

Meeting Date: 4-9-13

AGENDA REPORT

Agenda Item # 7A

City of Santa Clara, California



Date: April 2, 2013
To: City Manager for Council Action
From: Director of Planning and Inspection
Subject: Determination of Eligibility for Listing on the City's Inventory of Architecturally or Historically Significant Properties for the Property Located at 1597 Main Street

EXECUTIVE SUMMARY:

At its February 7, 2013 meeting, the Historical and Landmarks Commission (HLC) reviewed a request to determine whether the structure located at 1597 Main Street should be eligible for listing on the City's Architecturally or Historically Significant Properties list. Following a discussion and public comment from the applicant, property owner and nearby residents, the Commission approved a motion to declare the structure eligible for listing. The draft meeting minutes and staff report (which includes the historical survey of the structure) from the February 7, 2013 HLC meeting are attached for reference.

The applicant has formally opposed the HLC's recommendation and is requesting that the structure not be considered eligible for the Architecturally or Historically Significant Properties list on the basis that the integrity of the existing structure has diminished. Because the HLC is an advisory commission to the City Council, this matter is being brought before Council for final determination.

ADVANTAGES AND DISADVANTAGES OF ISSUE:

The advantage of declaring the building eligible for listing on the City's Architecturally or Historically Significant Properties list is that it provides an opportunity for the property to be added to the inventory with careful restoration. Alternatively, not declaring the property eligible for listing simplifies the process of demolishing a structure that has been somewhat neglected over time and replacing it with a new structure.

ECONOMIC/FISCAL IMPACT:

There is no cost to the City other than administrative staff time and expense.

RECOMMENDATION:

That the Council consider the recommendation of the Historical and Landmarks Commission that the property located at 1597 Main Street is eligible for listing on the City's inventory of Architecturally or Historically Significant Properties and determine whether the structure should remain eligible for said listing.

APPROVED:

Kevin L. Riley
Director of Planning and Inspection

Julio J. Fuentes
City Manager

Documents Related to this Report:

- 1) *Historical and Landmarks Commission Draft Meeting Minutes Dated February 7, 2013*
- 2) *Historical and Landmarks Commission Staff Report Dated February 7, 2013*
- 3) *Correspondence*

Historical and Landmarks Commission Draft Meeting Minutes of February 7, 2013

8.A. File No.(s): PLN2012-09602
Location: 1597 Main Street, a 5,700 square foot parcel located southeastern corner of Main Street and Civic Center Drive (APN: 224-28-056). Property is zoned Single Family Residential (R1-6L).
Applicant / Owner: Ron Halfhill/Peter Smrdeli
Request: Determination by the Historical and Landmarks Commission whether the existing property at 1597 Main Street qualifies for listing on the City's Architecturally and Historically Significant Property's List
CEQA Determination: Not Applicable
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation: **That the Commission determine whether the structure located at 1597 Main Street is eligible for listing on the City's Architecturally or Historically Significant Properties List**

Notice: The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet.

Discussion: Assistant Planner Lacey gave a brief overview of the proposed project. He noted that an assessment of historic significance of the property was conducted and DPR 523A was prepared by Lorie Garcia of Beyond Buildings. Mr. Lacey handed out a memo from Ms. Garcia providing clarification on her recommendations as an evaluator.

The applicant, Mr. Ron Halfhill, noted the deteriorated condition of the structure and noted that no investor was interested in rehabilitating the building. Mr. Peter Smrdeli, owner, stated his efforts to sell the property. Mr. Tran, proposed owner, addressed the Commission and noted his desire to build a new residence on the site. Mr. Anthony McMahan, adjacent property owner at 1565 Main Street, spoke in favor of the proposal and also noted the deteriorated state of the building. He noted past issues with trespassing and dumping at the site. Commissioner Mckee, speaking as a resident, requested that if the structure is demolished that photos and documentation on the building's current disposition be required.

The Commission discussed the architectural style, age, location and condition of the structure. The Commission stated that it is one of the oldest existing residences in the area and an example of vernacular architecture within the City. The Commission stated that it is not typical to have a demolition request without the proposed replacement in the City of Santa Clara.

Motion/Action:

It was moved by Commissioner Motyka, seconded by Commissioner Mahan and was carried (4-0-1-2, McKee abstaining, Luckinbill and Wilson absent) to recommend that the property, based on Criteria for Local Significance, is eligible as a Qualified Historic Resource.



Historical & Landmarks Commission Staff Report – February 7, 2013

Agenda Item # 8.A.

File: **PLN2012-09602**
Location: 1597 Main Street, a 5,700 square foot parcel located at the southeast corner of Main Street and Civic Center Drive (APN: 224-28-056). Property is zoned Single-Family (R1-6L).
Applicant/Owner: Ron Halfhill
Request: Identify historic status of a single-family residential home.
CEQA Determination: Not Applicable
Project Planner: Shaun Lacey, AICP, Assistant Planner II

Recommendation: That the Commission determine whether the structure located at 1597 Main Street is eligible for listing on the City's Architecturally or Historically Significant Properties List

PROJECT DESCRIPTION

Applicant Ron Halfhill is requesting that the structure at 1597 Main Street be reviewed for its historical significance but to not be added to the City's inventory of Architecturally or Historically Significant Properties. The basis of the request is due to the applicant's interest in redeveloping the lot with a new single-family home.

Planning staff is seeking the Historical and Landmarks Commission's assessment of the property. Following the Commission's determination, staff will review future development alternatives with the applicant.

The complete administrative record for the project can be viewed during normal business hours at the Planning Division offices located at 1500 Warburton Avenue, Santa Clara, CA 95050.

ANALYSIS

An assessment of the historic significance of the property was conducted and DPR 523A Form prepared by Lorie Garcia of Beyond Buildings is attached for review. The property includes a one-and-a-half story house, constructed some time around 1866 and designed in a vernacular version of the National architectural style.

The DPR evaluation found that the integrity of the residence has somewhat diminished by a general lack of maintenance. However, the home retains its original configurations and location, and sufficient visual and character-defining features have been reserved and retained. Thus, the evaluator found that the structure retains sufficient integrity to qualify as a historic property and appears to be, based on compliance with the Local Significance Criteria, eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties inventory provided that rehabilitation efforts be placed onto the building.

Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. No plans for rehabilitation have been provided by the applicant or property owner at this time.

STAFF FINDINGS AND RECOMMENDATIONS

Based upon the historical evaluation of the DPR analysis, staff recommends that the Commission determine the appropriateness of adding the property to the City's Architecturally or Historically Significant Properties List based on the structure's current disposition.

CORRESPONDENCE

Staff received a letter from a resident with concerns about the lack of maintenance associated with the property. A copy of the correspondence is included with this staff report.

DOCUMENTS RELATED TO THIS REPORT:

Applicant Letter of Intent (Exhibit "Statement")
Historic Resources Inventory Form (Exhibit "DPR Form")
Correspondence (Exhibit "Correspondence")

I:\PLANNING\2013\Project Files Active\PLN2012-09602 1597 Main Street (Historic)\HLC SR 1597 Main St.doc

December 2, 2013

City of Santa Clara
Planning Division
1500 Warburton Avenue
Santa Clara, California

RECEIVED

JAN 03 2013

City of Santa Clara
Planning Division

Re: 1597 Main Street
Santa Clara

Commissioners:

This will summarize our arguments against recommending placement of the structure at 1597 Main Street on the Significant Properties List.

The subject property has been vacant for several years and, in its present condition, is not visually or functionally attractive, which detracts from an otherwise pleasant neighborhood. In November, 2004 an evaluation and report was prepared by city planning staff meant to determine if this property possessed any historical or architectural significance that would qualify it to be listed on the city's architecturally or historically significant properties list. The conclusion by the evaluators was that it does not meet the standards for qualification as a significant property.

Since the 2004 survey was taken, the property has been vacant and further deterioration has taken place, which disqualifies it from being deemed eligible for inclusion on the historical properties list.

In a subsequent and most recent Historical Survey in September, 2012, Ms. Lorie Garcia concurred with the 2004 survey that the integrity of the existing structure has been compromised. She concluded that the building lacks sufficient integrity to be eligible for listing on the city's Architecturally or Historically Significant Properties List. Because this is the second or third consecutive survey done for this property with the same conclusions, applicant strongly appeals to the commissioners to concur with the evaluators and recommend this property be declared ineligible for recognition as a city historical resource. This will clear the way for issuance of a demolition permit to remove the existing structures, given an acceptable replacement is presented.

