGARDING 834 Main Street, Santa Clara – Secretary of the Interior’s Standards Analysis (SOIS Analysis) - DRAFT

INTRODUCTION

Page & Turnbull prepared this memorandum at the request of Rebecca and Andrew Fung, regarding a proposed project at the property at 834 Main Street in Santa Clara (APN 269-28-062). The single-family property, built ca. 1932 in a Spanish Colonial Revival style, is included in the City of Santa Clara’s (City) Historic Resource Inventory as an Architecturally or Historically Significant Property. It was found eligible for listing in the California Register and the City’s Historic Resource Inventory in 2020 as a good example of its architectural style and is currently subject to a Mills Act Historic Property Preservation Agreement (Mills Act Contract) between the City and owners. The project proposes to construct an addition to the house and an analysis of the project’s compliance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* is required as part of the Mills Act Contract. Page & Turnbull reviewed the 2021 Historic Property Preservation Agreement and other project materials to provide our professional opinion on the proposed project’s compliance with the SOI Standards.

The residential property is located downtown Santa Clara, on the west side of Main Street between Lexington Street and Homestead Road and opposite City Park Plaza (**Figure 1 and Figure 2**). The roughly square-shaped parcel includes a one-story single-family residence, built ca. 1932 with a accessory dwelling unit (now a vehicular garage), as well as contemporary non-permanent shed and

chicken coop structures. The property was originally owned and occupied by the Harold Slavens family and is referred to in existing documentation as the 'Slavens House.'

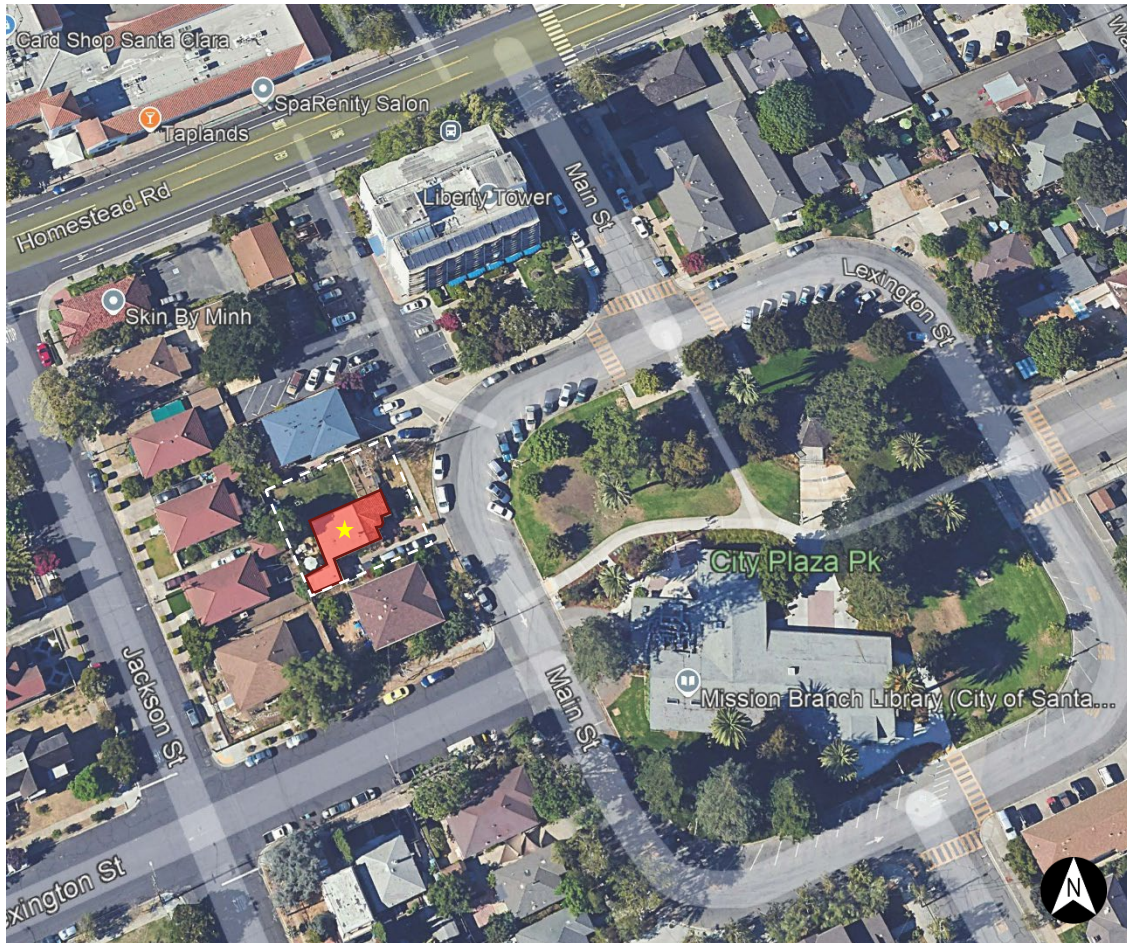


Figure 1. Aerial view of subject property dated 2023. Current footprint of house and garage at 834 Main Street shaded red, parcel boundary indicated by white dashed line. Source; Google Earth, edited by Page & Turnbull.

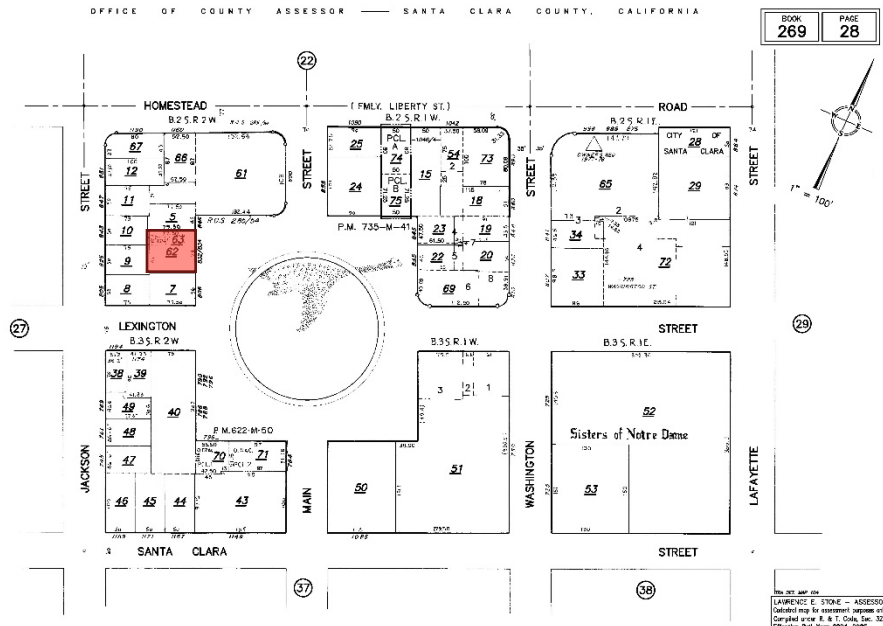


Figure 2. Site plan of 834 Main Street, current footprint of property shaded red. Source: Office of County Assessor – Santa Clara County, 2024-25, edited by Page & Turnbull.

The property is listed on the City of Santa Clara’s Historic Preservation and Resource Inventory and is associated with a Mills Act contract. It is not listed in the most recent version available of the State of California Office of Historic Preservation (OHP) Built Environment Resources Directory (BERD) for Santa Clara County, issued in September 2022. The property is not currently listed in the National Register of Historic Places (National Register), nor is it currently listed in the California Register of Historical Resources (California Register).

Summary of Findings

Page & Turnbull finds that the project, as designed and with the inclusion of standard protocols for the treatment of archaeological resources, complies with Rehabilitation Standards 1, 3, 4, 5, 6, 7, 8, and 10. As designed, the project would not comply with Standards 2 and 9 due to incompatible design elements. Recommendations for project improvements include altering proposed fenestration and removing or revising elements of the new addition’s design to help make clear what is historic and what is new. If recommendations are adopted into a revised project, the design would meet all ten Standards.

Methodology

This report includes a summary of the property's current historic status, a brief physical description, a list of previously determined character-defining features that enable the property to convey its historic significance, and an evaluation of the proposed project using the *Secretary of the Interior's Standards for Rehabilitation*.

Page & Turnbull consulted the following documents in preparation of this memorandum:

- *Historic Property Preservation Agreement (834 Main Street)*, September 1, 2021 (**Appendix A**)
- DPR 523 Forms for 834 Main Street, Lorie Garcia, October 2020 (**Appendix A**)
- Andrew and Becca Fung Residences, proposed project drawings prepared by G+O Design Studio, November 13, 2024 (**Appendix B**)

Page & Turnbull conducted a site visit of the subject property on February 20, 2025 to take photographs and observe existing conditions (**Table 1**). Site photographs in this report were taken by Page & Turnbull on February 20, 2025 unless otherwise noted.

Historic Status

In 2020, historic preservation consultant Lorie Garcia evaluated the potential historic significance of 834 Main Street, and prepared State of California Department of Parks & Recreation (DPR) 523A (Primary Record) and 523 B (Building, Structure, and Object Record) forms for the property (hereafter referred to as the 2020 DPR 523 Forms). The 2020 DPR 523 Forms evaluated the property for eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources and the City of Santa Clara Historic Resource Inventory. This evaluation found the following:

- The property may be potentially eligible for the National Register of Historic Places under Criterion C for architecture for embodying the distinctive characteristics of the Spanish Revival style.
- The property is eligible for listing in the California Register of Historic Resources under Criterion 3 as an example of the Spanish Revival style architecture.
- The property does meet City of Santa Clara Historically or Cultural Significance Criteria 1 and 5 for its association with family members who contributed to the heritage of the historical development of the City and because it reflects the development of Santa Clara from a mission site to a residential neighborhood in the first third of the 20th Century.
- The property does meet City of Santa Clara Architectural Significance Criteria 1 and 5 as a rare example of the Spanish Revival architectural style found in Santa Clara and because of its visual appeal for the community due to its unusual style and prominent location.

- The property meets the City of Santa Clara Geographic Significance Criterion 2 as representative of the development of the Old Quad during the first decade of the 20th century.

Character-Defining Features

Character defining features are the essential physical features that enable an historic resource to convey its historic identity. The character-defining features of the Spanish Revival style are outlined in the 2020 DPR 523 forms as a property exhibiting the following:

- Low-pitched, red tiled roof gabled-roof, usually with little or no eave overhang;
- Asymmetrical façade with little decorative detail;
- Stucco wall surface;
- One or more prominent arches placed above a main door or main window.¹

The character-defining features of the Slaven's House that contribute to its historic identity as a Spanish Revival style residence are outlined in the following list. Photographs are provided in **Table 1**. This list includes the features explicitly called out in the 2020 DPR 523 Forms as well as those features which are identified in the DPR 523 Forms as representing the building's original architectural style:

- Low pitched, cross-gable roof form with red tile covering and no eave overhang; and a
- Flat roof portion covered with tar and gravel;
- Asymmetrical façade;
- Stucco walls extending into the gable without a break;
- Tile weep holes;
- Tower;
- Arcaded wing wall;
- Prominent arch above front entry door;²
- Two chimneys with elaborated chimney tops [which are] "common to Spanish Revival architecture"³; and
- "...rectangular 1-over-1 double-hung windows on the north side-elevation and one medium-size square double-hung window on the south side-elevation, all of which are original wood framed windows"⁴

¹ 2020 DPR 523 Forms,7.

² 2020 DPR 523 Forms,7.

³ 2020 DPR 523 Forms, 2.

⁴ 2020 DPR 523 Forms, 3.

Table 1. Existing Conditions Photos, Facades and Details



Figure 3. East (primary/front) façade, view west



Figure 4. East façade, view northwest



Figure 5. East façade, south end view west to garage and arcaded wing wall

Table 1. Existing Conditions Photos, Facades and Details



Figure 6. South façade, view northeast



Figure 7. East façade, south end (garage) and arcaded wing wall detail



Figure 8. North façade, view southwest

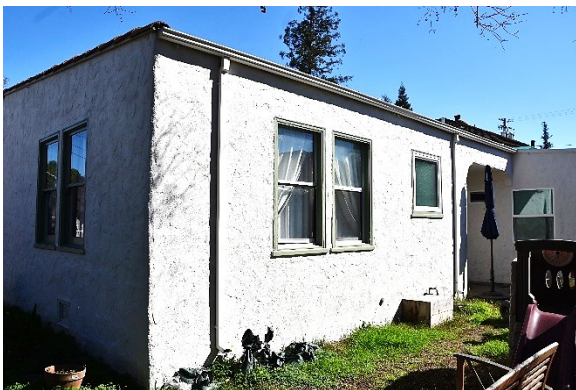


Figure 9. Northwest corner, view southeast towards west façade.



Figure 10. West façade of house (left) and north façade of garage (right), view southeast.

Table 1. Existing Conditions Photos, Facades and Details



Figure 11. East façade, view towards tower and prominent arch at entry.



Figure 12. Detail of stucco wall, tile weep holes and red roof tiles.



Figure 13. Detail of red roof barrel tiles.



Figure 14. Detail of exterior brick chimney on north façade.

Project Description

Page & Turnbull reviewed project drawings prepared by G+O Design Studio and dated, November 13, 2024 (**Appendix B**). The project proposes to construct a one- story addition on the north (right) side towards the rear (south) of the historic residence to provide a master bedroom with ensuite bathroom and a walk-in closet.⁵ The addition would be in a form akin to a hyphen; it would have a squat, L-shaped footprint pulled in from the rear of west side of the residence with its entirety set back substantially from the front or eastern edge of the residence and behind the north side chimney. To connect the addition to the original building, two original wood windows and surrounding stucco wall material would be removed from the north facade. (**See Table 2 and Table 3.**) The addition would have a combination low-pitched gable roof at the east inclusive of weep holes, and an uneven gabled roof at the north. The roof would be clad in a combination of new clay tiling matching existing clay tile on the original residence on the front or east facing slope, with the rear or west facing slope finished in built-up roofing matching that of the existing flat roof components of the residence. The addition's walls would be clad in stucco in a color and finish wash varied from that of the original structure. The maximum height of the addition is proposed to be slightly lower than the maximum height of the roof ridge of the north façade's cross gable and thus, also lower than the maximum height of either of the residence's two chimneys.

Fenestration on the new addition would be limited. At the addition's east façade (facing Main Street), a pair of one-over-one hung windows would be provided in its recessed portion; no openings are proposed in the east façade's projecting, gabled portion. At the north (right) façade of the new addition, a single horizontal slider window would be installed in the eastern portion to provide natural light and ventilation into the bathroom beyond. At the rear or west façade of the addition, a fully glazed vinyl sliding door would be installed in the southern portion with a new concrete landing (stoop) and step down to grade for ingress/egress. In the northern portion, a horizontal slider window would also be installed for additional natural lighting and ventilation into the bathroom beyond. All windows and door would be in a color that matches existing window and door colors.

