



City of Santa Clara

Meeting Agenda

Historical & Landmarks Commission

Thursday, March 5, 2026

6:00 PM

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

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

o Via Zoom:

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

o Phone: 1 (669) 900-6833

Meeting ID: 972 3326 2035

How to Submit Written Public Comment Before Historical and Landmarks Commission Meeting:

By email to PlanningPublicComment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to Staff and will be uploaded to the Historical and Landmarks Commission Agenda as supplemental meeting material. Emails received after 12:00 P.M. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

Note: Emails received as public comment will not be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for Historical and Landmarks Commission items may be viewed on the Internet at

<https://santaclaraca.legistar.com/Calendar.aspx>

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body.

CALL TO ORDER AND ROLL CALL

CONSENT CALENDAR

1. 26-108 [Historical and Landmarks Commission Meeting Minutes of December 4, 2025](#)

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the December 4, 2025 Meeting.

PUBLIC PRESENTATIONS

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

GENERAL BUSINESS

2. 26-68 [Public Hearing: Recommendation on the Significant Property Alteration / Architectural Review \(PLN25-00524\) for an approximately 481 square foot first floor addition and an approximately 233 square foot second floor addition to an existing two-story single-family residence for a property on the Historic Resource Inventory Located at 1184 Washington Street. CEQA Status: Exempt from CEQA per Sections 15332 \(In-Fill Development Projects\) and 15331 \(Historical Resource Restoration/Rehabilitation\).](#)

Recommendation: Recommend that the Historical and Landmarks Commission find the proposed project located at 1184 Washington Street will not destroy or have a significant adverse effect on the integrity of the Historic Resource Inventory property and that the proposed construction is compatible with the resource and recommend approval of the Significant Property Alteration / Architectural Review, subject to conditions and findings.

3. 26-240 [Potential Landmark Designation for Tiburcio Vásquez Gravesite](#)
4. 26-238 [Public Hearing: California Preservation Foundation \(CPF\) 2026 Annual Conference](#)

Recommendation: There is no staff recommendation.

STAFF REPORT

COMMISSIONERS REPORT

Subcommittee Reporting - 20 Minutes

Board/Committee

Lead/Alternate

Santa Clara Arts and Historic Consortium	Vargas-Smith / Romano
Historic Preservation Society of Santa Clara	Vargas-Smith / Leung
Old Quad Residents Association	Leung
Development Review Hearing	Romano /Vargas-Smith
BART/ High Speed Rail/ VTA BRT Committee	Vargas-Smith/ Leung
El Camino Real Specific Plan Community Advisory Committee	Leung
Downtown Precise Plan	Vargas-Smith/Stocks
Santa Clara Station Area Task Force	Leung/Stocks
Board/Committee	Lead/Alternate

ADJOURNMENT

The next regular scheduled meeting is April 2, 2026 in the Council Chambers and via Zoom.

MEETING DISCLOSURES

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

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

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



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

Agenda Report

26-108

Agenda Date: 3/5/2026

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Historical and Landmarks Commission Meeting Minutes of December 4, 2025

RECOMMENDATION

Approve the Historical and Landmarks Commission Meeting Minutes of the December 4, 2025 Meeting.



City of Santa Clara

Meeting Minutes

Historical & Landmarks Commission

12/04/2025

6:00 PM

Hybrid Meeting
 City Hall Council
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CALL TO ORDER AND ROLL CALL

Chair Leung called the meeting to order at 6:06 p.m.

Present 6 - Commissioner Michael Celso , Commissioner Yvonne Inciarte, Chair Patricia Leung, Vice Chair Ed Stocks, Commissioner Ana Vargas-Smith , and Commissioner Kaushal Varshney

Absent: 1 - Commissioner Kathleen Romano

A motion was made by Vice Chair Stocks, seconded by Commissioner Vargas-Smith, to excuse Commissioner Romano.

Aye: 6 - Commissioner Celso, Commissioner Inciarte, Chair Leung, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

Absent: 1 - Commissioner Romano

CONSENT CALENDAR

1. [25-1665](#) Historical and Landmarks Commission Meeting Minutes of November 6, 2025

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the November 6, 2025 Meeting.