Worth considering is Ms. Garcia's willingness to reverse her conclusion in the event the disqualifying issues are remedied by an applicant willing to restore the existing structure with fidelity to original condition and character. Since no one in the past several years, nor anyone presently, has come forward to restore the building to its former character and finish, her willingness is moot. Perhaps she was willing to leave the door open for such an approach by being made aware of a potential buyer who revealed his initial plans to consider restoration of the existing building just before she conducted the survey. However, this same individual, after further consideration, is no longer interested in that option to restore because he found it unfeasibly expensive. He has since abandoned his desire to purchase the property, and, overwhelmingly, no other investor has been located who is willing to consider the historical restoration option. In fact, all potential buyers have expressed revulsion at the thought of such an option.

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800. 595-0235

570 E. EL CAMINO REAL

SUNNYVALE, CA 94087
verdant1@pacbell.net



Further, there are already several examples of similar period residences in very good repair within the immediate neighborhood.

Applicant has a buyer who wishes to demolish the existing residence and, in its place, construct a residence that will satisfy the city's requirements for aesthetic suitability and meet the needs of their family well into the future. This replacement house will not be a speculative venture. In addition, applicant wishes to explain why this Application for a hearing before the Historic and Landmarks Commission hearing on February 7 is not accompanied by drawings depicting the proposed replacement residential structure. The sale to the aforementioned buyers of this property is contingent upon them being able to secure a building permit for a completely new residence on the site. Thus, a demolition permit will be required to clear the site of the existing dilapidated structures. The buyers do not recognize any logical reason to risk an invest in design and documentation of the new structure unless issuance of a demolition permit is a certainty.

Applicant respectfully asks the Commission to reach a negative conclusion with respect to this property's historical and architectural significance.

Respectfully submitted:



Ron Halfhill, Assoc. AIA

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800 595-0235

570 E. EL CAMINO REAL



SUNNYVALE, CA 94087
verdant.1@pacbell.net

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary# _____
HR# _____
Trinomial _____
NRHP Status Code _____

Other Listings
Review Code _____

Reviewer _____ Date _____

Page 1 of 11

*Resource Name or #: (Assigned by recorder) *Rhinehart/Garcia House*

P1. Other Identifier: *Estrelia 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 *1597 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: 224-28-056

Southeast corner of Main Street and Civic Center Drive

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

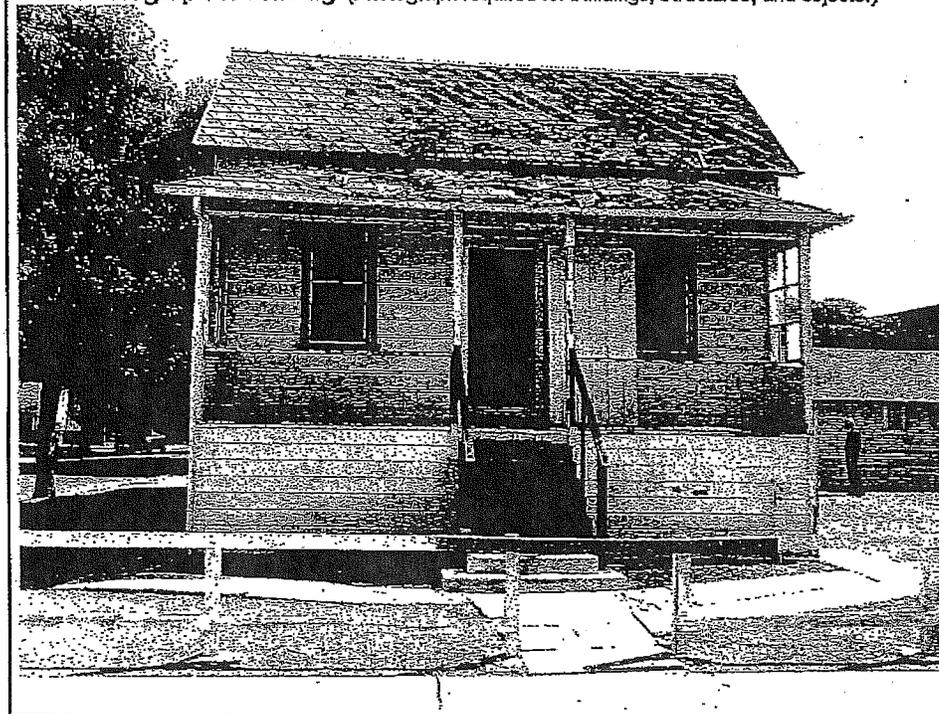
1597 Main Street is located in the urban setting of a block that was primarily developed at the turn of the twentieth century, and then extensively redeveloped during the last half of the twentieth century. Currently the block is developed with a mix of single-family and multi-family construction with only a few of the original homes remaining. The specific property on which this residence is located is a corner lot with single family construction on the Civic Center Drive side and multi-family construction of the Main Street side. Although due to redevelopment, the lots have varying lengths and varying widths, the homes, which are a mix of one-and two story, wooden and stucco residences, have similar setbacks from the street with urban sized front yards.

(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 toward Northeast) Photo No: 100_0764, 08/2012

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
circa 1866

Assessor's Records, 1866 Survey,, Census and Poll Records, Polk City & County Directories

*P7. Owner and Address:

*Peter and Nevenka Smrdeli
3486 Flora Vista Avenue
Santa Clara, CA 95051*

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

*Lorie Garcia
Beyond Buildings
P.O. Box 121
Santa Clara, California 95052*

*P9. Date Recorded: *September 29, 2012*

*P10. Survey Type: (Describe) *Intensive*

*P11. Report Citation: (Cite survey report and

other sources, or enter "none.") *Historic Resources Inventory Form "Estrelia House", dated November 15, 2004*

*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):

Page 2 of 11
Recorded by: Lorie Garcia

*Resource Name or # (Assigned by recorder) Rhinehart/Garcia House

*Date 09/29/2012

Continuation Update

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

The primary building on the site was constructed circa 1866 as a small, 1 1/2 story house, designed in a vernacular National architectural style. The 1,004 sq. ft. house fronts roughly west onto Main Street and is set back from the street allowing for a modest un-landscaped front yard. The residence is offset, towards the NW corner of its 75' x 75.50,' 5,700 sq. ft. corner lot. A large un-landscaped side yard is located on the south side. The rear of the property is narrow and contains a driveway, opening onto Civic Center Drive, which leads to a small, wooden, detached garage. The plan of this single family residence is L-shaped with a steeply-pitched, side-gabled roof on the original front construction and a hipped roof on the later 1880s rear addition, Both have a narrow roof overhang. The eaves are enclosed with the exception of the roof extension that shelters the rear side entry, which has exposed rafter tails.. The roof is clad in composition shingles. A brick chimney projects near the rear of the house. The house does not have a foundation, but sits on a mud sill.

The walls of this residence are sheathed in three types of horizontal wood siding. Narrow lap siding covers the face of the north side elevation of the original house. Channel-lap siding sheathes the north side elevation of the 1880s addition; the front (west) facade and the residence's south side elevation. The house is sheathed in V-groove horizontal siding from the ground to the first floor level (the raised basement walls) and on the rear facades of both the original construction and the later 1880s addition. Simple unadorned corner boards highlight the residence.