Another alteration would be made to the north facade of the historic building as part of the proposed project. To serve as ingress/egress from the living or family room beyond, the window adjacent and to the west of the exterior chimney would be removed and the opening both lengthened to grade and widened to accommodate a fully glazed vinyl sliding door. (**See Table 3.**) A concrete landing and step would also be installed.

⁵ The parcel is aligned slightly west of true north, but for simplicity the façade of building facing Main Street is described as facing north, the façade facing the rear of the parcel is described as facing south, and so on. Note also that as a result of the alignment, facades of the property in the provided architectural drawings are referred to as simply "front" (north), "rear," (south), "right" (west), and "left" (east).

No landscape drawings were provided and thus any proposed landscape or site work required as part of the project is neither described nor assessed in this report.

Table 2. Existing Condition Photos showing features and materials to be altered (north façade)



Figure 15. Views showing approximate location of materials/features to be removed (shaded pink) to accommodate the new addition.

Table 2. Existing Condition Photos showing features and materials to be altered (north façade)



Figure 16. Views of original wood windows to be removed to accommodate new addition (above) and view of original wood window to be removed and opening enlarged to accommodate new sliding door (right).



Table 3. Views from public right-of-way with location of the proposed new addition indicated



Figure 17. View southwest from Main Street.



Figure 18. View southwest from Main Street.



Figure 19. View west from Main Street.



Figure 20. View west from Main Street.



Figure 21. View south from adjacent property driveway.



Figure 22. View south from adjacent property driveway.

Table 3. Views from public right-of-way with location of the proposed new addition indicated



Figure 23. View northwest from City Park Plaza.



Figure 24. View northwest from City Park Plaza.

The Secretary of the Interior's Standards for Rehabilitation

This property is under a Mills Act Contract under which the City of Santa Clara and owners have made an "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." The Agreement furthers that, "Owners shall preserve and maintain the characteristics of historical significance of the Historic Property. The Secretary of the Interior's Standards for Rehabilitation...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."⁶

This section of the Memorandum addresses the requirements of the Agreement wherein the Secretary of the Interior's Standards for Rehabilitation is applied to the proposed project, and a statement of how the proposed project meets those standards is outlined.

The following table summarizes Page & Turnbull's analysis. Additional discussion is provided below for two of the ten standards.

Standard No.	Standard for Rehabilitation	Page & Turnbull Finding and Rationale
1	<i>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.</i>	Consistent with Standard 1. Use of building would remain residential.
2	<i>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.</i>	Inconsistent with Standard 2. See following discussion.
3	<i>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.</i>	Consistent with Standard 3. The project does not propose adding conjectural features or elements from other historic properties.
4	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	Consistent with Standard 4. The residence was constructed in 1932. The original wood framed front

⁶ Historic Property Preservation Agreement, Section B(3)(a).

		casement windows were replaced by 1993. Rear and south side windows (except kitchen window) were replaced in post-1993. The accessory dwelling unit (ADU) was converted to a garage and its large front window replaced with a garage door, between 1979 and 1993. None of these alterations have acquired historical significance in their own right. The existing converted ADU and the existing replacement windows are to be retained in place as part of the project.
5	<i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i>	Consistent with Standard 5. As part of the project, some stucco wall material will be removed from a portion of the north façade to accommodate the physical connection of the new addition to the original house as well as to accommodate the proposed sliding door adjacent to the exterior chimney. However, these changes are proposed for a secondary façade that is less prominent than the front or the south façade. The stucco wall material will also otherwise be preserved at the remainder of the north façade, and the entirety of the primary east façade, the south façade and the west façade. The

		residence's tile weep holes, tower, arcaded wing wall, prominent arch above front entry door, existing chimneys are distinctive and will also be preserved. The proposed project will thus not result in the substantial diminution or loss of the resource's materials, features or craftsmanship.
6	<i>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.</i>	Consistent with Standard 6. The project does not propose repairing or replacement of deteriorated historic features.
7	<i>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.</i>	Consistent with Standard 7 The project does not propose chemical treatments.
8	<i>Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i>	Consistent with Standard 8. In the event of the inadvertent discovery of archaeological materials during ground disturbing activity, provided that standard discovery procedures for the City of Santa Clara are followed, the proposed project would be consistent with Standard 8.
9	<i>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.</i>	Inconsistent with Standard 9. See following discussion.

10	<i>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.</i>	Consistent with Standard 10. Because the proposed addition is not flush with the rear or west façade of the home, but is rather attached to the historic home with a smaller-scale recessed hyphen-like form, the old and new volumes are differentiated and the proposed addition could be removed in the future while retaining the essential form and integrity of the house.
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Rehabilitation 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.*

Discussion: As designed, the proposed project would alter a total of three existing openings on the north facade. All three of these openings appear be original and hold “original wood windows” per the 2020 DPR 523 forms and the visual site inspection conducted by Page & Turnbull in February 2025. Although wood windows and these window openings are not specifically called out in the 2020 DPR 523 forms list of character-defining features, the wood windows are original and therefore are historic fabric and are representative of the building’s original architectural style. The proposed project would physically connect the historic building at its north façade to the new addition, which would require removal of some existing stucco wall cladding materials, a character-defining feature as determined per the 2020 DPR 523 forms. **(See Table 2.)** Implementation of the proposed project would therefore result in removal of features dating to the property’s original construction including two historic wood windows and associated window openings, as well as some stucco wall fabric to construct the new addition. Implementation of the proposed project would also result in the removal of a third historic window and associated window opening, as well as additional stucco wall fabric to provide a sliding door opening. This alteration would decrease the solid-to-void ratio of this portion of the facade and would be incompatible in size and scale with the fenestration of this façade.

All of the above changes would be confined to a secondary façade of the historic building, and the character-defining features such as the tower, arcaded wing wall and prominent arch above the front entry door would remain prominently visible at the primary (front) east façade. Original openings at the east end of the north façade and the east portion of the south facade, both of which are visible from both Main Street would remain. However, Page & Turnbull notes that the National Park Service, per written guidance outlined in the publication, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* does not recommend, "Installing secondary service entrances and porches that are incompatible in size and scale with the historic building."⁷ The installation of a large, fully glazed sliding door opening in place of a single hung opening is incompatible in size and scale with existing fenestration.

As such, the proposed project is inconsistent with Standard 2.

Page & Turnbull recommends the following project improvements to bring the project into compliance with Standard 2:

1) The third window opening's width and head height would be retained to avoid disrupting the proportions of the façade and its fenestration. For example, the window would instead be lengthened to grade to accommodate a half-lite door or two-lite door to better reflect the original solid-to-void appearance at this location and to be more compatible in size and scale with the fenestration of this façade. Page & Turnbull further recommends that the new entrance door be of compatible material with the original wood window. The use of an in-kind wood, or aluminum-clad wood door would ensure that the replacement unit was compatible in both visual and physical characteristics, including finish as the building's original openings.

2) Page & Turnbull also notes that per preservation best practices, the three removed original one-over-one wood windows, which are historic material dating to the building's original construction period, would best be salvaged for potential reuse in the original house, such as at existing window locations of the historic home which received contemporary one-over-one aluminum hung windows. (Utilizing salvaged original wood windows in the new addition would not be appropriate as such would result in a false sense of historical development.)

If such design revisions are implemented for the proposed project, it would comply with *Standard 2*.

⁷ <https://www.nps.gov/crps/tps/rehab-guidelines/rehabilitation-guidelines-1997.pdf>, 40.

Rehabilitation 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 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.*

Discussion: The National Park Service recommends that “new additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource.”⁸ In addition, the National Park Service recommends, “Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.”

Construction of the proposed north addition would alter the spatial relationship between the existing house and existing rear outbuildings, such as the shed and chicken-coop; however, these buildings are contemporary non-permanent structures and are not character-defining features of the property. The proposed project would not otherwise impact spatial relationships at the site, particularly between the house and its converted ADU (now a garage). The dimensions of the lot would remain unaltered, and its relatively open character in the northeastern portion of the lot particularly retained.

Overall, Page & Turnbull finds that although the proposed north side addition is not located on the rear of the building, it is substantially set back from the primary, front façade and therefore is proposed for a less conspicuous location of the side (north) façade. (**See Table 2, above.**) It thus also avoids impacting the exterior chimney, a distinctive feature. Overall, the proposed form, massing and limited height would ensure it remains visually subordinate to the historic house. Simple in its recessed hyphen-like or L-shaped massing, its maximum height does not extend above that of the gabled peak of the north façade. Its roof slopes’ otherwise align with or are lower than that of the existing gable’s sloped sides. The addition’s combination roof form with exterior walls clad in compatible, yet not identical stucco, would provide some visual distinction from the historic residence.

However, Page & Turnbull notes that the use of “clay tile matching existing” is not an appropriate material for the addition’s new gabled roof portion. The use of clay tile matching that of the existing adjacent original clay tile roof will not differentiate the addition’s roof from that of the original

⁸<https://www.nps.gov/crps/tps/rehab-guidelines/rehabilitation-guidelines-1997.pdf>, 90.

character-defining red clay barrel tiles and may therefore appear to be part of the historic resource. The new addition's gabled end on its east façade also includes a grouping of three weep holes, which are another character-defining feature of the original residence. The National Park Service guidance *does not* recommend "Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building."⁹

The project also proposes the use of vinyl windows and vinyl sliding door in the new addition's openings. Painted wood was the typical original material of the residence's windows and doors. The National Park Service guidance recommends that new additions "be compatible in terms of mass, *materials* [emphasis added], relationship of solids to voids, and color..."¹⁰ The use of the synthetic material of vinyl is generally not considered compatible in visual and physical characteristics including finish appearance with that of painted wood.

As such, the proposed project is inconsistent with Standard 9.

Therefore, Page & Turnbull recommends the following project improvements to bring the project into compliance with Standard 9:

- 1) that the weep holes be removed from the new addition's design, or that they be differentiated in appearance (such as in shape or reduced in quantity) from those of the historic resource; and
- 2) that in lieu of "clay tile matching existing," an alternate roofing material with a less conspicuous profile (IE flat) and a lighter color be used. Examples of alternate materials may be concrete tiling or asphalt tiling in a light color. These changes to the proposed design will "make clear what is historic and what is new;"¹¹ and
- 3) Use wood or aluminum-clad wood windows and glazed wood or aluminum- clad wood doors rather than proposed vinyl windows and doors at the proposed addition. This would increase compatibility with the character of the original windows and doors present at 834 Main Street.

If such design revisions are implemented for the proposed project, it would comply with *Standard 9*.

⁹ <https://www.nps.gov/crps/tps/rehab-guidelines/rehabilitation-guidelines-1997.pdf>, 91.

¹⁰ <https://www.nps.gov/crps/tps/rehab-guidelines/rehabilitation-guidelines-1997.pdf>, 41.

¹¹ <https://www.nps.gov/crps/tps/rehab-guidelines/rehabilitation-guidelines-1997.pdf>, 91.

Summary of Standards Analysis

Following review of the proposed project and supporting documentation, Page & Turnbull finds that the project as designed would comply with *Secretary of the Interior's Standards for Rehabilitation* Nos. 1, 3, 4, 5, 6, 7, and 10. With implementation of standard protocols for discovery of archaeological materials, it would comply with Standard 8. As currently designed, the proposed project would not comply with Standards 2 or 9. The proposed changes to the historic building's north facade and incompatible aspects of the proposed addition would not be consistent with the minimum standards and conditions for maintenance, use, and preservation of a historic property which accompany the property's Mills Act contract.

Revisions to the proposed design could bring the project into fuller compliance with the *Standards for Rehabilitation*. Making the following potential changes to the proposed design would improve compatibility and reduce impacts to historic features and materials:

- Reduce the size of the proposed enlarged opening at the north façade. The use of a half-lite or two-lite door in lieu of the proposed sliding door, for example, would reduce the impact to historic stucco wall fabric and increase compatibility with the fenestration pattern of the historic building.
- Alter the new addition's east façade design features such that the weep holes are removed or are differentiated in appearance, such as in shape or reduced in quantity, from those of the historic resource. This will help make clear what is historic and what is new.
- In lieu of "clay tile matching existing," use an alternate roofing material with a less conspicuous profile (IE flat) and a lighter color for the addition's gabled roof portion. Examples of alternate materials may be concrete tiling or asphalt tiling in a light color. This will help make clear what is historic and what is new.
- Salvage the three original wood hung windows to be removed as part of the project for potential reuse, such as at existing window locations of the historic home that have previously received contemporary one-over-one aluminum hung windows.
- Use wood or aluminum-clad wood windows and glazed wood or aluminum-clad wood doors rather than proposed vinyl windows and doors at the proposed addition and new opening in the historic building. This would increase compatibility with the character of historic windows and doors present at 834 Main Street.

CONCLUSION

At the request of Andrew and Rebecca Fung, Page & Turnbull has reviewed the proposed project plans for the residential property located at 834 Main Street in Santa Clara, CA (APN 269-28-062) dated September 1, 2021. We reviewed project drawings for a proposed addition to the historic house, which is designated as a historic resource in the City of Santa Clara and has been found eligible for listing in the California Register under Criterion 3. Page & Turnbull found that the proposed project complies with the Standards for Rehabilitation 1, 3, 4, 5, 6, 7, and 10. With implementation of standard protocols for discovery of archaeological materials, the project would comply with Standard 8. However, as designed, the proposed project would not comply with Standards 2 and 9. Recommended revisions to the project's design could increase compatibility of the proposed addition with the historic character of 834 Main Street and reduce impacts to historic features and materials. With appropriate revisions, the project could be fully compliant with the ten Rehabilitation Standards.

APPENDIX A

Historic Property Preservation Agreement (834 Main Street), September 1, 2021; and
DPR 523 Forms for 834 Main Street, prepared by Lorie Garcia, October 2020

**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

25086169

Regina Alcomendras
Santa Clara County - Clerk-Recorder

09/01/2021 11:25 AM

Titles: 1 Pages: 32

**Fees: \$0.00
Taxes: \$0
Total: \$0.00**



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 July day of 2021, ("Effective Date"), by and between Andrew Fung and Rebecca Fung, owners of certain real property located at 834 Main 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 2020 Santa Clara County Property Tax Rolls as Assessors' Parcel Number 269-28-062, and generally located at the street address 834 Main 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 January 22, 2021. The Proposal included a Primary Record from the State of California's Department of Parks and Recreation. A true and correct copy of the Proposal is attached to this Agreement as "Exhibit B".