A motion was made by Commissioner Celso, seconded by Commissioner Varshney, to approve the consent calendar.

Aye: 6 - Commissioner Celso, Commissioner Inciarte, Chair Leung, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

Excused: 1 - Commissioner Romano

PUBLIC PRESENTATIONS

None.

GENERAL BUSINESS

2. [25-1636](#) Public Hearing: Recommendation on the Significant Property Alteration / Architectural Review (PLN25-00443) for the like-for-like replacement of windows for a property on the Historic Resource Inventory Located at 1310 Homestead Road. CEQA Status: Exempt from CEQA per Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration / Rehabilitation).

Recommendation: Recommend that the Historical and Landmarks Commission find that the proposed project located at 1310 Homestead Road will not destroy or have a significant adverse effect on the integrity of the Historic Resource Inventory property and that the proposed construction is compatible with the resource and recommend approval of the Significant Property Alteration / Architectural Review.

Assistant Planner Summer Foss provided the staff presentation.

Architect Danny Cao spoke about the project.

Public Comments: **None.**

A motion was made by Commissioner Inciarte, seconded by Vice Chair Stocks, to close public hearing.

Aye: 6 - Commissioner Celso, Commissioner Inciarte, Chair Leung, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

Excused: 1 - Commissioner Romano

A motion was made by Vice Chair Stocks, seconded by Commissioner Vargas-Smith, to approve staff recommendation with added conditions: (1) Recommend that the windows be exempt from Title 24 compliance as low E and tinted glass would significantly alter the historic character of the property; (2) Restore the picture windows and leaded glass to be identical to the original windows 12 and 13; (3) Fix the upper leaded glass and lower sash to be operable; (4) The glass used in all windows should be matching with clear tint and reflectivity to give a consistent and harmonious look.

Aye: 6 - Commissioner Celso, Commissioner Inciarte, Chair Leung, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

Excused: 1 - Commissioner Romano

STAFF REPORT

COMMISSIONERS REPORT

Subcommittee Reporting - 20 Minutes

Commissioner Ana-Vargas Smith reported on the 2026 banner program, and the impact of the "Mission Meets the Moment" banners next year.

Board/Committee	Lead/Alternate
Santa Clara Arts and Historic Consortium	Vargas-Smith / Romano
Historic Preservation Society of Santa Clara	Vargas-Smith / Leung
Old Quad Residents Association	Leung
Development Review Hearing	Romano /Vargas-Smith
BART/ High Speed Rail/ VTA BRT Committee	Vargas-Smith/ Leung
El Camino Real Specific Plan Community Advisory Committee	Leung
Downtown Precise Plan	Vargas-Smith/Stocks
Santa Clara Station Area Task Force	Leung/Stocks
Board/Committee	Lead/Alternate

Commissioners provided updates on various items, meetings, and groups that they are assigned to.

ADJOURNMENT

A motion was made by Commissioner Inciarte, seconded by Commissioner Vargas-Smith, to adjourn the meeting at 7:45 p.m.

Aye: 6 - Commissioner Celso, Commissioner Inciarte, Chair Leung, Vice Chair Stocks, Commissioner Vargas-Smith, and Commissioner Varshney

Excused: 1 - Commissioner Romano

The next regular scheduled meeting is on January 8, 2026, at 6 p.m. in the City Hall Council Chambers.

MEETING DISCLOSURES

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Agenda Report

26-68

Agenda Date: 3/5/2026

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Recommendation on the Significant Property Alteration / Architectural Review (PLN25-00524) for an approximately 481 square foot first floor addition and an approximately 233 square foot second floor addition to an existing two-story single-family residence for a property on the Historic Resource Inventory Located at 1184 Washington Street. CEQA Status: Exempt from CEQA per Sections 15332 (In-Fill Development Projects) and 15331 (Historical Resource Restoration/Rehabilitation).