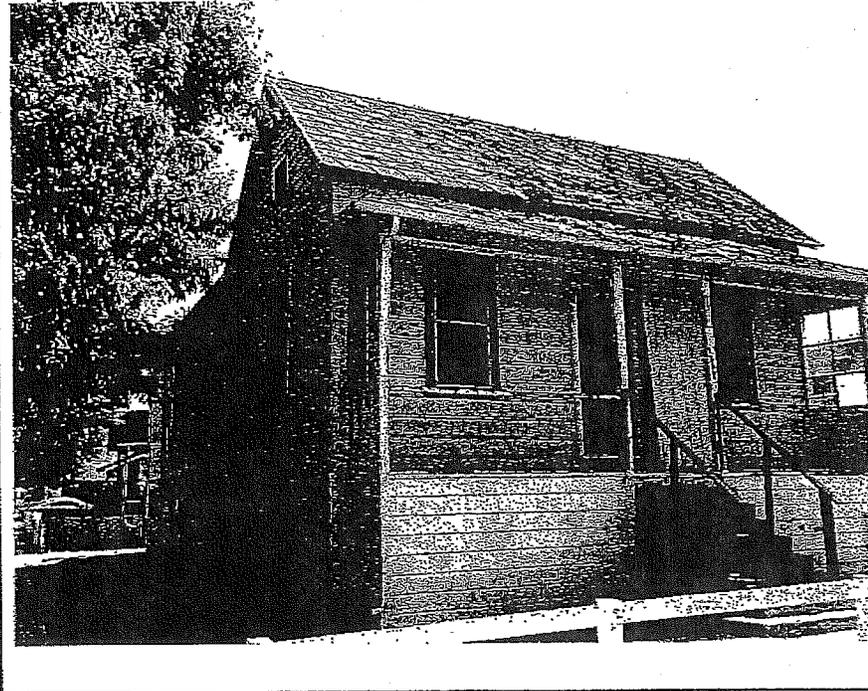
The house is set over a full raised basement, which elevates the living area approximately four feet above the ground. The main entrance is on the front (west) façade, and is accessed by a walkway from the sidewalk that leads to two concrete steps and seven wood steps, with simple wooden handrails, leading to a full front, wood porch. A centered, hipped roof with a narrow overhang, projects from the body of the house and shelters the front porch. It is supported by 4 square posts. On either side of the entry steps, a simple rail connects the posts. A simple balustrade connects the end posts to the house. The balustrade is sheathed with siding on the interior side with glass panes above, which encloses the porch ends. A secondary entry, located on the 1880s' addition south side

elevation, is accessed by nine wood steps that lead to a wooden landing. A roof extension from the original building, which is supported by simple wood posts, shelters the side porch.

The centered main entry door, described in 2004 as "two-paneled with plain molding and made of wood and glass," is missing and currently wood boards covering the opening secure the residence.

The secondary entry door is wood with a glass pane set above a wood panel.. Entry to the basement is external. Access is by a plain wood door at the rear of the 1880s addition, south side elevation. A corrugated metal overhang supported by a metal structure at its open corner shelters the basement entry and a small concrete patio.

Supplemental Photograph or Drawing



Description of Photo: (view, date, accession #)
(Camera pointing east) north side elevation and front (west) facade, Photo No: 100_0766, 08/2012

(Continued on Page 3, Form 523L)

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Recorded by: Lorie Garcia

*Resource Name or # (Assigned by recorder) Rhinehart/Garcia House

*Date 09/29/2012

Continuation Update

(Continued from page 2, Form 523L)

Fenestration is a mostly mix of simple, rectangular, wooden 1/1 and 2/2 double-hung windows . On the front facade, a large, rectangular 6/1 double-hung window is set to either side of the main entry door. Fenestration of the north side elevation consists of three evenly spaced large, rectangular, 2/2 windows. Fenestration of the south side elevation consists of a similar window to those on the north side elevation at the front, a smaller one in the middle, followed by a small 1/1 double-hung window towards the rear of the original construction, and a square 2/2 window set into the 1880s addition. A large rectangular 2/2 double-hung window is centered in the rear facade. A small 6 light window is centered under each gable end roof peak. All the windows, excepting those on the front and north side elevation, are surrounded by wide wood frames; the others are surrounded by narrow wood frames. All have a projecting sill with a plain apron and several have decorative brackets under the sill ends. Set into the raised basement walls are various window openings some with glass panes intact and others that are boarded over.

To the rear of the house and reached by the straight driveway from the street, a rectangular, detached wood-framed garage is set at SE corner of the lot. The walls are clad in horizontal wood siding. The garage is accessed by a pair of wood carriage doors, with a small window set into the west facade. The front facing gabled roof is covered in composition shingles. The garage appears to have been constructed after 1930.

While the house is largely intact with original windows and siding extant, the house shows signs of settling and the siding has shifted in several areas of the walls. It is currently in fair condition with deterioration seen on the roofing material, misalignment of the siding and peeling paint.

*NRHP Status Code *N/A*

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*Resource Name or # (Assigned by recorder) *Rhinehart/Garcia House*

B1. Historic Name: *Estrelia House*
 B2. Common Name: *none*
 B3. Original Use: *Single family residential* B4. Present Use: *Single family residential*

*B5. Architectural Style: *National*

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

The residence was constructed circa 1866. It first appears on the 1866, J. J. Bowen Survey/Property Owners list and in the 1868 Poll List. Single story extension to rear circa 1887. New patio door and window added at rear, date unknown.

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

*B8. Related Features:

Detached garage located to rear of the house, constructed post 1930.

B9a. Architect: *not known*

b. Builder: *not known*

*B10. Significance: Theme *Architecture and Shelter* Area *Scotts Addition, Santa Clara Old Quad*
 Period of Significance *mid 19th-early 20th Century* 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 1597 Main Street is a portion of a larger tract of land that had been identified as Lot 2 of Block 6 North, Range 1 West, of the original survey of the City of Santa Clara. This survey, done July 1866 by J. J. Bowen and recorded on August 22 of that same year, forms the basis for the part of Santa Clara known as the "Old Quad."

Block 6N, R1W, framed by, Main, Scott (today Civic Center Drive), Washington and Clay (today El Camino Real) Streets, had been subdivided into two lots by 1866. Both Lot 1 and Lot 2 were 47275 sq. ft. lots, which measured 152.50' X 310'.

According to the list of property owners and their improvements, which accompanied the 1866 survey, Lot 1 was a tract, which contained a frame house, and a barn. The owner of this lot was 51 year-old, William Humphries Stephens, who had come to California from Ohio and was employed as a teamster. Also living with him was his son, Hamilton William Stephens who was working as a clerk. According to the 1868 Poll List their residence was located on the corner of Washington and Clay Streets.

The subject property is located on part of Lot 2. The improvements to Lot 2, as shown in 1866, also included a frame house and a barn; it was owned by 23 year old John Bascom Rhinehart, whose occupation, according to the 1868 Poll List, was that of a carriage painter and, which lists his residence as located on Main near Scott.

(Continued on page 5, Form 523L)

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

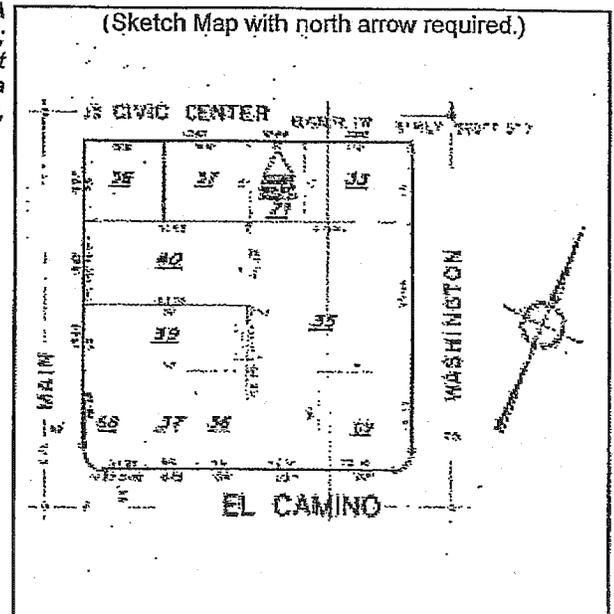
*B12. References: *Garcia, Lorie, "Santa Clara: From Mission to Municipality," 1997; Map of the Town of Santa Clara, drawn by C. E. Moore, 1893; McAlester, Virginia & Lee, "A Field Guide to American Houses," 1991; Polk and Husted City Directories, 1892-1974; Sanborn Fire Insurance Maps, 1915, 1930 Santa Clara County California 1890 Great Register; Santa Clara County, California Poll Lists of the Election Districts 1868, Santa Clara Precinct, The Evening News, 11/03/1887; United States Census: 1860, 1870, 1880, 1900, 1910, 1920, 1930, 1940.*

B13. Remarks:

*B14. Evaluator: *Lorie Garcia*

*Date of Evaluation: *September 29, 2012*

(This space reserved for official comments.)



Page 5 of 11
*Recorded by: Lorie Garcia

*Resource Name or # (Assigned by recorder) Rhinehart/Garcia House

*Date 09/29/2012

Continuation

Update

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

When The Plat of Santa Clara was drawn in the period between 1873 and 1875, it showed no change in the configuration of the block that had been surveyed nine years earlier. However, by now, the block was also delineated as Block 1 of Scott's Addition on the official maps and W. H. and H. W. Stephens owned both Lots 1 and 2. In November 1887, Hamilton William Stephens, now the County Recorder, sold the northwest quarter of the block, designated as Block 6 North, Range 1 West, to Manuel S, Silva.