(4) CITY and 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 Historic Property Preservation Agreement/834 Main Street
Typed: 05/14/2019

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 904 Madison 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: Andrew Fung
834 Main Street
Santa Clara, CA 95050

Rebecca Fung
834 Main 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 \$7,564.00 (seven thousand, five hundred, and sixty-four dollars), or other fees for the administration of this contract as are authorized from time to time by the City Council. Such fees do not exceed the reasonable cost of providing the service for which these fees are charged. 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:



Brian Doyle
City Attorney



Deanna J. Santana
City Manager

Ruth M. Shikada

ATTEST:

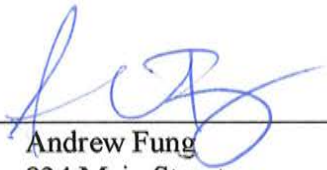


Nora Pimentel, MMC
Assistant City Clerk

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

“CITY”

**Andrew Fung and Rebecca Fung,
Owners of 834 Main Street**

By: 

Andrew Fung
834 Main Street
Santa Clara, CA 95050

By: 

Rebecca Fung
834 Main Street
Santa Clara, CA 95050

“OWNERS”

Exhibits:

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

I:\PLANNING\2021\Project Files Active\PLN2021-14790 834 Main Street\HLC\Mills Act Contract.doc

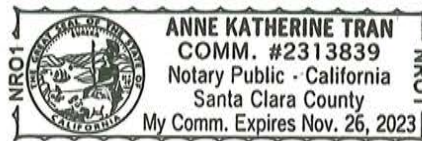
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

On July 30, 2021, before me, Anne Katherine Tran, Notary Public, personally appeared Ruth Mizobe Shikada, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.



Signature

(Seal)

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

S.S.

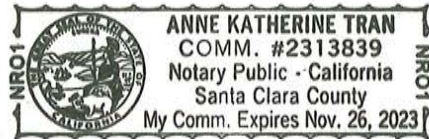
On July 1, 2021 before me, Anne Katherine Tran,
Name of Notary Public, Title

personally appeared Rebecca S. Fung and
Name of Signer (1)

Andrew H. Fung
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

EXHIBIT A

The land referred to is situated in the County of Santa Clara, City of Santa Clara, State of California, and is described as follows:

Beginning on the Southwesterly line of Main Street, distant thereon Northwesterly 56 feet from the intersection thereof with the Northwesterly line of Lexington Street; thence from said point of beginning Northwesterly along said line of Main Street, 73.50 feet; thence at right angles Southwesterly 77.50 feet to the Northeasterly line of the Parcel of Land conveyed to George J. Harkey, et ux, by Deed recorded February 27, 1923, Book 14 Official Records, Page 494; thence Southeasterly along said Northeasterly line of said Harkey Parcel of Land and the Southeasterly prolongation thereof, 73.50 feet; thence Northeasterly at right angles, 77.50 feet to the point of beginning and being a portion of Lot 2 in Block 2 South, Range 2 West in said City of Santa Clara.

APN: 269-28-062
ARB: 269-28-006
ARB1: 269-28-006-01

I have read & understand this report.

Rebecca Fry 1/19/2021
Arty 1/19/2021

Exhibit B

State of California — The Resources Agency		Primary# _____
DEPARTMENT OF PARKS AND RECREATION		HRI# _____
PRIMARY RECORD		Trinomial _____
		NRHP Status Code _____
Other Listings _____		
Review Code _____	Reviewer _____	Date _____

Page 1 of 18 *Resource Name or #: (Assigned by recorder) Harold Slavens House

P1. Other Identifier: Slavens House

*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.

c. Address 834 Main 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: 269-28-062

West side of Main Street between Homestead and Lexington Streets

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

834 Main Street is located in the urban setting of an L-shaped block, which partially surrounds a large open park area and that was developed over a span of a century. The northeastern half of the block was originally developed during the 1850s and redeveloped a century later; the western quarter of the block, the Jackson Street block face, remained undeveloped land until it was developed in the first decade of the twentieth century and has remained intact since then. The southeastern portion, the lower Main Street block face, was also developed in the 1850s and then redeveloped in the first third of the twentieth century while the northeastern portion of Main Street, which connects with Homestead Road, was redeveloped in the last half. Since the 1960s, the northern portion of the block has (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.)

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

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

Front façade (view from street facing west)
Photo No: 100_2690_09/2020



*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Constructed 1932

Assessor's Records; Sanborn maps; Polk City & County Directories

*P7. Owner and Address:

Andrew Hok-Cay Fung & Rebecca Sanders Fung

Vincent Lap Wing Fung & Julie Suk-Mei Fung

834 Main Street

Santa Clara, CA 95050

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

Lorie Garcia

Beyond Buildings

P.O. Box 121

Santa Clara, California 95052

*P9. Date Recorded: October 1, 2020

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Inventory Form "Slavens House," Nov. 8, 1993.

*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

Page 2 of 18

*Resource Name or # (Assigned by recorder) Harold Slavens House

Recorded by: Lorie Garcia

*Date 10/01/2020

☒ Continuation ☐ Update

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

undergone multiple changes, including its widening and name change from Liberty Street to Homestead Boulevard. Currently the area is developed with a mix of mostly single-family construction with a multi-story senior housing building fronting on Main Street and commercial properties facing on Homestead Boulevard.

The specific property on which this residence is located is a center lot fronting on Main Street with single family construction to the side and rear. With the exception of the lot on which the subject property is located, which is 73' wide, the majority of the single-family lots have similar widths ranging from 45" to 55," and similar lengths at 75.' The homes also have similar setbacks from the street with urban sized front yards and, with the exception of the Homestead block face, the streetscape is a pleasant one which evokes the sense of an early neighborhood.

Constructed in 1932, the primary building on the site is a 1,028 sq. ft., one-story house, designed in the Spanish Revival architectural style. Set on a small 5,662 sq. ft. lot, the house fronts roughly east onto Main Street and is set back from the street allowing for an open landscaped area with a cultivated lawn and planting beds with ornamental shrubbery. A sinuous red brick walkway, leads from both the front sidewalk and driveway to the front entry landing. A branch off of this walkway continues past the front of the house to an entry gate that provides access the rear of the site. The house is offset on its 73' x 77.5," lot allowing for a relatively large north side-yard. A narrow planting bed and a concrete driveway which opens onto Main Street, are located on the south side. The rear of the property is shallow but connects with the north side-yard to form a large L-shaped open area, which includes lawn area, planting beds and large trees.

The plan of this single-family residence is basically L-shaped. It has a low-pitched, cross-gabled roof with a prominent, front-facing gable (usually found in Spanish Revival L-shaped houses), punctuated by a small rounded arrow-shaped tower roof. A secondary flat roof covers the rear body of the house. A similar flat roof is found behind a parapeted wall on the garage and on the arcaded wing wall, which connects the house and the garage. The gabled roof and garage parapet are sheathed with regularly laid, individual, straight barrel red mission tiles placed in interlocking rows, alternately facing up and down and the flat roof is covered with gravel and tar. Both roof styles are characteristic of Spanish Revival architecture. The tiled roof has little eave-overhang. Weep holes, a typical Spanish

Revival detail, are set close to the eaves in the front and side facing gable faces. The façade is asymmetrical, due to a round tower that projects between the front-facing and side gables. Note: whether round, square or polygonal, a tower is a common elaboration found in Spanish Revival houses, as is the home's arcaded wing wall. The house has two chimneys with elaborated chimney tops (common to Spanish Revival architecture). One punctuates the roof in the center of the house and the other an external, red brick chimney, with the bricks laid in a decorative pattern, projects from the north side-elevation.

The house is set over a partial basement, which elevates the living area approximately 18" above the ground. The walls of the house are finished with stucco and, as there is no eave or trim beneath the gable in a Spanish Revival house, the wall surface extends into the gable without a break.

(Continued on page 3, Form 523L)

Supplemental Photograph or Drawing



Description of Photo: (view, date, accession #)
(Camera pointing NW) South side-elevation, tower, front facade, arcaded wing wall and garage. Photo No: 100_2692; 9/2020.

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

Primary #
HRI #
Trinomial

Page 3 of 18

*Resource Name or # (Assigned by recorder) Harold Slavens House

Recorded by: Lorie Garcia

*Date 10/01/2020

☒ Continuation ☒ Update

(Continued from page 2, Form 523L)

The garage is set towards the rear of the property on the south property line. Like the main body of the house and the attached arcaded wing wall, it is sheathed in stucco and has a small extension clad in wide horizontal siding at the rear. A wooden man door, located towards the front of its north side elevation, provides entry to the garage from the back yard. A new garage roll-up door in the front facade has replaced the original large 12-pane window, which, as seen in a 1979 photo, was in place when this part of the structure was used as an accessory dwelling unit.

The main entry to the house is through an arched entryway in the tower that projects between the front facade and south side-elevation. It is accessed from the street by two (2) wide, red brick steps leading to a large, square, open, red brick porch. A similar set of steps provides access from the driveway. A large, rectangular red brick planter with ornamental shrubbery is set between the inner edge of each set of steps and the house wall, with an L-shaped red brick planter set at the open porch corner. The front, or main door, is centered in the tower's small, round, sheltered entry space. This original, solid wood plank door is one of the typical Spanish Revival patterns for doors. It has simple wood molding door surrounds.

Located in the rear facade and sheltered by the arcaded wing wall, a secondary entrance provides access to the house from both the garage and the rear of the property. Access to this door is by a two-step wood landing. The door (not original) has 2 large, metal-framed panes of clear glass set in the top half of a solid door.

A wood-plank, arched Dutch-door, set into the wing wall's arched opening, secures access from the driveway to the rear house entry, the garage's man-door entry and the rear yard.

Fenestration of the front facing gable and the street-side elevation of the south facing gable, currently consists of a large, centered, vertically orientated, rectangular 12-paned aluminum window, which had by 1993 replaced the original wood-framed casement windows. Plain molding frames these windows. Fenestration of the remainder of the house consists of large, rectangular, vertically-orientated, 1-over-1 double hung windows, with two medium-size square windows at the rear of the south side-elevation and a similar window on the rear facade. With the exception of the rectangular 1-over-1 double-hung windows on the north side-elevation and one medium-size square double-hung window on the south side-elevation, all of which are original wood framed windows, the original windows have been replaced with new, aluminum framed, 1-over-1 double-hung windows. However, all of the house's windows are set into their original openings. All the double-hung windows have a projecting sill and are surrounded by narrow, wooden, molded frames.

The property is in very good condition and, with the exception of the new windows and garage door, appears to have had little external change since its construction.

State of California C The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 4 of 18

*NRHP Status Code N/A

*Resource Name or # (Assigned by recorder) Harold Slavens House

B1. Historic Name: Harold Slavens House

B2. Common Name: Slavens House

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Spanish Revival

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

The residence was constructed in 1932. Original wood framed front casement windows replaced pre-1993. Rear and south side-elevation windows (except kitchen window) replaced post-1993. Accessory dwelling unit converted to garage and its large front window replaced with garage door, between 1979 and 1993.

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

*B8. Related Features: None.

B9a. Architect: Not known

b. Builder: Not known

*B10. Significance: Theme Architecture and Shelter

Area Santa Clara Old Quad

Period of Significance 1932-1978

Property Type Residential

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 834 Main Street is a portion of a larger parcel that had originally been identified as Lot 2 of Block 2 South, Range 2 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.")

Block 2S, R2W, framed by, Jackson. Liberty (Homestead Rd.), Main and Lexington Streets, had been subdivided into two lots by 1866. According to the list of property owners and their improvements, which accompanied the 1866 survey, Lot 1, a 23066 sq. ft. parcel, was owned by the Trustees of the M. E. (Methodist) Church, who had a brick church on their property. This "new" church had been constructed just a few years prior to the 1866 survey to replace the earlier adobe church, which had been built around 1851 about 50' to the west of the new structure. The Trustees of the Female Seminary owned Lot 2, a 46132 sq. ft. parcel. The Female Institute, a frame building, was located on southeast corner of their property (the northwest side of the Public Square). It had been established by the Methodists as a school of higher education for girls in 1853, two years after they had founded the California Wesleyan College (today called the University of the Pacific) on land between Santa Clara and Bellomy Streets (near what is today Winchester Boulevard).

As shown on the Plat map of Santa Clara, drawn between 1873 and 1875, the configuration of Block 2S, R2W was the same as delineated nine years earlier on the 1866 survey. By 1877, although the College had relocated to San Jose, the Methodist's Female Institute on Lot 2 remained in use.

(Continued on page 5, Form 523L)

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

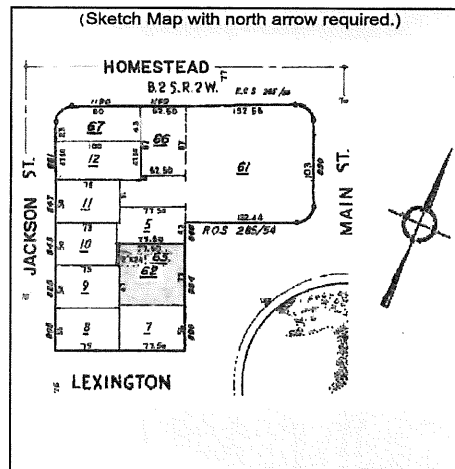
*B12. References: Garcia, Lorie, "Santa Clara: From Mission to Municipality," 1997; Johnson, Mary Ellen (Harold Slaven's daughter), assorted photos and family information, on file S.C. Planning Department, 1993; Map of the Town of Santa Clara, drawn by C. E. Moore, 1893; McAlester, Virginia Savage, "A Field Guide to American Houses," Revised ed., 2013; Polk and Husted City Directories, 1898-1970; Sanborn Fire Insurance Maps, 1891, 1901, 1915, 1950; Santa Clara Commercial League, "Progressive Santa Clara," 1904; Silva, Judith, Kenyon Family Genealogy, n.d.; United States Census, 1870, 1880, 1900, 1910, 1920, 1930, 1940.

B13. Remarks:

*B14. Evaluator: Lorie Garcia

*Date of Evaluation: October 1, 2020

(This space reserved for official comments.)



DPR 523B (1/95)

*Required information

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(Continued from page 4, Form 523B, B10. Significance)

On the C. E. Moore Map of the Town of Santa Clara, drawn in December 1893, J. M. Kenyon is now indicated as the owner of Lot 2. Although the Female Institute was no longer used for education, the building was still in existence and the rest of the 152.5' x 302.5' lot was still undeveloped land. One of the early settlers in Santa Clara, James Monroe Kenyon had arrived from Ohio in 1849 and settled on 240 acres of land (near Lawrence Expressway and Homestead Rd.). A staunch Methodist, he was one of the early supporters of the M.E. Church in Santa Clara. In 1893, the Brick M.E. Church was still in existence on Lot 1 and would be until it was severely impacted by the 1906 earthquake, which caused walls to fall and the church steeple to collapse into Main Street. (Two years later a new Methodist church was constructed on the site.)