File No.: PLN25-00524

Location: 1184 Washington Street, located approximately 75 feet from the southwest corner of Fremont Street and Washington Street

Applicant: Julie Salinas

Owner(s): Julie and Robert Salinas

Request: **Significant Property Alteration** for an approximately 481 square foot first floor addition and an approximately 233 square foot second floor addition to an existing two-story single-family residence resulting in a 3,006 square foot single-family residence on the Historic Resource Inventory.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The project site is in a primarily residential area, with one-story and two-story residences (including properties on the Historic Resources Inventory and Mills Act Contract properties) and commercial uses along Benton Street. See Vicinity Map in Attachment 1.
- The project site contains an existing two-story single-family residence with a detached accessory dwelling unit (ADU). The property is listed on the city's Historic Resources Inventory (HRI) and was constructed in 1861. The single-family residence is currently subject to a Mills Act Contract.
- The project is before the Historical and Landmarks Commission (HLC) in accordance with Historic Preservation Ordinance (Santa Clara City Code 18.130.050), which requires any project determined to be considered a major alteration to a historic resource, shall first receive a recommendation from the HLC to the Development Review Hearing for decision.
- The proposed project involves an approximately 481 square foot first floor side/rear addition and an approximately 233 square foot second floor side/rear addition. The first-floor addition is to accommodate an additional bedroom, full bathroom, closets, and laundry area. The second-floor addition is to accommodate two bathrooms and a laundry area. The proposal also

includes internal reconfiguration to the rear portions of the first and second floors, with minimum to no alterations to the external walls.

- With the proposed addition, the second floor will be approximately 1,240 square feet, which equates to approximately 70% of the first-floor area. The Single-Family Residential Guidelines (2014), which the project is subject to, notes that the second-floor area should not exceed approximately 66% of the first-floor area. As the proposed second floor will exceed 66% of the first-floor area, staff recommends approval of the proposed project with a Condition of Approval that the proposed project is redesigned in a manner that the second-floor area does not exceed 66% of the first-floor area. One way to comply is to reduce the second floor by approximately 75 square feet, which is roughly 2.5% of the proposed resultant square footage of the residence. As mentioned, this space is for additional bathrooms and a laundry room.
- The proposed first and second floor additions are in the rear and are largely obscured behind the existing second-floor massing. The first-floor addition protrudes approximately two-feet from the original façade into the side yard; however, it conforms with the required 5-foot side setback and is located approximately 59-feet from the front property line.
- The second-floor addition steps back three-feet seven-inches (3'-7") from the first-floor walls, which is less than the required five-foot setback, however, it is not visible from the street and does not detract from the integrity of the historic building. The reduced setback meets the findings for a Minor Modification listed under SCCC 18.124.050 (D) and can be considered administratively.
- The exterior of the first and second floor additions are differentiated from the original façade by utilizing a 1"x8" v-rustic wood siding, a simple corner wood trim, and a simplified wood trim around the windows. The existing exterior material is a beveled wood siding with four-inch exposures. The roof over the additions will match the existing roof material.
- A Secretary of the Interior's Standards analysis of the proposed project was prepared by Brewster Historic Preservation (Attachment 5). The analysis finds the proposed project in compliance with the Secretary of the Interior's Standard in that:
 - The project retains and preserves the majority of the character-defining features.
 - The project retains and reuses the existing wood double-hung windows.
 - The project retains and reuses the existing wooden door with sidelights.
 - The project utilizes exterior materials that are differentiated from the original.
 - The proposed additions and exterior alterations primarily occur on the non-primary elevations.
- As conditioned, the proposed project meets the required findings set forth in Santa Clara City Code 18.130.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMENDATION

Granting the Significant Property Alteration approval requires the following findings consistent with City Code Section 18.130.050(D):

- 1) *The alterations shall be designed to the essential character, features, and defining elements that make the Historic Resource Inventory property significant, in that:*