According to the C. E. Moore survey drawn in December 1893, by now the block had by now been divided into 7 parcels. The original Lot 1 now encompassed 3 parcels; one 50' x 75,' one 75' x 102.5' and one 152.5' x 125.' Lot 2 had been subdivided into 4 parcels; two 75' x 152.5,' one 60' x 152.5' and one 90' x 152.5.' With the exception of the 90' x 152.5' parcel at the northeast corner of Main and Clay Streets, which was owned by B. F. Thompson, and the 50' x 75' parcel fronting on Scott Street, owned by Mr. Seymour, all the parcels on the block were owned by members of the Silva family. Manuel S. Silva owned 2 parcels, the 75' x 152.5' parcel fronting on Main Street and the large 125' x 152.5' parcel at the northwest corner of Clay and Washington Streets. Jos. Silva was the owner of the 60' x 153.5' parcel fronting on Main Street. The parcel located on the southeast corner of Main and Scott Streets was owned by Faustine Silva and is the property upon which 1597 Main Street is located. Faustine Silva also owned the 75' x 102.5' parcel located on the southwest corner of Scott and Washington Streets.

The 1910 Federal Census, illustrates the block's development by the end of the twentieth century's first decade. At this time there were 3 houses fronting Main Street, on its eastern side between Scott and Clay Streets. . The 75' x 152.5' parcel shown owned by Faustine Silva in 1893, and located on the SE corner of Main and Scott Streets, had by now been subdivided into a 75.5' x 75' and a 74.5' x 75' parcel. 75 year-old Faustine Neto owned and, with his 60 year-old wife, Frances, occupied the dwelling at 1597 Main Street, which was on the larger of the two parcels. A home rented by Joseph Estrella was located on the smaller of the two parcels. This home faced Scott Street (1060 Scott).. The other parcel owned by Faustine Silva in 1893, on the SW corner of Scott and Washington Streets, had also been subdivided into two parcels. Faustine Silva, now 60, lived with his 50 year-old wife, Isabele, in a home on the larger parcel (1590 Washington St.).

Of the remaining 3 parcels shown on the 1893 Survey, the 2 other dwellings facing on Main Street on the east side of the block were 1567 Main, owned by Manuel S. Silva (Sr.) who lived there with his son Manuel S. Silva (Jr.), and 1545 Main Street, owned by Joseph Azevedo,. Located on the NE corner of Main and Clay Streets, was the Thompson residence (1095 Clay St.), which was still occupied by members of that family. The remaining occupants of the block designated as B 6 N, R 1 W were Joseph Seimas and his family who owned the residence at 1044 Scott, and Frank Pichka and his family who rented 1011 Clay Street. With the exception of the Thompsons all the residents of this block were Portuguese immigrants. It is interesting to note that both Faustine Silva and Manuel S, Silva, shown on the 1893 Survey, were both early arrivals from Portugal; Faustine in 1873 and Manuel in 1884.

In 1915, the area of Santa Clara's Old Quad that lay north of today's El Camino Real, finally appeared on the Sanborn Fire Insurance Maps, which covered the Town of Santa Clara. The Sanborn Map of Block 6N, R1W, shows the existing houses whose addresses were listed on the 1910 Census and indicates that another structure had been built mid-block on Washington Street (1550 Washington) and a residence at 1057 Clay Street on the same parcel of the home at 1095 Clay. Delineated for the first time, the subject residence at 1597 Main Street has the same profile as the existing house today. Also on the property were two small shed structures built on the property line between 1597 Main and 1044 Scott Street. There was no garage as of yet.

In 1911, 34 year-old Joseph Estrella, who had previously resided on the neighboring property at 1060 Scott, rented the home at 1597 Main Street and moved into it with his 24 year-old wife, Lizzie, and their two sons, Leo age 7 and Aliveciar, age 5.. Employed as a teamster, a dairyman and a millman, he lived with his family in this home through 1917. For the decade following his residency, the subject home would be occupied by a series of short-term renters.

After Joseph Estrella, the home was occupied by two families newly arrived from Mexico. With the men having found work as laborers, Guadalupe River, his wife, Dolores and their 11 year-old son Frank, along with Rafael Santiago, his wife, Flores, and their sons, Pete age 11, Tony, age 6 and Rafael (who was born shortly after they moved into the home) along with a roomer, Jose Escheribel, lived in the residence at 1597 Main Street from shortly after their arrival in 1917 until 1923. 70 year-old Mary Correia, also a Portuguese immigrant (1890) and newly widowed, rented the home that year. She was followed by Manuel C. Silva in 1924.

(Continued on Page 6, Form 523L)

(Continued from Page 5, Form 523L)

In 1925, the property at 1597 Main Street was purchased by Jose Gil Garcia. The Gil Garcia family would continue to own and reside in the home for the next sixty years. At the time Jose Gil Garcia moved into this residence he was 49 years-old. With him were his 46 year-old wife, Isabel, their four daughters, 20 year-old Josephine, 14 year-old Isabel, 5 year old Teresa and 1 year old, Antonia, and their four sons, 18 year-old Frank, 16 year-old Bert, 10 year-old Joseph and 8 year-old Michael. With the exception of the three youngest children — Michael and Teresa, had been born Hawaii and Antonia in California — the family was from Spain. The Gil Garcia family was typical of several of the Portuguese and Spanish families who settled in Santa Clara during this period.

Originally from Spain, the Gil Garcia family had immigrated to California in 1924 via Hawaii where they had arrived in 1911 to work on the sugar cane and pineapple plantations, following a trend set as a result of events that had occurred in the latter part of the nineteenth century and early part of the twentieth. Starting in the late 1800s, work on the plantations in Hawaii had promised a better life than economic conditions at home, encouraging families to leave Portugal and Spain and immigrate there. Then, concurrent with the expansion of agricultural production in Santa Clara, from 1900 to 1930 many of these same families left the hard conditions of life on the Hawaiian plantations, immigrated to California and on to Santa Clara as word spread of a better life and higher wages to be had. Many found homes in this location where several of the earlier Portuguese and Spanish immigrants had settled.

The residence at 1597 Main Street was a perfect choice for the Gil Garcia family. Not only was the immediate neighborhood in which it was located, an area settled by those sharing a similar culture but, with a value of \$2,000, this modest house was definitely affordable. During the 1920s, most of the arriving Portuguese and Spanish immigrants found work as laborers on farms and in canneries. Like these, Jose and his oldest sons got jobs working in the fields while Isabel and Josephine went to work in the canneries. Throughout the 1930s, as their children matured, each joined his or her respective parent working in the fields or canneries, with the exception of Frank who found employment as a clerk for A. P. Azevedo. By the start of World War II, only four children, Josephine, Michael, Theresa and Antonia, were still living with Jose and Isabel at 1597 Main Street. By now Jose had retired, but the other five were still employed; all but Theresa, who was a clerk at the A. H. Store, worked in a cannery

By 1944 Michael had left, leaving Josephine, Antonia and Theresa as the only children still at home with their parents. Three years later, Theresa, who by now worked at the P. M. Mill, moved away. Jose Gil Garcia passed away in 1953. Josephine, a cannery worker at Libby, McNeil & Libby and Antonia, a clerk at Rosenberg Bros. packing house, still lived at home with their now, 74-year old, widowed mother. Five years later, Isabel died. Now just Josephine and Antonia resided in the subject residence. By 1960, Antonia had gone and only Josephine lived here. Josephine Gil Garcia would continue to do so until its sale to the current owners, Peter and Nevenka Smrdeli, in the late 1980s. Since its purchase by the current owners, the residence at 1597 Main Street has been used as a rental property.

The building and site at 1597 Main Street have been occupied by several families over the 145+ years of its existence, but none appears to be significant to the history of the region, Nation or State of California. There are no events associated with the building 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 based on criteria A or B. It would not appear to be eligible individually for the National Register under Criterion C as due to impacts caused by redevelopment of the area, there is no potentially eligible district to which the building could contribute.

The California Register of Historical Resources criteria are consistent with those for listing in the National Register, but have been modified to include a range of historical resources which better reflect the history of California. Criterion 1 is the California Register equivalent of the National Register criterion "A," and 2 the equivalent of National Register criterion "B." None of the people or events associated with the building are important to the history of California. It would therefore appear that the building would not be eligible for the California Register based on criteria 1 or 2. While it does embody the distinctive characteristics of a type, and period of construction it does not reach the level of significance necessary to be eligible individually for the California Register under criterion 3.