In August, 1907, when he was 90, James Monroe Kenyon passed away; four months after his wife, Martha. Lot 2, B2S, R2W, was part of his estate. James and Martha had raised five children, one of which was a daughter, Emma, who had married Henry H. (Harrison) Slavens, 25 years earlier. As the result of a bequest from Emma's father, Henry H. Slavens became the owner of Lot 2. At the time of her father's death, Emma and Henry had been married 25 years, and they had three children; a son, Harold now 22, a daughter Effie, age 18, and a daughter Ollie, age 12. Henry H. Slavens was an astute businessman and while at the turn of the Twentieth Century he had been a grocer, he now became a house contractor in order to meet the rising demand in the township for additional housing.

This demand was the result of the escalating rise in population, which was due to the work of entities like the Santa Clara Commercial League, which promoted the area's beautiful climate and the opportunities to be found. As more and more people were attracted to the region. In the Town of Santa Clara, agricultural production expanded and manufacturing enterprises began to grow. The township's 3,650 residents in 1900 were estimated at 4,000 by 1902 and had increased to around 5,000 by the end of the first decade. These new Santa Clara residents needed affordable homes in which to live and as a result many of the larger lots within the township were divided into smaller parcels.

H. H. Slavens went into business with S. H. Goodwin, forming the real estate firm of Slavens & Goodwin. Utilizing the Lot 2 portion of B2S, R2W, land he now owned, Henry H. Slavens proceeded to subdivide the western half of his parcel that fronted on Jackson Street between Liberty (today's Homestead) and Lexington Street, into 6 individual lots, upon which he constructed residential structures. The eastern portion of Lot 2 was not subdivided. However, a house was constructed facing Liberty Street, between the house on the newly parceled lot at SE corner of Jackson and Liberty, and the property line between Lot 2 and Lot 1. H. H. Slavens also constructed an additional residence, which fronted on Main Street, on a new lot on the south-eastern portion of Lot 2 at the NW corner of Lexington and Main Streets. This home was for his family.

Unlike others who had sold their land, or built houses on their land and then sold the houses, Henry H. Slavens developed his land as an investment. He maintained ownership of the newly constructed residential structures and rented them. The proximity of these new homes to Santa Clara's main business district, which was located on Main and Franklin Streets, seems to have resulted in the new residents of the homes being for the most part more "middle-class" than laborers or working class individuals; i.e., Lumber Mill Superintendent, Architect, Attorney, Teacher, Police Court Justice, etc.. By 1910 all the homes were occupied, and Henry H. Slavens had, with Emma and Ollie, moved into his new house at 806 Main Street.

Along with the new residential construction, the Female Institute building was reconfigured and given a new use. In order to construct the new residence at the NE corner of Jackson and Lexington Streets and the one at the NW corner of Main and Lexington Streets, the U-shaped portion of the Female Institute (near Lexington Street) had to be demolished. Now, the remainder of the building, the central section and northern dormitory wing facing Main Street, was painted and turned into apartments (826 and 834 Main Street). One of the occupants of the "new" apartments was Henry Slavens' son, Harold H. According to the 1910 Census, Harold H. Slavens rented an apartment in the 826 Main Street portion.

By 1917, Harold Slavens was married and with his wife, Marie, had moved to a home at 1491 Lexington, which the 1920 Census shows he owned, although with a mortgage. Here, in 1918, their daughter, Marie Ellen was born. Then, in 1923, Harold sold this home and moved with Marie and their daughter, Mary Ellen, back into a unit in the 834 Main Street portion of the apartments.

Henry H. Slavens passed away in 1929 and Harold Slavens inherited the 826 and 834 Main Street apartments (valued according to the 1930 Census at \$3,500). Here, Harold and his family continued to occupy their 834 Main Street apartment, while he rented out the

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remaining two apartments of that unit, along with those at the 826 Main Street address.

Until 1932 there was minimal change to the block. However, that year, the remainder of the Female Institute was demolished and Harold Slavens had a new house constructed facing Main Street, next to the home his father had occupied at 806 Main Street. He located his new house, (the subject property identified as 834 Main Street), on the portion of the property that had been occupied by what had at first been the Institute's central section and then the 826 Main Street apartment unit. Upon its completion, Harold moved into his new home with his wife, Marie, and their daughter, Mary Ellen. Three years later, his new home's location would prove to be very fortuitous when, in 1935, the United States Government constructed its first post office building in Santa Clara at the corner of Jackson and Franklin Streets, less than 2 blocks away.

Harold Slavens was well-known as a mail-carrier in Santa Clara in Santa Clara, having started delivering the mail in 1903 when he was 18 years old. At that time, he delivered mail on a rural route with a horse and buggy and on a bicycle for a salary of \$50 a month. By the time he retired in 1945 at age 60, he had been employed as a mailman for 42 years. Upon his retirement from the Post Office, Harold Slavens went to work as a watchman for the Santa Clara Walnut Growers, whose processing plant was on Lafayette Street near the railroad tracks.

Harold Slavens died in 1966 and the City Directories show that Marie, now listed as "widow Harold H.," continued to live in their home. In 1978, Marie Slavens passed away. While the subject residence retained the same configuration during the time the Slavens lived in the residence at 834 Main Street, there appears to have been a different use to one portion of it than what would occur later on. According to Harold and Marie's daughter, Mary Ellen (Slavens) Johnson, the building marked as A on the 1950 Sanborn map was used by the Slavens' as an accessory dwelling unit. Photos of the house taken in 1979 show a large 12-paned front window in this portion of the house, which was later removed and replaced by a garage door when the unit was converted into the garage that exists today.

During the last decade that Harold Slaven lived in the residence, Urban Renewal affected all of Lot 1 of Block 2 South, Range 2 West and impacted the City park area to the east of the home. During this time, the Methodist Church was demolished and Liberty Towers, an 11-story Methodist retirement home was constructed on the Lot 1 property. Across the Street to the east, in 1955 the Historic City Plaza Park with its bandstand and paths became the site for the erection of a new Santa Clara Public Library, relocated from its previous location on the second-floor of City Hall downtown. When the Central Library was opened in 1967, the library was renamed the Mission Branch Library.

In 1989 the home was purchased by Judi R. and Kipp Thomas and in 1994, they petitioned the City of Santa Clara to add the subject residence to the Architecturally and/or Historically Significant property list. The City Council adopted a Resolution doing so in January 1995. In March 2016, the then owner of 834 Main Street, Barton Scott, a professor at Santa Clara University, sold it to the current owners, Andrew Hok-Cay Fung and Rebecca Sanders Fung.

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 in 1932, the subject residence at 834 Main Street is over 50 years old and thus meets the age requirement.

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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.

The property at 834 Main Street has been well maintained and the architectural integrity of the structure has only been slightly diminished by the replacement of some of the original wooden windows. There has been only minimal alteration to the home's exterior since it was constructed and the visual and character defining features of the historic building have been preserved and retained. The residence retains its original configuration and location. The historical use of the building has not changed and it remains a single-family home. The subject property is set within a historic residential setting in the area of Santa Clara known as the "Old Quad," and the immediate surroundings retain the majority of the qualities that reflect the period in which it 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 834 Main 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 4 known sets of owners over the 88 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 other occupants appear to be significant to the history of the region, Nation or State of California. It would therefore appear that the building at 834 Main Street would not be eligible for the National Register based on Criterion B (associated with the lives of persons significant in our past). Although its original windows have been mostly replaced, the majority of the character-defining features of its 1932 construction as a Spanish Revival architectural style remain. These include its low-pitched cross-gabled roof with red tile roof covering and no eave overhang and its flat roof covered with tar and gravel, its asymmetrical façade, its stucco walls that extend into the gable without a break, its tile "weep-holes," its round tower, its arcaded wing wall, and its prominent arch placed above the main entry door and thus under National Register Criterion C the residence at 834 Main Street does "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 prominent location and 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 834 Main Street does not appear to be eligible for the California Register based on Criterion 1, or Criterion 2. Criterion 3, the California Register equivalent of the National Register Criterion C, addresses the distinctive characteristics

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of a type, period, region, or method of construction. With a normally asymmetrical façade, which generally had little decorative detail and instead emphasized its varied massing and that was characterized by the use of a stucco wall surface and a low-pitched, red tiled roof gabled-roof, usually with little or no eave overhang, and one or more prominent arches placed above a main door or main window, the Spanish Revival architectural style, (sometimes referred to as Mediterranean in the San Francisco Bay Area), (1915-1940) was introduced at the Panama-Pacific Exposition held in San Diego in 1915 and was based on prototypes found in Spain. Prior this, the majority of Spanish style houses were based on early Spanish mission architecture. Constructed in 1932, the subject building is an example of the Spanish Revival architectural style. The property remains as designed with only a minimal modification to its windows and the integrity of the residence is intact. Thus, it appears to reach the level of significance necessary to be eligible individually for the California Register of Historic Resources under Criterion 3.

City of Santa Clara Criteria for Local Significance

In 2004, The City of Santa Clara adopted 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:

Criteria for Historically 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.

While it is not associated with a historical event, this property has character, interest and integrity and is located in a block that encapsulates the heritage of Santa Clara and the building's association with family members who contributed to this heritage reflects the historical development of the city.

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.

The building does have a direct association with the broad patterns of Santa Clara's history and its historical development. From the time when the site on which it is located was part of Mission Santa Clara (the mission corral) and then developed as the site for the church buildings related to the first American religious organization to be established in the town and then owned by one of the earliest American settlers in Santa Clara, to the home's construction by the member of that early family, this home reflects the development of Santa Clara from a mission site to a residential neighborhood in the first third of the 20th Century.

The subject property does meet Criteria 1 and 5 for Historically or Cultural Significance of the City of Santa Clara Criteria for Local Significance. However, it does not meet Criteria 2, 3, 4 or 6 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 several versions of Period Revival styles which evolved during the early part of the twentieth century, provided the ideal architectural response to the subdivision of residential land into small lots for affordable homes. The subject property was constructed in one of those styles, the Spanish Revival architectural style (1915-1935), which came into vogue following the San Diego Panama Pacific Exposition in 1915. Unlike the Mission Revival style that it resembles in its use of stucco walls and red tile roofs, which was based on the early Spanish missions, the Spanish Revival architectural style was mainly influenced by building styles found in Spain,

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particularly in rural Andalusian houses. As the coastal climate of California is classified as Mediterranean and its natural setting is very much like that of the countries on the Mediterranean shore, this style, which combined architectural elements from the lands which border the Mediterranean Sea - Spain, Italy and the Islamic world of North Africa - fit perfectly in the State.

From its red roof tiles, placed in interlocking rows on the gable-roofed section of the house, to the entry tower with its rounded arched opening, to the weep holes, which protrude through the façade, and its arcaded wing wall, this home, constructed in 1932, is one of the rare examples of the Spanish Revival architectural style found in Santa Clara.

5. The property has a visual symbolic meaning or appeal for the community.

Due to its unusual architectural style and prominent location directly across from the public park and Mission Branch Library, this historic house has a visual appeal for the community.

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

Criterion C: Geographic significance

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

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

While most of the homes on this portion of this block were constructed in the first decade of the 20th Century, accounting for the compatibility of the building styles in the neighborhood, the home at 834 Main Street, constructed in 1932, in an architectural style reflective of that period, is compatible to the earlier neighboring residential structures. It is representative of the development of the Old Quad during this period and important to the integrity of the historic area in which it is located.

Criteria for Archaeological Significance:

As the property at 834 Main Street is not known to contain any known or unknown prehistoric or historic archaeological resources, it would not be 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 on The City of Santa Clara Architecturally or Historically Significant Properties list. In this update of the November 8, 1993 Historic Resources Inventory for the City of Santa Clara, the evaluator finds 834 Main Street to be a nice example of the Spanish Revival architectural style and, as it has undergone no significant alteration since the time of its designation as a Historically Significant Property for the City of Santa Clara, to retain sufficient integrity to qualify as a historic property. It appears to continue 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, eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List.

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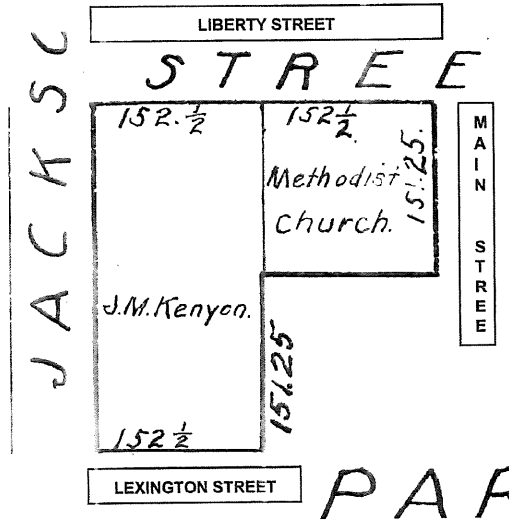
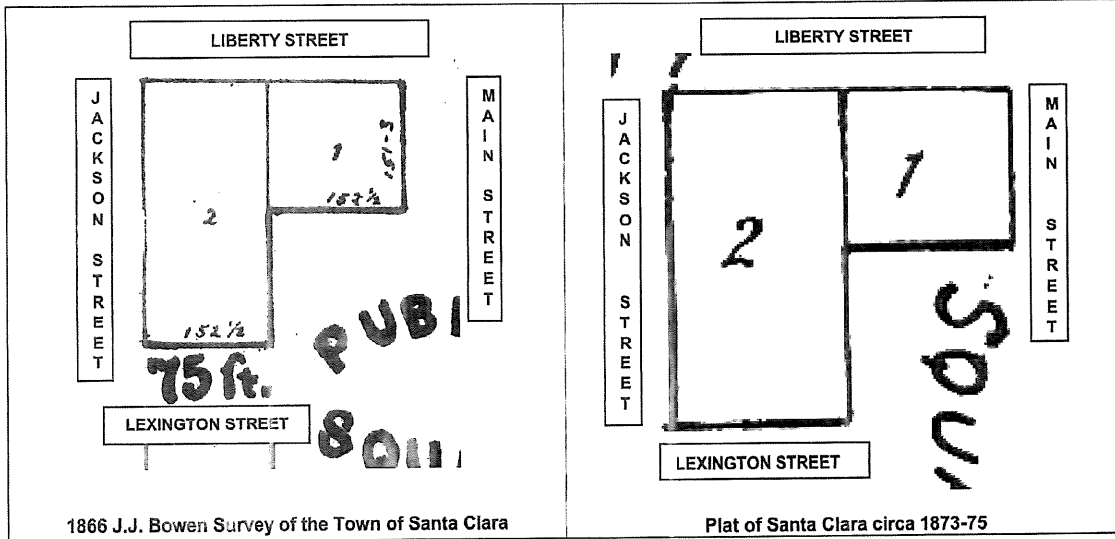
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HISTORIC MAPS