(Continued on Page 7, Form 523L)

Page 7 of 11
*Recorded by: Lorie Garcia

*Resource Name or # (Assigned by recorder) Rhinehart/Garcia House

*Date 09/29/2012

Continuation

Update

(Continued from Page 6, Form 523L)

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:

Criterion A: Historical or Cultural Significance

No.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. Included is the recognition of urban street pattern and infrastructure.

Many of the earliest settlers in Santa Clara established small farms not only on the Township's larger Sub-Lots but also on the Town Lots. Here they constructed simple homes. As the town grew, the farms disappeared and many of these Town Lots were now divided into smaller parcels. Some of these new lots then had modest homes constructed on them. On others, the existing homes continued to provide affordable housing for the new arrivals to the town, as they were relatively inexpensive to buy and ideal for the new immigrant purchasers. Constructed circa 1866, the subject property is one of these earlier homes that was "re-cycled" through the years to house generations of the working class occupants that occupied it and reflects this pattern of Santa Clara history.

Criterion B: Architectural significance

No.1. The property characterizes an architectural style associated with a particular era and/or ethnic group.

The architectural style of the residence at 1597 Main Street, is one associated with a particular era. In the decades from 1850 to 1890, the growth of railroads changed the traditional building materials and construction methods of vernacular housing. As a result of easily acquired materials, houses constructed of light balloon or braced framing covered by wood sheathing sprouted. One of the styles associated with these vernacular houses is the folk style termed National Style. Constructed circa 1866, the residence at 1597 Main Street is a vernacular National-style dwelling, designed in the half-and-parlor family of that style. Although it was modified during the following two decades, much about it is typical of this style of construction in the latter half of the nineteenth century.

Criterion C: Geographic significance

No.1. A neighborhood, group or unique area directly associated with broad patterns of local area history.

The area north of Clay Street (El Camino Real) between Lafayette and Monroe, which surrounds 1597 Main Street, was one of those locations in Santa Clara, which by the 1880s was becoming populated by early immigrants from Portugal and Spain. After the start of the twentieth century, the families who settled here were for the most part immigrants of Portuguese and Spanish descent who had immigrated via the pineapple and sugarcane plantations of Hawaii, joining the others of the same ethnic background, who had previously settled in the area. Members of these working class families found employment in harvesting fruit in the orchards and work as laborers in the various packing houses and canneries. While not important individually, their contributions as a group contributed to the growth and success of the fruit industry in Santa Clara.

Definition of Integrity

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 criteria recognize seven aspects to integrity. The seven aspects of integrity 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.

(Continued on Page 8, Form 523L)

Page 8 of 11
*Recorded by: Lorie Garcia

*Resource Name or # (Assigned by recorder) Rhinehart/Garcia House

*Date 09/29/2012

Continuation

Update

(Continued from Page 7, Form 523L)

Properties must have sufficient integrity in addition to meeting the criterion for significance in order to be considered a qualified historic resource.

Evaluation of Integrity

Although the original foot print was altered, this occurred very early on and the addition to the original building has become part of its history. The historical use of the building has not been changed; it remains a single family home. The majority of the original materials of the building have been retained. While, the subject property retains enough of its historic character and appearance to be recognizable as a historic property, the lack of a foundation has contributed to the building's unlevelled and declining physical condition and its current state is now fair to poor.

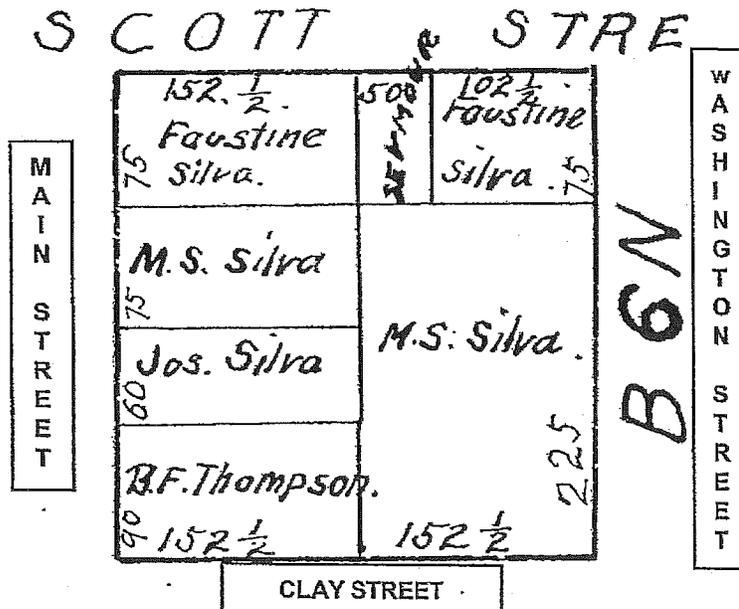
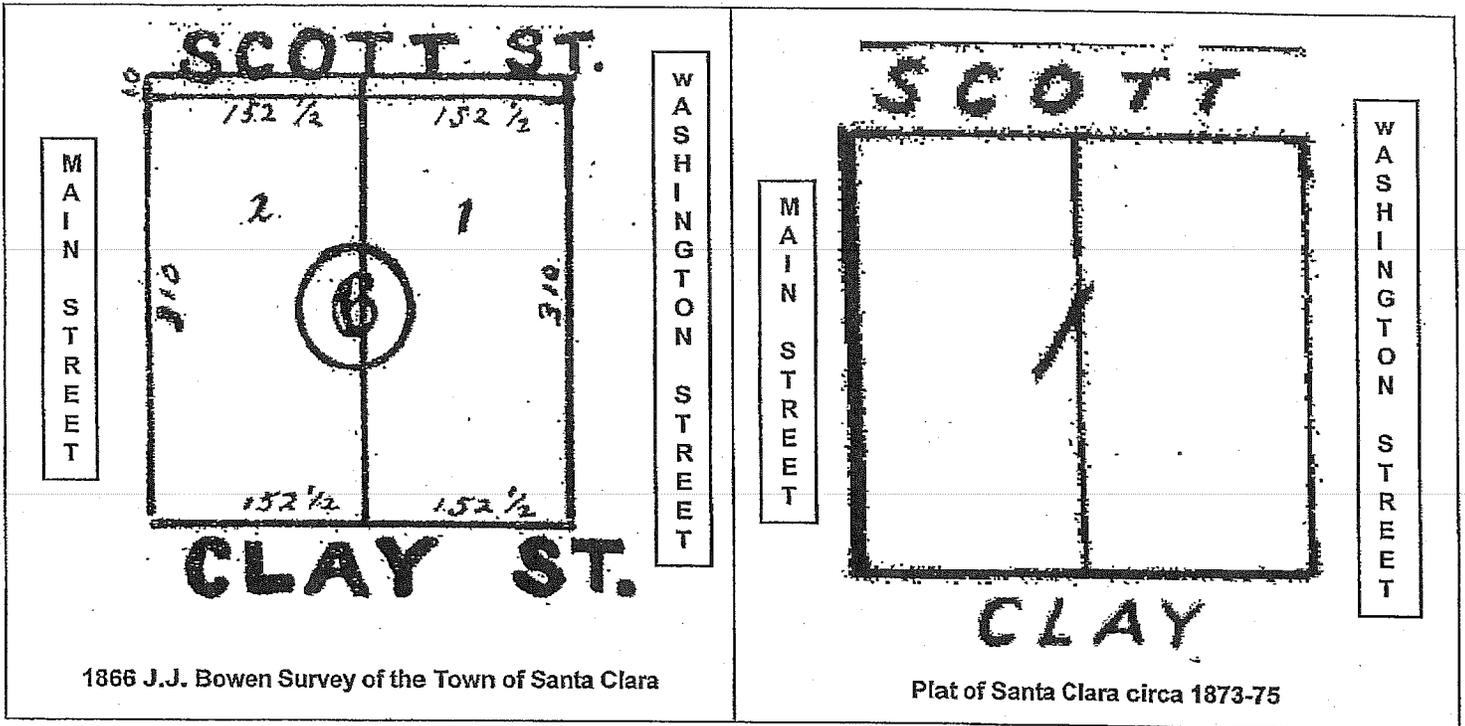
Conclusions and Recommendations

The structure is the oldest home remaining on the block and is on its original site. The evaluator finds that the residence at 1597 Main Street does meet three of the Local Significance Criteria, and that sufficient character defining features of the historic building been preserved and retained, in order to convey its historic architectural significance

However, although the house is largely intact with original windows and siding extant, the house shows signs of settling and the siding has shifted in several areas of the walls leaving it currently in fair condition with deterioration seen on the roofing material, misalignment of the siding and peeling paint. This leads the evaluator to concur with the assessment made in 2004 that the integrity of, the residence at 1597 Main Street has been compromised and, at this point, the building does not appear to retain sufficient integrity to be eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List,

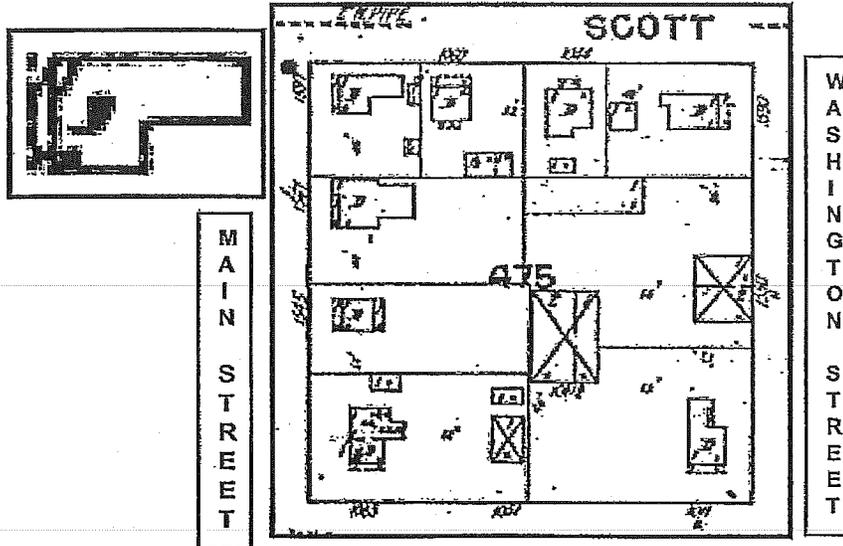
In the event a proposal to rehabilitate the building is put forward, which would rectify the issues mentioned above, at that time the evaluator would recommend 1597 Main Street be added to the Significant Properties List.

HISTORIC MAPS

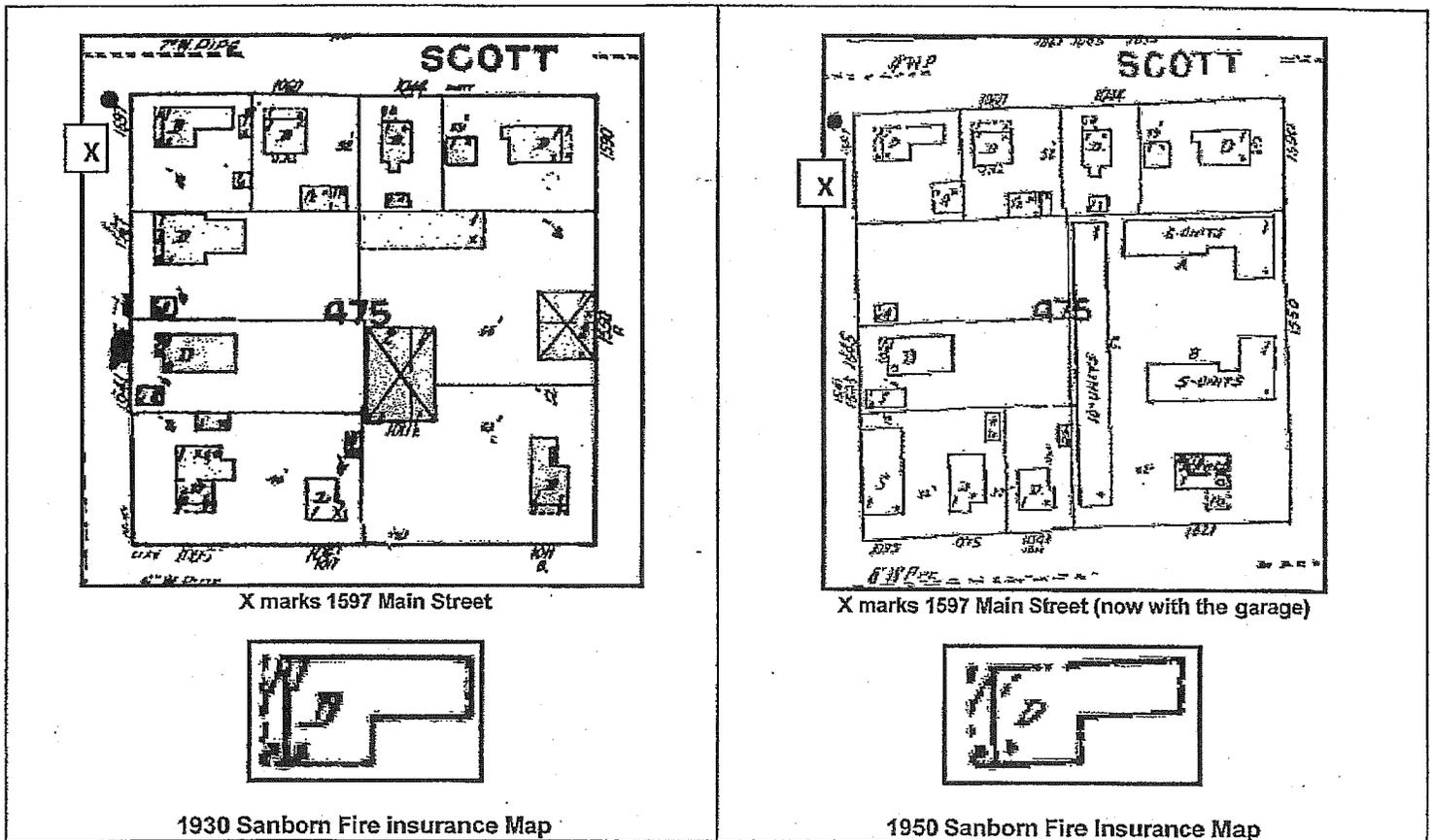


NOTE: Today, SCOTT STREET is called CIVIC CENTER DRIVE and CLAY STREET is EL CAMINIO REAL (HWY 82)

SANBORN FIRE INSURANCE MAPS



1915 Sanborn Fire insurance Map



X marks 1597 Main Street

X marks 1597 Main Street (now with the garage)

1930 Sanborn Fire insurance Map

1950 Sanborn Fire insurance Map

Additional Photos

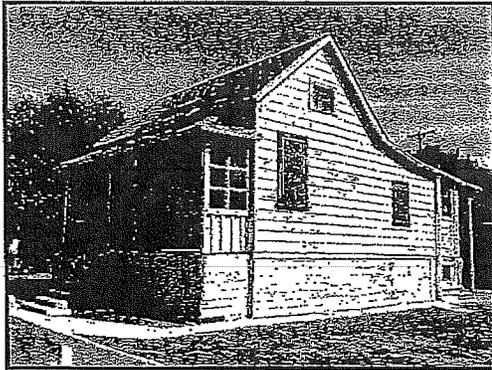


Photo No: 100_0774
 View: S side elevation & partial front facade
 Photo Date: August, 2012
 Camera Facing: North

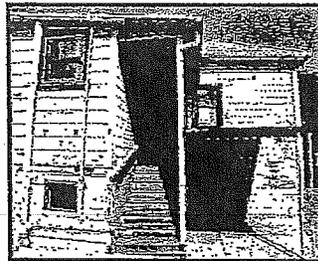


Photo No: 100_0774
 View: S side entry stairs & Basement entry
 Photo Date: August, 2012
 Camera Facing: NW

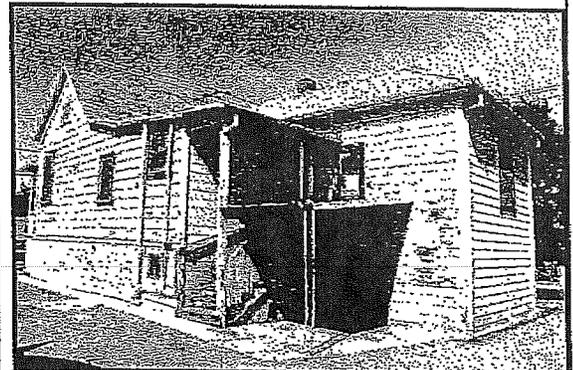


Photo No: 100_0773
 View: S side elevation & rear facade
 Photo Date: August, 2012
 Camera facing: SWest