NOTE: LIBERTY STREET was later renamed HOMESTEAD ROAD

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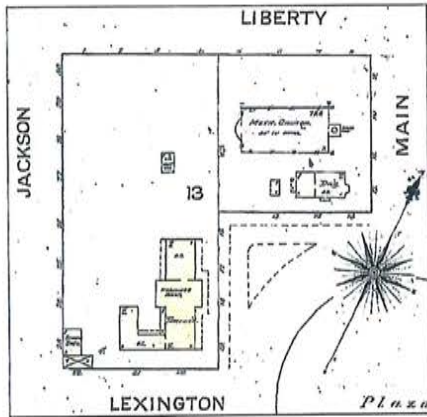
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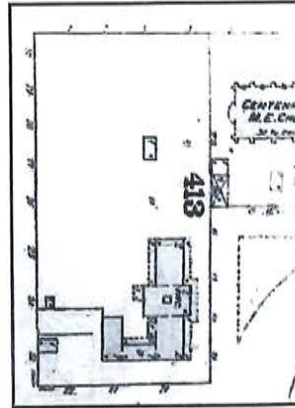
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SANBORN FIRE INSURANCE MAPS

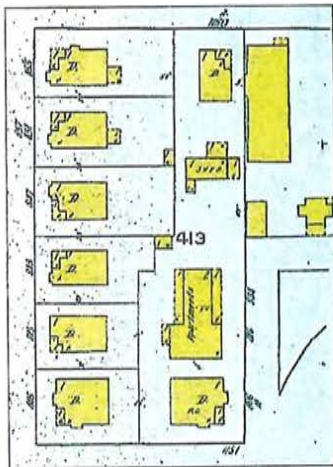
1887 SANBORN MAP



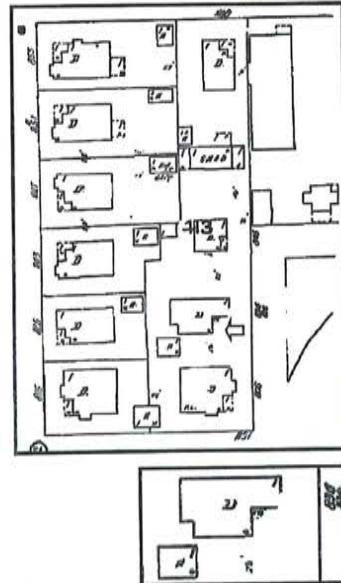
1901 SANBORN MAP



1915 SANBORN MAP



1950 SANBORN MAP



Note:  indicates 834 Main Street

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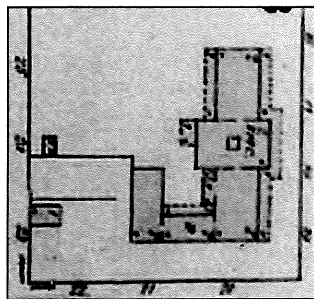
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HISTORIC PHOTOS

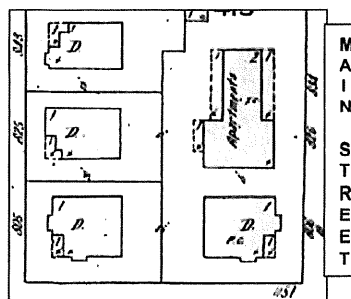
1907 Photo of The Female Institute



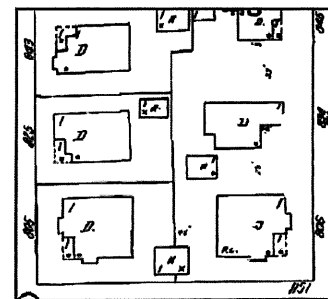
The above photo taken in 1907, shows the Female Institute, facing Main Street, as it appeared at that time. By 1915, the main center portion and the wing to the right had been converted into apartments with the rest of the building demolished. In 1932 the remainder was razed and the residence at 834 Main Street constructed in the right wing's location. (see 1901, 1915 and 1950 Sanborn Maps below).



1901 Sanborn Map



1915 Sanborn Map



1950 Sanborn Map

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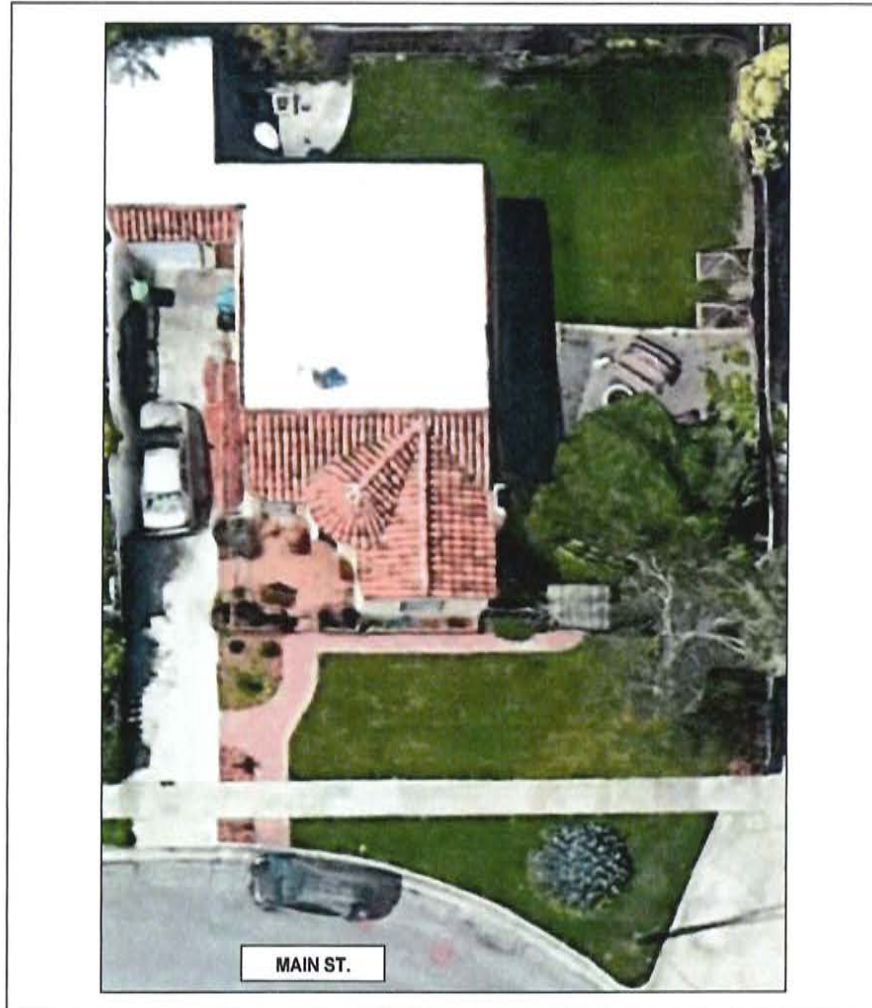
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Google Aerial Photo 2020



The above aerial photo shows placement of house on the lot and the combination red straight barrel mission tile gabled roof and garage parapet along with and tar and gravel flat roof (white) on the rear of the house, arcaded wing wall and garage.

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Additional Photos – South and North side-elevations



Photo No: 100_2732; View: South side-elevation and Front façade from Main street.
Photo Date: Sept., 2020; Camera Facing: West.



Top: Photo No: 100_2731; View: North side-elevation and partial Front façade from Main Street.
Photo Date: Sept., 2020; Camera Facing South.



Photo No: 100_2719; View: S side-elevation from rear towards Main St.
Photo Date: August, 2020; Camera Facing: NNE.



Photo No: 100_2705; View: N side-elevation.
Photo Date: Sept., 2020; Camera Facing: SE.

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Additional Photos – Arcaded Wing Wall



Photo No: 100_2869
View: Garage and Arcaded Wing Wall exterior view from driveway.
Photo Date: Sept., 2020; Camera Facing: SW.



Photo No: 100_2717; View: Arcaded Wing Wall interior view looking out onto driveway.
Photo Date: Sept., 2020; Camera Facing: NE.



Photo No: 100_2712; View: Arcaded Wing Wall interior view & N side elevation of garage.
Photo Date: Sept., 2020; Camera Facing: SSE.

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Additional Photos – House Rear Façade and Rear Yard



Photo No: 100_2701; View: Rear Façade.
Photo Date: Sept., 2020; Camera Facing: E.



Photo No: 100_2700
View: Rear yard toward north property line. Photo Date: Sept., 2020;
Camera Facing: NNW.



Photo No: 100_2703
View: Rear yard toward east property line (Main Street). Photo
Date: Sept., 2020; Camera Facing: ENE.

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Additional Photos — Entry doors



Photo No: 100_2723; View: Main Entry door (rectangular solid wood plank with decorative detailing);
Photo Date: Sept., 2020;
Camera Facing: NW.



Top: Photo No: 100_2699; View: Arcaded Wing Wall door (arched solid wood plank with iron strap hinges);
Photo Date: Sept., 2020;
Camera Facing: WSW.



Photo Nos: L -100_2715; View: Rear Entry. R. 100_2714; View: Rear Entry door (new);
Photo Date: Sept, 2020; Camera Facing: NE.



Photo No: 100_2716; View: Garage Man-door;
Photo Date: Sept., 2020;
Camera Facing: SE.

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

Primary #
HRI #
Trinomial

Page 18 of 18

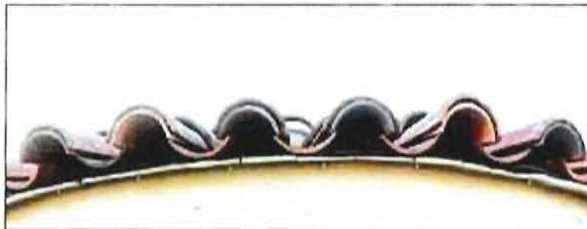
*Resource Name or # (Assigned by recorder) *Harold Slavens House*

*Recorded by: Lorie Garcia

*Date 10/01/2020

☒ Continuation ☒ Update

Additional Photos — Spanish Revival Typical Patterns and Elaborations on House



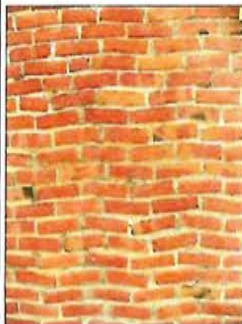
Straight Barrel Mission Tile (Regularly laid)

Photos Date: Sept., 2020; Camera Facing: SW (Top photo) & NW (Bottom).



Weep Holes

Photo No: 100_2720; Photo Date: Sept., 2020; Camera Facing: SW.



Decorative Chimney Brick Pattern



Elaborated Chimney Top

Photos Date: Sept., 2020; Camera Facing: SE (Left photo) & W (Right photo).



Roughly-laid Stucco Wall Finish



Decorative Iron Sconce

Photos Date: Sept., 2020; Camera Facing: NE (Top) and SW (Left photo)

Statement of Justification for the Mills Act Historic Property Designation & Reassessment

Our application for the Mills Act is long overdue. Already, our unique Spanish Revival home at 834 Main Street has been listed on the Historic Resources Inventory and we respectfully submit this application to complete this process. We have enjoyed learning from our neighbor (who knew the Slavens when he was young) and our historian about the people who made memories here before us.

While dating in 2016, Becca rented a small 1 bedroom apartment on Bellomy Street where she fell in love with the charm of the Old Quad Neighborhood. She had previously owned a 1930s home in a historic Atlanta neighborhood. There she came to appreciate the character & history that comes with owning an older home. We knew the Santa Clara Old Quad was where we wanted to build our home together. While in escrow, Andrew proposed to Becca in the gazebo next to the Mission Branch Library, in view of our new home.

When we first moved in, we knew the location was desirable, but over the past four years, we regularly marvel at the opportunities our locale affords. We enjoy regular walks to Santa Clara University, where our 18 month old daughter has learned to run up and down hills, waive at strangers, and smell the flowers. The farmer's market is a weekly stop for fresh produce and fish. Taplands has been a frequent stop to meet with friends, watch a Quakes game, and grab a drink. And of course, we are so excited at the prospect of a revitalized historic downtown area.

In the quickly changing landscape of the Bay Area, we believe that civic pride and investment in the community is a rare commodity. We believe we have found this still alive in the Old Quad Neighborhood and hope to continue to be a part of it for years to come.

We intend to continue to carefully maintain and preserve our home, while highlighting its historic appeal. Making upgrades that honor the home's historicity but allow for modern efficiencies will be a priority. These include replacing damaged aluminum framed windows, upgrading HVAC systems, and replacing old electrical wiring. Regular maintenance such as repairing dry rot, rain gutters, repainting the exterior and chimney repair are also part of our preservation plan.

It is with the aforementioned priorities that we respectfully submit our request for the Mills Act Contract which would enable us to preserve and restore our beloved home.

ANDREW AND REBECCA FUNG

834 MAIN STREET

Exhibit C

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.

Exhibit D

10 Year Preservation & Restoration Proposed Plan

2022

- Replace and repair aged and dysfunctional rain gutters in the back of the house
- Replace and repair dry rot in garage eaves
- Install new irrigation system for the backyard and upgrade the frontyard's irrigation system to reduce water waste

2023

- Restore aluminum framed windows & repair dry rot when present
- Replace large front facing windows leaks have had to be repaired and moisture intruded between the double panes

2024

- Restore and repair weight and pulley systems in 1-over-1 wood double hung windows & repair dry rot on window panes when present

2025

- Replace rotting and termite damaged fence and gate.
- Repaint interior doors

2026

- Repaint house exterior and trim

2027

- Install/upgrade HVAC system to include air conditioning, furnace and new duct work

2028

- Upgrade electrical box and replace remaining knob and tube wiring

2029

- Mortar joints on the chimney fireplace are damaged and worn. The chimney exterior needs to be repaired.

2030-31

- Remodel kitchen & mud/laundry area
- Repair/restore back door stairs
- Repaint interior walls/moldings

APPENDIX B

Andrew and Becca Fung Residences, prepared by G+O Design Studio, November 13, 2024 (drawings)

SITE PLAN NOTES

SITE PLAN NOTES

- BUILDING ADDRESS SHALL BE VISIBLE FROM STREET. VERIFY STANDARD WITH CITY OF SANTA CLARA AND FIRE DEPARTMENT.
- THIS DRAWING IS INTENDED TO PROVIDE INFORMATION DESCRIBING ARCHITECTURAL FEATURES ONLY.
- ALL DOOR LANDINGS TO COMPLY WITH C.B.C. SECTION 1003.3.1.5, 1003.3.1.4 & 1003.3.1.2. SLOPE LANDING AWAY FROM DOOR AT 1/4" PER FOOT MINIMUM.