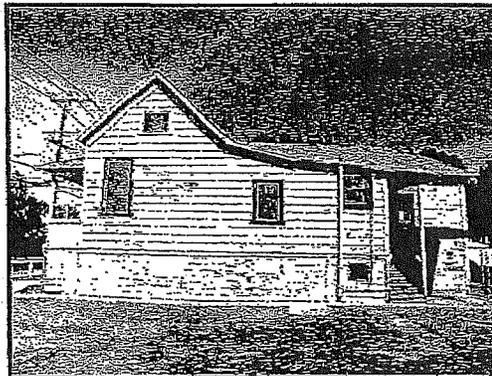


Photo No: 100_0775
 View: South side elevation
 Photo Date: August, 2012; Camera Facing: NW

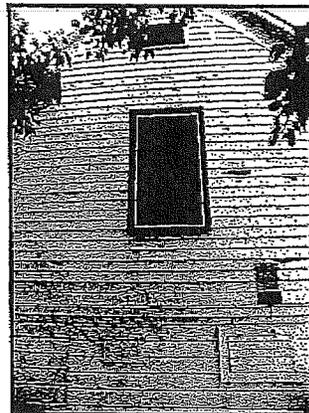


Photo No: 100_0767
 View: Gable face, N side elev.
 Date: 08/2012; Camera Facing: SE

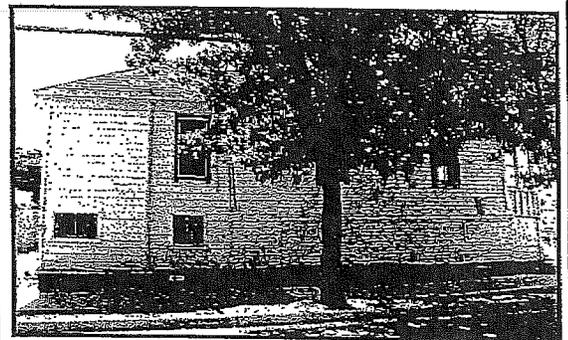


Photo No: 100_0762
 View: N side elevation
 Photo Date: August, 2012; Camera Facing: SE



Photo No: Left, 100_0779; Right, 100_0683
 View: Left, 2/2 window; Right, 1/1 window
 Photo Date: August, 2012
 Camera Facing: NW; Right, SE

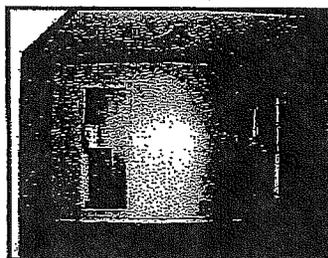


Photo No: 100_0785
 View: Interior view showing step up from front room into kitchen (1880s addition)
 Photo Date: August, 2012
 Camera Facing: NE

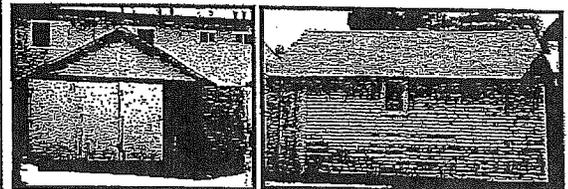


Photo No: L eft, 100_0769; R ight, 100_0776
 View: Left, Garage front;
 Right, Garage W side elevation
 Photo Date: August, 2012
 Camera Facing: Left, SW; Right, East

MEMORIAL

Mayor & City Council:
City Manager's Office
City Clerk's Office:

MayorandCouncil@santadaraca.gov
Manager@santadaraca.gov
Clerk@santadaraca.gov

Human Resources
Department:

HumanResources@santadaraca.gov
Finance@santadaraca.gov

Finance Department:

BusinessLicense@santadaraca.gov
UtilityBilling@santadaraca.gov

SiliconValleyPower@santadaraca.gov
Sewer@santadaraca.gov
Solar@santadaraca.gov
Water@santadaraca.gov

Utilities:
Engineering Department:
Planning & Inspection
Department:

Engineering@santadaraca.gov
PermitCenter@santadaraca.gov
RuildinInseration@santadaraca.gov

Historic Society
Suggestion/Comment Card
1599 main st

May I suggest NO VITALIZING THIS HOUSE IT IS THE EYE SOLE
I HAVE LOOKED AT IT FOR 2 YRS PLEASE MOVE IT OUT
OF THE NEIGHBORHOOD ITS VERY POOR CONSIDERATIONS!

Signature



Address 1594 MAIN ST

Zip Code 95008

Phone 408-258-8135

Email Roobee@uphen.com

Check here if you would like a reply.
Sandra Claus Has to build fix this ugly house
OR TEAR IT DOWN!

IT IS A PUBLIC SPECTACOL WE HAD TO LIVE AT SUNDAY
Quantity of life Hello! How much longer?

Post. Std.
U.S. Postage
PAID

February 20, 2013

The City of Santa Clara
City Council
1500 Warburton Avenue
Santa Clara, California

Re: 1597 Main Street
Santa Clara, CA.

Council Members:

This is a request for an appearance before the Council to question the findings of the Historic and Landmarks Commission members at their meeting on February 7, 2013. At that meeting, it was recommended that the subject property be eligible as a Qualified Historic Resource. At this time, the property is not listed on the Historic Properties List.

The primary issue is whether or not the dilapidated structure (once a single family residence) on that property is eligible for listing on the Historic Properties List.

Two surveys have concluded that it is not architecturally or historically significant, and therefore is not eligible for inclusion on the Historic Properties List, and initially at their meeting two commissioners concurred. However, the HLC reversed itself during the meeting by choosing to declare that building as "eligible" as a means of controlling the design of whatever replacement building was proposed as a replacement. They specifically cited their desire to prevent the project from passing to the Architectural Review Committee, which it would if the Commission found the building ineligible. They clearly felt they would be unable to control the architectural character of any sketches presented for review during the city's permitting process rightfully controlled by the Architectural Review Committee. Their declaration is clearly in error and should be reversed.

Respectfully submitted:



Ron Halfhill, Assoc. AIA

VERDANT VENTURES
800 595-0235

570 E. EL CAMINO REAL



SUNNYVALE, CA. 94087
verdant1@pacbell.net

Summation: Request for City Council's reversal of HLC's finding Re: 1597 Main Street

This will serve to supplement our request letter dated February 20, in which we asked for a reversal of the HLC's recent ruling that the structure at 1597 Main Street, Santa Clara did qualify as a historic resource, and thus any proposal to perform remedial construction on it would have to stand their review. Such review would be held at periodic intervals to coincide with their monthly meetings.

Ms. Garcia, author of the second and most recent Historic Survey of that property, concluded that, absent a proposal to restore the existing building, the property could not be considered eligible for listing as a historic resource. The only developer to come forward to consider such a restoration was the same person who commissioned that survey. However, during Ms. Garcia's preparation of that document, the developer concluded that such a proposal was simply not economically feasible and abandoned his interest in the project altogether. No one has proposed to restore the present eyesore of a structure on the subject property in the past eight years. Absent assurance that the property will not be listed as a historic resource, no one will come forward and the structure will remain as it has been indefinitely. The owner will be unable to renovate or to demolish it. Is this in the interest of the city? It would be hard to conclude it is. Presently, we have a buyer who wishes to make a home for his family and improve the property to suit the aesthetic character of the neighborhood. It is in the city's interest to move forward with this development, rather than try to hinder it and risk losing a serious and responsible resident. Photographic documentation of the existing structure before demolition has been proposed as a compromise, and we think this is an excellent approach to satisfying the concerns of the HLC. Two blocks away another characteristic example of this type of period residence is in excellent condition and being used as a professional office. That building is better suited to represent the style the HLC wishes to preserve.

In summary:

1. The existing structure at 1597 lacks sufficient integrity to qualify as architecturally or historically significant, unless someone is willing to restore it.
2. No one is willing to restore it for many reasons, but primarily cost., nor has anyone for the past eight years.

Shall it be left to sit there another eight or ten or more years while the city awaits a developer willing to lose money on restoration? Or will the Council move this project to architectural review with the assurance that once the technical and aesthetic concerns of the city's non historic review process have been met, the builder can demolish the existing structure and replace it with a building that will enhance the neighborhood within a reasonable time and cost?