GENERAL NOTE

ALL PROPERTY LINE COORDINATES AND DIMENSIONS SHALL BE REFERENCED FROM AN OFFICIAL LAND SURVEY PERFORMED FOR THIS PROJECT. THE DESIGNER SHALL DO HIS BEST DUE DILIGENCE TO ESTIMATE PROPERTY LINE COORDINATES AND DIMENSIONS. THIS SHALL NOT BE CONSIDERED AN OFFICIAL DOCUMENTATION OF THE LOCATION OF SAID PROPERTY LINES. THE DESIGNER SHALL NOT BE HELD LIABLE FOR DISCREPANCIES IN PROPERTY LINE LOCATION AND DIMENSIONS.

THERE ARE NO EASEMENTS ON SITE.



ANDREW & BECCA FUNG RESIDENCE

GENERAL NOTES

THESE PLANS ARE THE PROPERTY OF **G+O DESIGN STUDIO** AND ARE NOT TO BE USED FOR ANY OTHER THAN THE LOCATION SHOWN HEREON. NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF G+O DESIGN OR ENGINEER WHOSE SIGNATURE APPEARS HEREON.

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE, AS ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA AND ALL OTHERS GOVERNING AUTHORITIES HAVING JURISDICTION.
- DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING AND START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, G+O DESIGN SHALL BE NOTIFIED FOR CLARIFICATION BEFORE COMMENCING WORK.
- ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF CONCRETE MASONRY UNITS, CENTERLINE OF COLUMNS AND BEAMS, OR FACE OF STUDS, UNLESS OTHERWISE NOTED. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB OR TOP OF INTERIOR FINISH UNLESS OTHERWISE NOTED.
- THE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH INSTALLATION OF CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE ARCHITECTS AND THE CONSULTING ENGINEERS DRAWINGS AND SPECIFICATIONS THAT WOULD CAUSE A CONFLICT, IT SHALL BE BROUGHT TO G+O DESIGN ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR G+O DESIGN.
- ALL SYMBOLS AND ABBREVIATIONS USED ON THE PLANS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING ABBREVIATIONS OR THEIR EXACT MEANING, G+O DESIGN SHALL BE NOTIFIED FOR CLARIFICATION.
- DETAILS MARKED SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL RUBBER AND DEBRIS RESULTING FROM DEMOLITION AND/OR NEW WORK SHALL BE RECYCLED AND/OR DEPOSED OF OFF-SITE AND SHALL NOT BE ALLOWED TO ACCUMULATE. MUST CONFORM TO THE CITY OF SANTA CLARA WASTE DIVISION PLAN.
- OFFSET STUDS WHERE REQUIRED SO THAT FINISH WALL SURFACE WILL BE FLUSH. IF STRUCTURAL PANELS ARE REQUIRED ON A WALL PLANE, THE ENTIRE WALL PLANE SHALL BE PURVED OR FINISHED FLUSH. WHERE PLYWOOD SHEATHING IS APPLIED, TWO LAYERS OF GRADE 2 BUILDING PAPER IS REQ. PER C.B.C. 2505.
- INSTALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD JOINTS. INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ADJACENT TO DISSIMILAR FINISH MATERIAL AND PROVIDE JOINTS AS REQUIRED.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL COLUMNS, STEEL BEAMS, TOILET ACCESSORIES, PARTITIONS, AND OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISC. EQUIPMENT.
- ALL GLAZING SHALL COMPLY WITH C.F.S. 16 C.F.R. 16 C.F.R. 16 C.F.R.
- CONTACT BETWEEN DISSIMILAR METAL SHALL BE PROTECTED.
- DOOR SIZES SHOWN ON PLANS ARE OPENING SIZES. ALLOWANCE FOR THRESHOLDS, ETC. SHALL BE TAKEN OFF THE DOOR, DOORS AND FRAMES SHALL BE REINFORCED WHERE REQUIRED FOR CLOSERS, STOPS, AND HARDWARE.
- FRIBULOUS AND DRAFTSTOPPING SHALL BE PROVIDED THROUGHOUT AS REQUIRED PER C.B.C. SECTION 708.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND BASES AS WELL AS POWER OR WATER AND DRAIN INSTALLATIONS WITH REQUIREMENTS BEFORE PROCEEDING WITH WORK.
- CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO OWNER.
- AIR LEAKAGE AT EXTERIOR DOORS SHALL BE LIMITED BY THE FOLLOWING:
 - A. ALL DOORS SHALL BE PROVIDED WITH A SEAL, AIRSTRIP, OR BATFLAP AT THE HEAD, SILL, AND JAMB.
 - B. DOORS MOUNTED ON OTHER THE INSIDE OR OUTSIDE OF AN EXTERIOR WALL SHALL HAVE A MINIMUM 1/2" AIR AT EACH JAMB.
 - C. DOORS REQUIRING VERTICAL TRACK OR GUIDES SHALL USE A CONTINUOUS MOUNTING ANGLE, SEALED IN ACCORDANCE WITH LISTED HERE.
 - D. DOORS MOUNTED BETWEEN THE JAMBS SHALL HAVE A CONTINUOUS SEAL OR BATFLAP AT EACH JAMB.
 - E. MEETING RAILS OR SECTION DOORS AND MEETING STILES OR RAILS OR BATFLAP DOORS SHALL BE PROVIDED WITH A SEAL, AIRSTRIP, OR BATFLAP.
 - F. SWINGING AND REVOLVING DOORS SHALL BE WEATHERSTRIPPED AT THE HEAD, SILL, AND JAMBS.
 - G. OPEN EXTERIOR JAMBS, EXTERIOR WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED, CALLED, GASKETED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
- NO TRENCHES OR DECAVATIONS 3' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, UNLESS THE NECESSARY PERMIT IS OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
- GLASS DOORS, WINDOW FRAMES AND ALL GLAZED OPENINGS SHALL BE APPROVED FOR IMPACT HAZARD PER C.B.C. SECTION 2406.
- INSTALLATION OF SHIMING, UNDERPINNING, AND/OR BUT CUTTING OPERATIONS SHALL BE PERFORMED UNDER THE CONTINUOUS INSPECTION AND APPROVAL OF THE FOUNDATION ENGINEER.
- THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE CONSTRUCTION SAFETY REGULATIONS. DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY ALL CONTRACTORS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE ALL CONDITIONS PRIOR TO SUBMITTING BIDS OR COMMENCING CONSTRUCTION. PROPRIETARY MUST TAKE INTO CONSIDERATION ALL CONDITIONS THAT MAY AFFECT THE WORK. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO G+O DESIGN AND TO THE OWNER. CORRECTED DRAWINGS OR INSTRUCTIONS WILL BE SUBMITTED BY G+O DESIGN PRIOR TO INSTALLATION OF ANY WORK. CONTRACTORS SHALL PROVIDE AND INSTALL ALL CONCRETE REINFORCING BARS FOR MECHANICAL AND ELECTRICAL EQUIPMENT, AS REQUIRED.
- ALL OPTIMAL WALL BOARDING REQUIRED FOR SPECIFIC WALL CONSTRUCTION SHALL BE NAILER OR SCREWED TO ALL FRAMING MEMBERS INCLUDING TOP AND BOTTOM PLATES AS REQUIRED FOR EACH SPECIFIC ASSEMBLY.
- PROVIDE TAMPED GRADES AS REQUIRED BY C.B.C. SECTION 2406.1.3 AND 2406.1.2. SEE PLANS FOR ACTUAL HEIGHTS.
- MECHANICAL VENTILATION FOR TOILET COMPARTMENTS, BATHROOMS, AND LAUNDRY ROOMS SHALL BE CAPABLE OF PROVIDING 5 ACH (AIR CHANGES PER HOUR) FOR EACH ROOM.
- WHERE GARAGE DOORS WITH SPRINGS OCCUR, THE FOLLOWING SHALL APPLY: SPRINGS SHALL BE PERMANENTLY IDENTIFIED, AND INDICATE THE MANUFACTURER AND MODEL NUMBER. BOTH COMPANY AND MODEL NUMBER SHALL BE IDENTIFIED. THE CALIFORNIA INFORMATION STATING THAT THEY HAVE BEEN MANUFACTURED IN ACCORDANCE WITH REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESURE TREATED, INCLUDING POSTS AND STAR STRINGERS.
- SHOULDER SHALL BE MINIMUM 12" WIDE OF 2" ABOVE GRADE WITH SURFACE. SHALL NOT BE UNFAIRLY AFFECTED BY MOISTURE PER C.B.C. SECTION 807.1.3 AND 807.1.2. SEE PLANS FOR ACTUAL HEIGHTS.
- LIGHTING FIXTURES IN CLOSETS ARE TO BE A MINIMUM OF 1'6" FROM SHELVES.
- ALL WATER WASTERS SHALL BE PROVIDED WITH DRAINIC STRAPS, UNIC 304.4.
- PROVIDE FLUORESCENT LIGHTING FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS PER 1-2.4 REGITS. AND UTILITY PLANS.
- COMMUNITY ASSOCIATION ADVISORY: ISSUANCE OF A CITY BUILDING PERMIT DOES NOT RELIEVE THE APPLICANT OF THE LEGAL REQUIREMENT TO OBTAIN COMMUNITY ASSOCIATION APPROVAL OF THE PLANS. SEPARATE REVIEW AN APPROVAL OF THIS PROJECT MAY BE REQUIRED BY YOUR COMMUNITY ASSOCIATION. CONTACT YOUR COMMUNITY ASSOCIATION FOR REQUIREMENTS.

NOTE

ALL PROPERTY LINES SHOWN HEREON ARE BASED ON RECORDS MAPS NO BOUNDARY SURVEY WAS PERFORMED AT THIS TIME.

PROJECT SHALL COMPLY WITH SECTION 5-9.5-17 OF UNIFORM SECURITY CODE, TO ENSURE ALL PARTIES ARE AWARE OF THE SECURITY CODE. ONE SHOULD BECOME FAMILIAR WITH ENRINE CODE, HOWEVER, THESE SECTIONS ARE SPECIFIC REFERENCE BUILDING CONSTRUCTION. THE SECURITY CODE DOES NOT SUPERSEDE THE USC, UPC OR TREC 19 REGARDING LIFE SAFETY REQUIREMENTS.

SHEET INDEX

ARCHITECTURAL

- A-0 COVER SHEET
- A-1 EXISTING FLOOR PLAN
- A-2 PROPOSED FLOOR PLAN
- A-3 PROPOSED ROOF PLAN
- A-4 EXISTING EXTERIOR ELEVATIONS
- A-5 PROPOSED EXTERIOR ELEVATIONS

STORMWATER NOTES

STORMWATER POLLUTION PREVENTION NOTES:

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY EROSION CONTROL PLAN ASSOCIATE WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

- SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE IN SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOPOPPLES OF DIRT AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS.
- ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
- DEBRIS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVIDERS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
- TRAIN AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF BARRIERS AND DISPOSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO WHIST SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY.
- ACCIDENTAL DEPOSITS SHALL BE RESET UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER WEARS.
- ANY SLOPES WITH DESTABILIZED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO WHIST EROSION BY WIND AND WATER.
- STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE ADOPTED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

PROJECT INFO.

PROJECT ADDRESS
834 MAIN STREET, SANTA CLARA, CA 95050

PROJECT NAME
ANDREW & BECCA FUNG RESIDENCE

PROJECT SCOPE
THIS PROJECT INVOLVES REMODELING AN EXISTING SINGLE-FAMILY HOUSE BY ADDING A 465-SQUARE-FOOT EXTENSION, WHICH WILL INCLUDE A NEW MASTER BEDROOM, A FULL-SIZED BATHROOM, AND A WALK-IN CLOSET. THE EXTERIOR FINISH MATERIALS WILL HARMONIZE WITH THE EXISTING BUILDING, USING SLIGHTLY VARED TONES FOR DIFFERENTIATION.

POSITIONED AT THE BACK RIGHT SIDE OF THE PROPERTY, THE NEW ADDITION IS DESIGNED TO MINIMIZE ITS IMPACT ON THE NEIGHBORHOOD. THE NEW ROOF TILES WILL NATURALLY OFFER FROM THE EXISTING ONES AT THE FRONT DUE TO WEAR, AND THE PROPOSED STUCCO WILL FEATURE A SUBTLE COLOR VARIATION TO DISTINGUISH IT FROM THE ORIGINAL STRUCTURE.

THE THREE ORIGINAL WINDOWS WILL BE SALVAGED FOR POTENTIAL REUSE IN THE EXISTING HOME AND WILL NOT BE INCORPORATED INTO THE NEW ADDITION.

EXISTING USE
RESIDENTIAL

No. OF STORES
1

CLIENT NAME
MR. ANDREW FUNG & MRS. BECCA FUNG

PROPOSED USE OF BUILDING
RESIDENTIAL

OVERALL HEIGHT
19'-0"

MAXIMUM HEIGHT ALLOWED
35'-0"

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

APR 249-28-062

OCCUPANCY:
R2-1U

PLANNING & BUILDING DEPARTMENT
CITY OF SANTA CLARA

700 W. HEDDING ST., EAST WING, 7TH FLOOR
SAN JOSE, CA 95110

BUILDING CODE
THIS PROJECT SHALL COMPLY WITH THE 2022 CBC 4 CMC, OMC, CPC AND CCC AS AMENDED BY CITY ORDINANCE AND THE 2022 TITLE 24 ENERGY REGULATIONS.

OCCUPANCY SEPARATIONS
ONE-FLOOR OCCUPANCY SEPARATIONS REQ. AT ALL HOUSE TO GARAGE CONDITIONS

LOT SIZE
5,244 SF

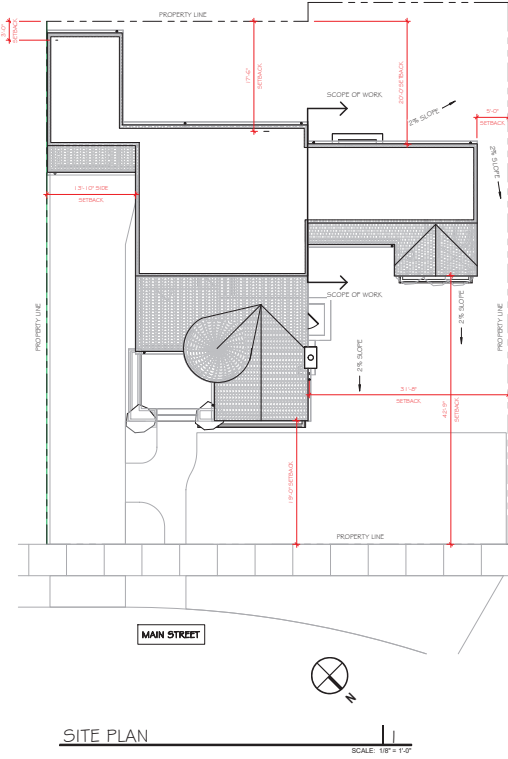
LOT COVER / FLOOR AREA CALCULATION
EXISTING LOT COVER = 1,780 SF + NEW ADDITION 465 SF = 1,780 SF

COMMON LIVING AREA CALCULATION:
ADU = 156 SF
MAIN HOUSE = 794 SF
TOTAL OF 1,850 SF

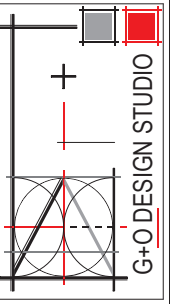
OWNER
MR. ANDREW FUNG & MRS. BECCA FUNG
834 MAIN STREET, SANTA CLARA CA 95050
Cell: 408-660-712

CONSTRUCTION DOCUMENTS
GERRARD A. VILLARREAL (Project Director)
Office 951-858-1474

STRUCTURAL ENGINEER
TBC



SITE PLAN



34 VIA FLORENCIA
MISSION VIEJO, CA 92692

SEAL-SIGNATURE

Signature of Gerrard A. Villarreal
Title: Structural Engineer

ANDREW & BECCA FUNG RESIDENCE

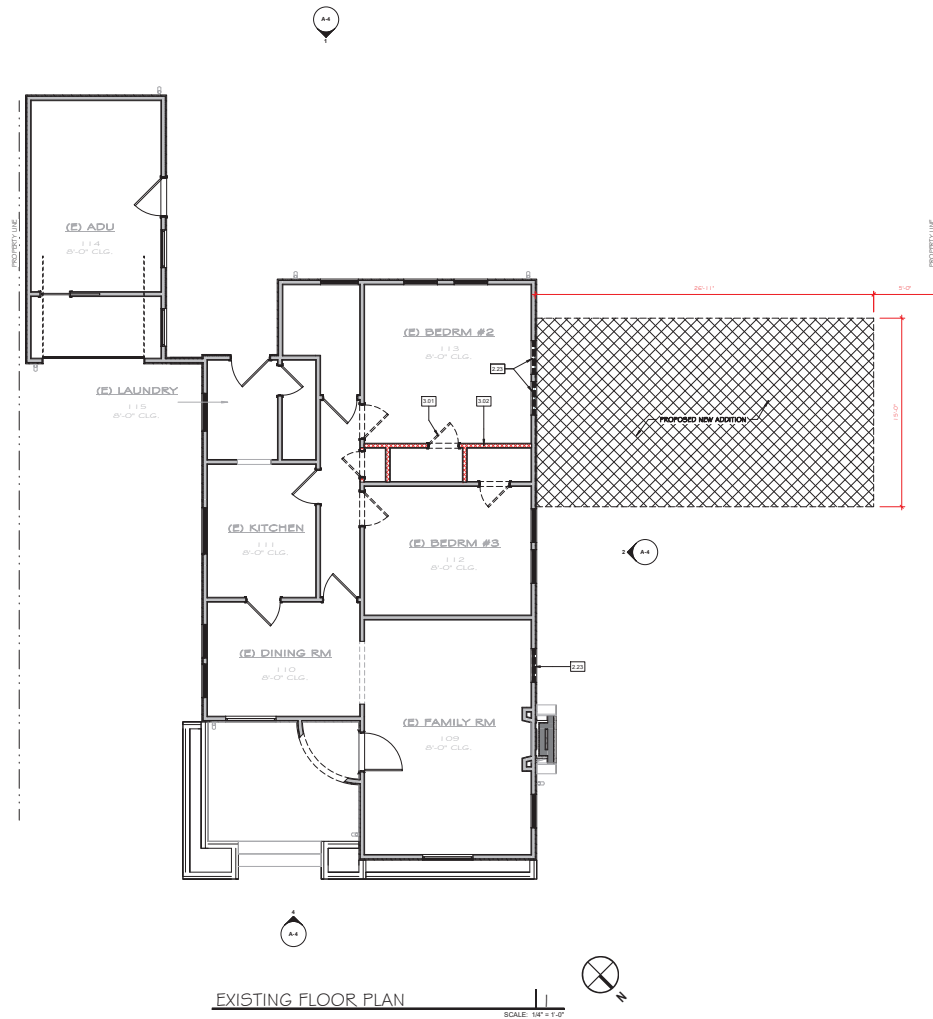
834 MAIN STREET, SANTA CLARA
CA. 95050

REVISION	
DATE	DATE

SHEET TITLE
COVER SHEET

SHEET NUMBER
A-0

DATE: 11/15/2024
BY: GAV
As indicated



WALL LEGEND

- (E) 2X4 INTERIOR WALL TO BE DEMO
- (E) 2X INTERIOR WALL TO REMAIN
- (E) 2X EXTERIOR WALL TO REMAIN
- (N) 2X EXTERIOR WALL
- (N) 2X FURRED WALL

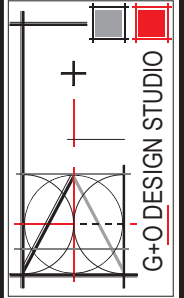
KEYNOTES

- 2.23 THE THREE ORIGINAL WINDOWS WILL BE SALVAGED FOR POTENTIAL REUSE IN THE EXISTING HOME AND WILL NOT BE INCORPORATED INTO THE NEW ADDITION.
- 3.01 EXISTING INTERIOR DOOR TO BE DEMO
- 3.02 EXISTING INTERIOR WALL TO BE DEMO

EXISTING IMAGES



THIS DRAWING & SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF G+O DESIGN STUDIO AND SHALL NOT BE LOANED OR ANY OTHER WORK EXCEPT BY AGREEMENT WITH G+O DESIGN STUDIO. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF G+O DESIGN STUDIO PRIOR TO THE COMMENCEMENT OF ANY WORK.



34 VIA FLORENCIA
MISSION VIEJO, CA 92692

SEAL-SIGNATURE

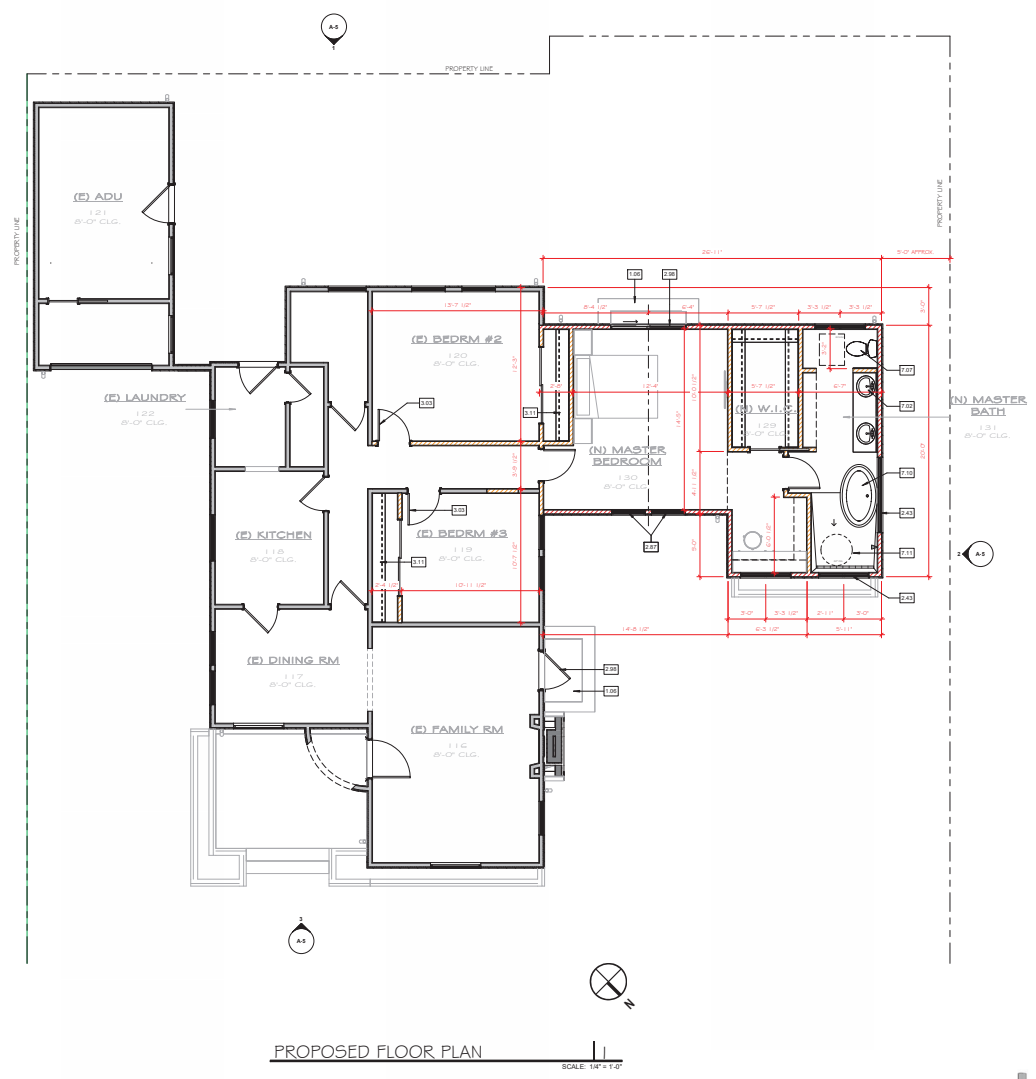
ANDREW & BECCA FUNG RESIDENCE

834 MAIN STREET, SARA CLARA
CA. 95050

REVISION	
DATE	DATE

SHEET TITLE
EXISTING FLOOR PLAN

SHEET NUMBER
A-1



KEYNOTES

- 1.06 PROPOSED CONCRETE LANDING - SLOPE 1/4" / 1' 2" AWAY FROM BUILDING. PROVIDE STEPS TO GRADE AS REQUIRED. FINISH TEXTURE/MATERIAL BY BUILDER.
- 2.43 PROPOSED NEW ALUMINUM-CLAD WOOD WINDOWS, ALUMINUM COLOR, INSTALLED PER MANUFACTURER RECOMMENDATIONS
- 2.87 PROPOSED NEW WOOD PLUNG WINDOWS
- 2.98 PROPOSED NEW ALUMINUM-CLAD WOOD DOOR WITH TINTED GLASS, ALUMINUM COLOR
- 3.03 PROPOSED NEW INTERIOR DOOR TO MATCH EXISTING
- 3.11 SHELF AND 1 HANGING POLE
- 7.02 UNDERMOUNT LAVATORY SINK
- 7.07 ELONGATED WATER CLOSET WITH 30" MIN. CLEAR WIDTH AND 24" MIN. CLEAR SPACE IN FRONT
- 7.10 PRESTANDING TUB
- 7.11 CUSTOM-BUILT SHOWER, HOT-MOIST SHOWER PAN AND TIED TO 80" MIN. AFF. SHOWER HEAD AT +107' AFF.

FLOOR PLAN LEGEND

- DOOR TAG
- WINDOW TAG
- SOFFIT TAG
- WALL TAG
- KEYNOTE TAG
- EGRESS WINDOW
- TEMPERED GLASS
- Room name
- ROOM NAME
- ROOM NUMBER
- CEILING HEIGHT
- FLOOR FINISH
- DROPPED CEILING HATCH
- CASEMENT WINDOW TYPE
- FIXED WINDOW TYPE
- BUILDER WINDOW TYPE
- AWNING WINDOW TYPE
- NOTE: DIMENSIONS ARE TO FACE OF FRAMING U.N.O.

WALL LEGEND

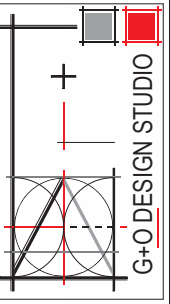
- (E) 2X4 INTERIOR WALL TO BE DEMO
- (E) 2X4 INTERIOR WALL TO REMAIN
- (E) 2X EXTERIOR WALL TO REMAIN
- (N) 2X EXTERIOR WALL
- (N) 2X FURRED WALL

FLOOR PLAN NOTES

- 1. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD, FACE MASONRY, UNLESS NOTED OTHERWISE
- 2. ANY DISCREPANCY FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF G+O DESIGN STUDIO PRIOR TO ANY CONSTRUCTION
- 3. SOFFITS, DROPPED CEILINGS & ARCHES ARE INDICATED WITH HATCHING ON THE PLANS
- 4. ALL EXISTING FINISHES AND SITE ELEMENTS ARE FOR REFERENCE ONLY REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS
- 5. ALL MECHANICAL EQUIPMENT, GRILLS AND CONTROLS ARE FOR REFERENCE ONLY REFER TO MECHANICAL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS
- 6. ALL ELECTRICAL FIXTURES, OUTLETS AND EQUIPMENT ARE FOR REFERENCE ONLY
- 7. ALL STRUCTURAL MEMBERS AND ELEMENTS ARE SHOWN FOR REFERENCE ONLY REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DESIGN AND DETAILS
- 8. CONTRACTOR TO COORDINATE STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS
- 9. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MPFS RECOMMENDATIONS
- 10. FLOOR COVERING MATERIALS SHALL COMPLY WITH ASTM E 648, AND SMOKE DENSITY RATING OF LESS THAN 450 PER ECG
- 11. MINIMUM FOUR AND ONE-HALF INCH (4 1/2") JAMBS ON HINGE SIDE, UNLESS NOTED OTHERWISE
- 12. PROVIDE THE FOLLOWING AT EGRESS WINDOWS: 5'-7 1/2" FT. OF CLEAR OPERABLE AREA NET OPERABLE HEIGHT SHALL BE 24" MIN. NET CLEAR OPENING SHALL BE A MAX HEIGHT OF 4'-4" MAX
- 13. WINDOW/DOORS TO HAVE LABEL INDICATING U-VALUE AND SPIC PER 2.4
- 14. BATHTUB AND SHOWER FLOORS, AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-SLIP SURFACE TO A HEIGHT OF AT LEAST 6 FEET ABOVE THE FLOOR, (IRC R307.2)
- AT ROLLIN SHOWERS PROVIDE FULL EXTENT WATER PROOFING IN THE ENTIRE BATHROOM