Respectfully:



Ron Halfhill, Assoc. AIA

VERDANT VENTURES
800 595-0235

570 E. EL CAMINO REAL



SUNNYVALE, CA. 94087
verdant1@pacbell.net

Response to the inquiry re: 1597 Main Street, Santa Clara, California

	Yes	No
I think the property at the above address should remain in its present condition.	_____	<input checked="" type="checkbox"/>
I think the property at the above address should be placed on the List of Historic Properties of the city of Santa Clara, and not be demolished under any condition.	_____	<input checked="" type="checkbox"/>
I would welcome the demolition of the existing building on the property, and the construction of a new single family residence on the site that is subject to the review and design guidelines of the Santa Clara Architectural Review Committee to insure compatibility with surrounding properties.	<input checked="" type="checkbox"/>	_____

My views are as follows:

I believe this building is an eye sore, and dangerous to the community as a whole. It's past has caught up with it, now it needs to be laid to rest. "Demolished"

Signed Anthony McMahon Print name please ANTHONY Mc MAHON

Address of affected property:

Response to the inquiry re: 1597 Main Street, Santa Clara, California

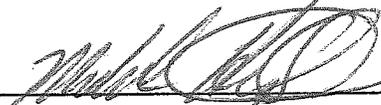
I think the property at the above address should remain in its present condition. Yes No

I think the property at the above address should be placed on the List of Historic Properties of the city of Santa Clara, and not be demolished under any condition. Yes No

I would welcome the demolition of the existing building on the property, and the construction of a new single family residence on the site that is subject to the review and design guidelines of the Santa Clara Architectural Review Committee to insure compatibility with surrounding properties. Yes X No

My views are as follows:

I think this property needs to get tore down it is a public nuisance & a big eye sore City should move it some where if they like it I look at it every day and its ugly! Be Real!

Signed  Print name please Michael Steven

Address of affected property: 1597 MAIN Street Santa Clara

I'm very sick of the city dragging there feet! Do something New! It is a tear down!

From: Michael Stevenson (rooferuphigh777@gmail.com)
To: verdant1@pacbell.net;
Date: Thu, February 14, 2013 8:02:02 PM
Cc:
Subject: 1597main street santa clara eye sore ghetto looking

I am a contractor this house is an eyesore the owner has no money to put into it I live next door to the other house he owns the place is a nuisance you have g***** tagging it with graffiti you have people partying over there you have people hanging out this house should be gone and a new 1 built bring in new jobs beautify your community city of Santa Clara have so much money that they can build a Forty Niners Stadium but they can't fix up their own community and they allow this slumlord to have this piece of junk house sit in front of my house and make my property value go down its really making me angry and I would just like to go there and put a new roof on it maybe it look a little bit better maybe paint it you know new windows what the landlord so cheap he can't even pay 4 can you pay for his own property and what about code enforcement does that even count in Santa Clara County heck they give us a ticket if our yard look like that you could send this to the city planner and I know all the inspectors at city of Santa Clara I think it's a crying shame that the city of Santa Clara can go build new project but not fix up the ones that are sitting there on the map on the waiting list how much more abuse do I gotta take you know that house just be jacked up move down the street also if they like it so much tell me a jacket up put it right in front of City Hall did they can look at that ugly piece of junk house that's how I really feel about it and I'm sorry but I'm just been I've been looking at it for 10 years have a nice day my telephone number is 4086613747

Response to the inquiry re: 1597 Main Street, Santa Clara, California

	Yes	No
I think the property at the above address should remain in its present condition.	_____	_____ <u>X</u>
I think the property at the above address should be placed on the List of Historic Properties of the city of Santa Clara, and not be demolished under any condition.	_____	_____ <u>X</u>
I would welcome the demolition of the existing building on the property, and the construction of a new single family residence on the site that is subject to the review and design guidelines of the Santa Clara Architectural Review Committee to insure compatibility with surrounding properties.	_____ <u>X</u>	_____

My views are as follows:

Do not think the house can be restored with the house in such bad conditions. I looked at inside with previous owner. Most things need to be replaced, including plumbing and roof. It costs less to build new house than trying to restore the house.

Signed yun Lai Print name please yun Lai

Address of affected property: 1060 Civic Center Drive,
Santa Clara, CA 95050

Response to the inquiry re: 1597 Main Street, Santa Clara, California

	Yes	No
I think the property at the above address should remain in its present condition.	_____	<u> X </u>
I think the property at the above address should be placed on the List of Historic Properties of the city of Santa Clara, and not be demolished under any condition.	_____	<u> X </u>
I would welcome the demolition of the existing building on the property, and the construction of a new single family residence on the site that is subject to the review and design guidelines of the Santa Clara Architectural Review Committee to insure compatibility with surrounding properties.	<u> X </u>	_____

My views are as follows:

Signed Erika L George Print name please Erika L George

Address of affected property: 1610 Washington St

Response to the inquiry re: 1597 Main Street, Santa Clara, California

	Yes	No
I think the property at the above address should remain in its present condition.	_____	_____ X
I think the property at the above address should be placed on the List of Historic Properties of the city of Santa Clara, and not be demolished under any condition.	_____	_____ X
I would welcome the demolition of the existing building on the property, and the construction of a new single family residence on the site that is subject to the review and design guidelines of the Santa Clara Architectural Review Committee to insure compatibility with surrounding properties.	_____ X	_____

My views are as follows:

Signed _____ Print name please Sam Liberman

Address of affected property:

03/10/13

Response to the inquiry re: 1597 Main Street, Santa Clara, California

- | | Yes | No |
|---|-------------|-------------|
| I think the property at the above address should remain in its present condition. | _____ | _____X_____ |
| I think the property at the above address should be placed on the List of Historic Properties of the city of Santa Clara, and not be demolished under any condition. | _____ | _____X_____ |
| I would welcome the demolition of the existing building on the property, and the construction of a new single family residence on the site that is subject to the review and design guidelines of the Santa Clara Architectural Review Committee to insure compatibility with surrounding properties. | _____X_____ | _____ |

My views are as follows:

EYE SORE
LIVE ACCROSS STREET
ATTRACT HOMELESS PEOPLE

Signed Greg Gould Print name please GREG GOULD

Address of affected property:

1596 MAIN ST
SANTA CLARA, CALIF
95050

Response to the inquiry re: 1597 Main Street, Santa Clara, California

	Yes	No
I think the property at the above address should remain in its present condition.	_____	_____ ✓
I think the property at the above address should be placed on the List of Historic Properties of the city of Santa Clara, and not be demolished under any condition.	_____	_____ ✓
I would welcome the demolition of the existing building on the property, and the construction of a new single family residence on the site that is subject to the review and design guidelines of the Santa Clara Architectural Review Committee to insure compatibility with surrounding properties.	_____ ✓	_____

My views are as follows:

Signed  Print name please Eva Gonzalez

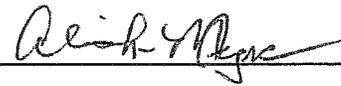
Address of affected property:

Response to the inquiry re: 1597 Main Street, Santa Clara, California

- | | Yes | No |
|---|----------|----------|
| I think the property at the above address should remain in its present condition. | _____ | <u>X</u> |
| I think the property at the above address should be placed on the List of Historic Properties of the city of Santa Clara, and not be demolished under any condition. | _____ | <u>X</u> |
| I would welcome the demolition of the existing building on the property, and the construction of a new single family residence on the site that is subject to the review and design guidelines of the Santa Clara Architectural Review Committee to insure compatibility with surrounding properties. | <u>X</u> | _____ |

My views are as follows:

THE HOUSE SHOULD DEFINITELY BE REMOVED!

Signed  Print name please ARISHA M. BEGAM

Address of affected property: 117-2 REEVE

Response to the inquiry re: 1597 Main Street, Santa Clara, California

	Yes	No
I think the property at the above address should remain in its present condition.	<u> </u>	<u> X </u>
I think the property at the above address should be placed on the List of Historic Properties of the city of Santa Clara, and not be demolished under any condition.	<u> </u>	<u> X </u>
I would welcome the demolition of the existing building on the property, and the construction of a new single family residence on the site that is subject to the review and design guidelines of the Santa Clara Architectural Review Committee to insure compatibility with surrounding properties.	<u> X </u>	<u> </u>

My views are as follows:

Signed  Print name please PETER SMRDELI

Address of affected property: 1597 MAIN ST.