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MISSION VIEJO, CA 92692

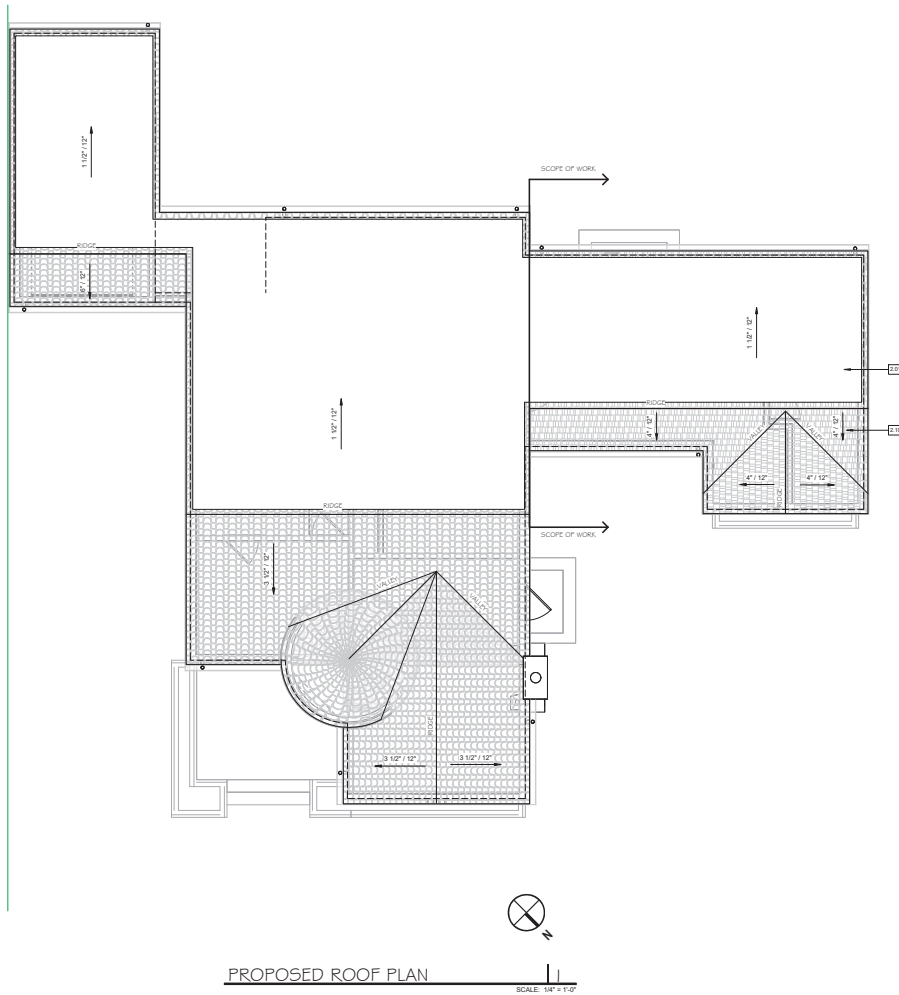
SEAL-SIGNATURE

ANDREW & BECCA FUNG RESIDENCE
834 MAIN STREET, SARA CLARA
CA. 95050

REVISION	
DATE	DATE

SHEET TITLE
PROPOSED FLOOR PLAN

SHEET NUMBER
A-2



PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

Area Schedule (Roof Area)						
Name	Area	Calculation Ratio	IN ² of Ventilation Required	Roof Vent	SQ. Inches Per Vent	IN ² of Ventilation Provided

[illegible]

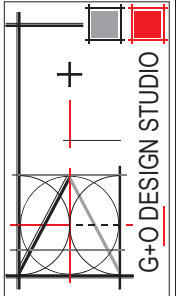
ROOF LEGEND

-  WALL TAG
 KEYNOTE TAG
 CLOAKED ROOF VENT
 ROOF PITCH SYMBOL:
 DOWNPOINTS
 RISE
 SECOND NUMBER IS VERTICAL
 HORIZONTAL RUN
 LINE OF EXTERIOR FACE OF
FRAMING / STRUCTURE
BELOW
 METAL FLASHING
 METAL SADDLE AND CRICKET
FLASHING
 TYPICAL DOWNSPOUT AND
GUTTER COORDINATE
CONNECTION TO STORM
DRAINAGE SYSTEM. REFER TO
CIP. DWGS.
 SPOT ELEVATION

KEYNOTES

- 2.01 PROPOSED BUILT-UP ROOF TO MATCH EXISTING
CONDITION AND SLOPE
- 2.10 PROPOSED NEW ROOF 1687 BROWN GRAY RANGE,
GOLDEN EAGLE PROFILE, BY EAGLE ROOFING
INSTALLED PER MANUFACTURER SPECS

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SEAL-SIGNATURE

ANDREW & BECCA FUNG RESIDENCE

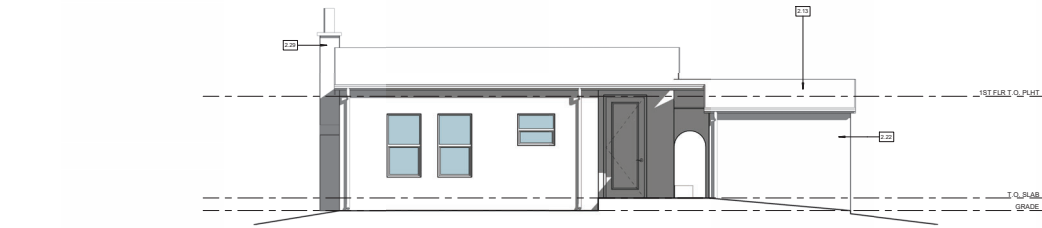
834 MAIN STREET, SATE CLARA

CA. 95050

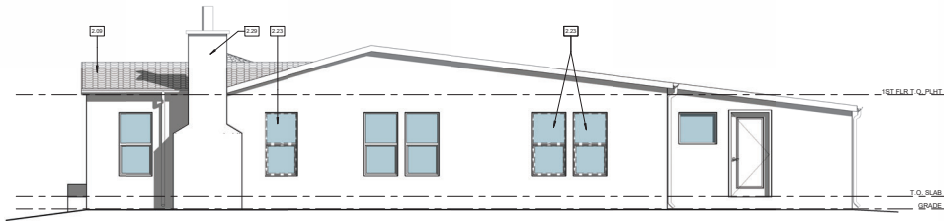
REVISION			
	DATE		DATE
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SHEET TITLE
PROPOSED ROOF PLAN

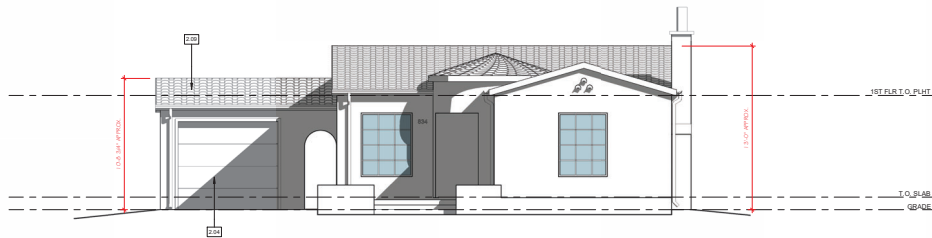
SHEET NUMBER A-3	JOB NO. 53-2024
	DATE 11/13/2024
	SCALE 1/4" = 1'-0"



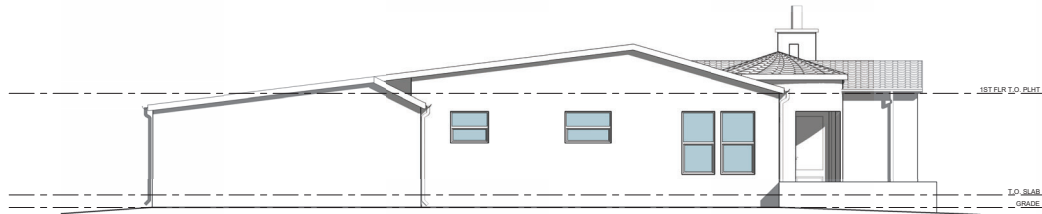
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

1. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD. FACE OF MASONRY, UNLESS NOTED OTHERWISE.
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4. SECOND FLOOR DIMENSIONS ARE TOP OF SUB FLOOR SHEETING MATERIAL.
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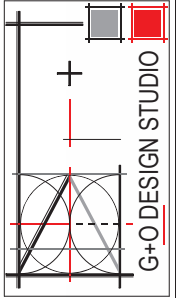
KEYNOTES

- 2.04 EXISTING GARAGE DOOR
- 2.09 EXISTING ROOF W/ CLAY TILE TO REMAIN
- 2.11 EXISTING BUILT-UP ROOF SYSTEM TO REMAIN
- 2.22 EXISTING WALL WITH STUCCO TO REMAIN
- 2.23 THE THREE ORIGINAL WINDOWS WILL BE SALVAGED FOR POTENTIAL REUSE IN THE EXISTING HOUSE AND WILL NOT BE INCORPORATED INTO THE NEW ADDITION.
- 2.29 EXISTING FIREPLACE TO REMAIN

ELEVATION LEGEND

1.01 KEYNOTE TAG

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SEAL-SIGNATURE

ANDREW & BECCA FUNG RESIDENCE

834 MAIN STREET, SARA CLARA

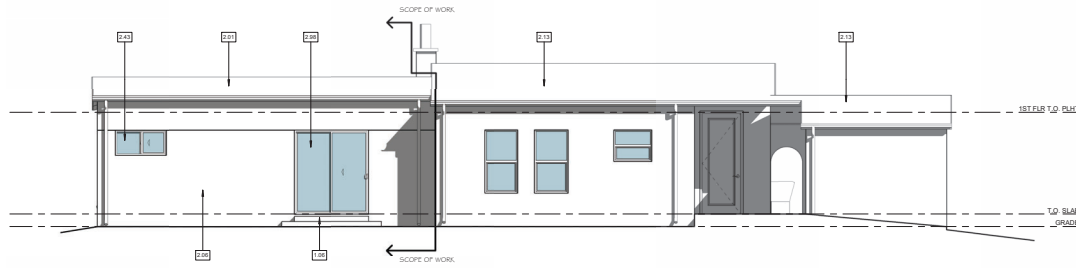
CA. 95050

REVISION	
DATE	DATE

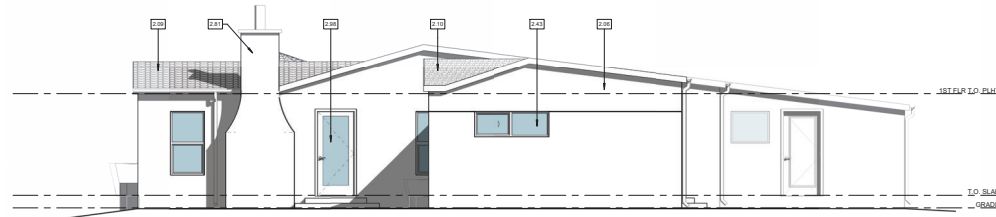
SHEET TITLE
EXISTING EXTERIOR ELEVATIONS

SHEET NUMBER
A-4

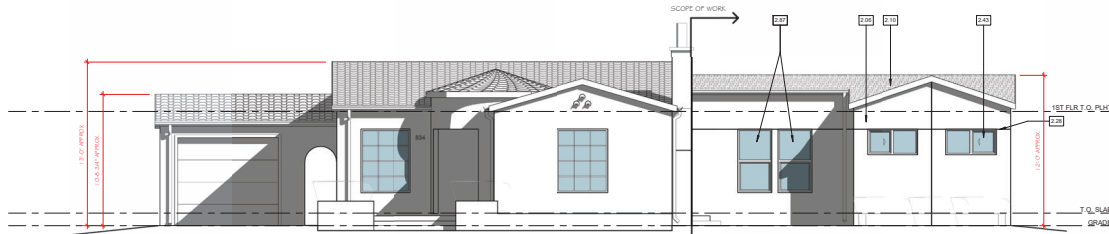
08/15/2024
JUL 15 2024
SAC
As indicated



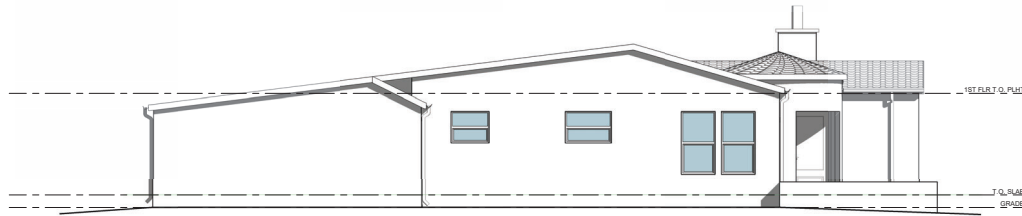
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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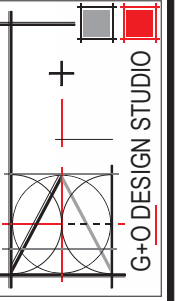
KEYNOTES

- 1.00 PROPOSED CONCRETE LANDING - SLOPE 1/4" = 1'2" AWAY FROM BUILDING. PROVIDE STEPS TO GRADE AS REQUIRED. FINISH TEXTURE/MATERIAL BY BUILDER.
- 2.01 PROPOSED BUILT-UP ROOF TO MATCH EXISTING CONDITION AND SLOPE.
- 2.02 PROPOSED NEW EXTERIOR WALL WILL FEATURE A STUCCO FINISH WITH A COLOR AND FINISH WASH DESIGNED TO ENHANCE VARIATION AND DISTINGUISH IT FROM THE ORIGINAL STRUCTURE.
- 2.03 EXISTING ROOF IN CLAY TILE TO REMAIN.
- 2.10 PROPOSED NEW ROOF - G87 BROWN GRAY RANGE, GOLDEN EAGLE PROFILE, BY PAGE ROOFING INSTALLED PER MANUFACTURER SPEC'S.
- 2.13 EXISTING BUILT-UP ROOF SYSTEM TO REMAIN.
- 2.25 STUCCO CONTROL JOINT.
- 2.43 PROPOSED NEW ALUMINUM CLAD WOOD WINDOWS, ALUMINUM COLOR, INSTALLED PER MANUFACTURER RECOMMENDATIONS.
- 2.81 EXISTING BRICK PREFACE TO REMAIN.
- 2.87 PROPOSED NEW WOOD HUNG WINDOWS.
- 2.96 PROPOSED NEW ALUMINUM CLAD WOOD DOOR WITH TINTED GLASS, ALUMINUM COLOR.

ELEVATION LEGEND

1.01 KEYNOTE TAG

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834 MAIN STREET, SARA CLARA

CA. 95050

REVISION	
DATE	DATE

SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER
A-5

PLANNING SUBMITTAL SET 08/15/2025