- The proposed addition is largely concealed by the existing two-story residence. The proposed addition is sufficiently differentiated from the original house by utilizing exterior materials and roof forms that do not copy the original house but are traditional in nature.
- 2) *The project proposal shall not have a significant adverse effect on the integrity of the Historic Resource Inventory property, in that:*
- The character defining features on the existing historic single-family residence are retained and the existing wood windows are preserved and reused.
 - The addition is largely located behind the existing second-story massing and incorporates a low pitch roof, which is distinct from the original roof.
- 3) *The alterations must be compatible with the existing structure or district, in that:*
- The first-floor addition is primarily located behind the existing single-family residence and the second-floor addition is located behind the existing second-story massing and is not visible from the public street. The proposed roof forms and exterior materials of the addition are compatible with the existing structure in that it is sufficiently differentiated from the original house but still within the architectural language of the original structure.
- 4) *The alterations must be consistent with the Secretary of the Interior's Treatment Standards, in that:*
- A Secretary of the Interior's Standards analysis of the proposed project was prepared by Brewster Historic Preservation (Attachment 5). The analysis finds the proposed project in compliance with the Secretary of the Interior's Standard in that:
 - The project retains and preserves the majority of the character-defining features.
 - The project retains and reuses the existing wood double-hung windows.
 - The project retains and reuses the existing wooden door with sidelights.
 - The project utilizes exterior materials that are differentiated from the original.
 - The proposed additions and exterior alterations primarily occur on the non-primary elevations.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Exemption Sections 15332 (In-Fill Development Projects) and 15331 (Historical Resource Restoration/Rehabilitation), in that the project involves an addition and renovation of a historic single-family residence in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

PUBLIC CONTACT

Public contact was made by posting the Historical and Landmarks Commission agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to 71 property owners within a 300-foot radius of the project site

on February 19, 2026. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission find the proposed project located at 1184 Washington Street will not destroy or have a significant adverse effect on the integrity of the Historic Resource Inventory property and that the proposed construction is compatible with the resource and recommend approval of the Significant Property Alteration / Architectural Review, subject to conditions and findings.

Prepared by: Tracy Tam, Associate Planner, Community Development Department

Reviewed by: Rebecca Bustos, Principal Planner, Community Development Department

Approved by: Lesley Xavier, Planning Manager, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans
5. SIS Analysis Memorandum

Vicinity Map (Zoning) - 1184 Washington Street



Zoning

Land Parcels

- DT - Downtown
- MUCC - Mixed Use Community Commercial
- PD - Planned Development
- R1 - Single-Family Residential
- R1 - Single-Family Residential
- R2 - Low-Density Residential
- R3 - Medium Density Residential

Base Layers

Site Addresses

- Single
- Utility

Land Parcels

- Land Parcels

Streets

-

Notes:

PLN25-00524

2/10/2026 10:28:50 AM



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Attachment 2: Project Data/Compliance

Project Address: 1184 Washington Street
Zoning: R1-6L

Project Number: PLN25-00524

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	10,095	10,095	6,000	Y
Lot Area per Dwelling Unit (SF):	10,095	10,095	--	--
Building Square Footage (SF)				
1st Floor:	1,285	1,766	--	--
2nd Floor:	1,007	1,240	--	--
Accessory Structures:	1,221	1,065	600 SF max	N (Existing)
Total:	3,513	4,071	--	--
Floor Area Ratio:	0.35	0.40	--	Y
% of 2nd floor to 1st floor:	78%	70%	66% max	N (condition to address compliance)
Building Coverage (%)				
Building Coverage (All):	25%	28%	40% max	Y
Rear Yard Accessory Building Coverage:	23%	23%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	43'-10"	43'-10"	20'-0"	Y
(2nd floor):	43'-10"	43'-10"	25'-0"	
Left Side (1st floor):	5'-0"		5'-0"	Y
(2nd floor):			10'-0"	
Right Side (1st floor):	6'-11"	5'-0"	5'-0"	Y (With approval of a Minor Mod Permit)
(2nd floor):	6'-11"	8'-7"	10'-0"	
Rear (1st floor):	67'-0"	57'-6"	20'-0"	Y
(2nd floor):	67'-0"	69'-6"	20'-0"	
Height (FT)				
Main building:	27'-8"	27'-8"	25'-0"	N (Existing)
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	1	1	1	Y
Common Living Area (SFR)	±56%	±45%	Min 25%	Y

Conditions of Architectural Review Approval

PLN25-00524 / 1184 WASHINGTON STREET

Significant Property Alteration / Architectural Review (PLN25-00524) for an approximately 481 square foot first floor addition and an approximately 233 square foot second floor addition to an existing two-story single-family residence resulting in a 3,006 square foot single-family residence on the Historic Resource Inventory.

GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is April 16, 2026.
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Ground Mounted Equipment.** All ground mounted equipment, including air conditioning condensers, shall be located a minimum of five-feet from property lines.
- P2. **Single-Family Design Guideline Compliance.** Prior to the submittal of building permits, the project shall be redesigned to ensure the second-floor area does not exceed 66% of the first-floor area. The redesign shall be done in a manner that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

DURING CONSTRUCTION

- P3. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

- P4. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P5. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

- P6. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P7. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P8. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

DEMOLITION KEYNOTES

- REMOVE SECTION OF WALL TO ACCOMMODATE NEW OPENING. CAREFULLY SALVAGE EXISTING TRIM & CASINGS FOR REUSE.
- CAREFULLY REMOVE VINTAGE WOOD DOOR AND SALVAGE DOOR DOOR, HANGING & DOOR TRIM FOR REUSE (IN LOCATION NOTED) OR SALVAGE.
- CAREFULLY REMOVE VINTAGE WOOD WINDOW AS A WHOLE UNIT (SAVE UNLESS TELL ALLIERS WANTS EXTERIOR TRIM AND TRIM IN SAME LOCATION FOR REUSE (IN LOCATION NOTED) OR SALVAGE.
- CAREFULLY REMOVE ALL EXISTING PLUMBING AND LIGHT FIXTURES AND WOOD TRIM AND DECIDE WITH HOMEOWNER WHICH TRIM TO BE SALVAGED OR COMPOSED OF.

DEMOLITION LEGEND

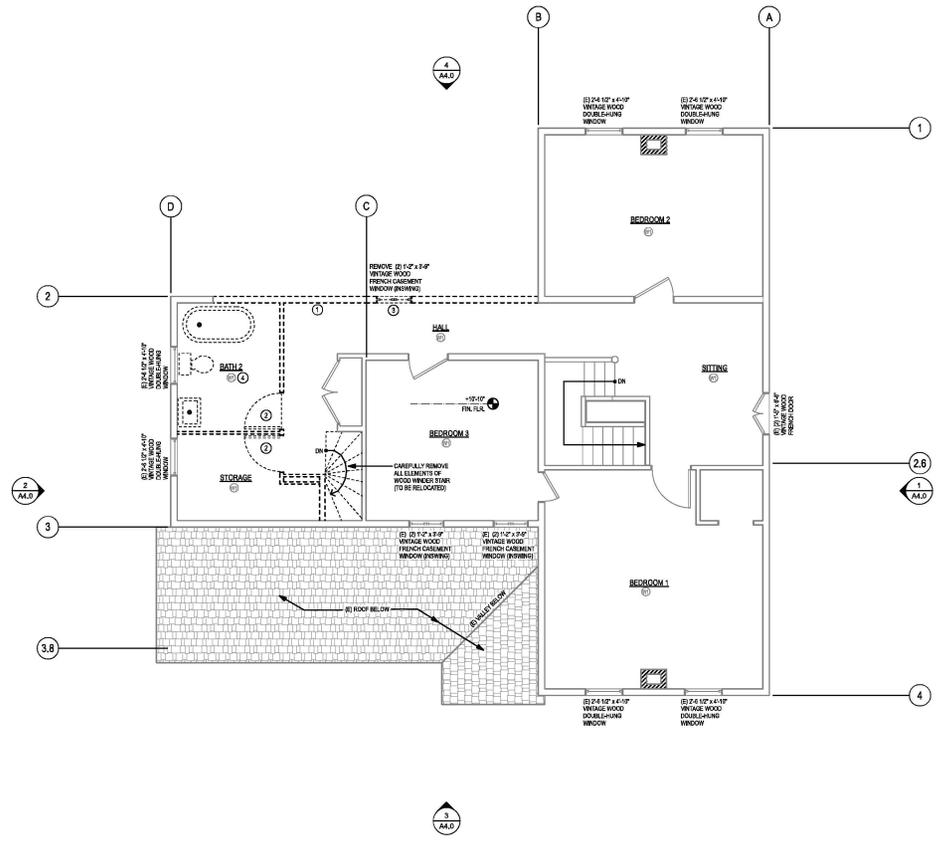
- WALL TO REMAIN
- WALL TO REMOVE
- ITEM TO REMAIN
- ITEM TO REMOVE

SYMBOL LEGEND

- EXISTING 24" x 48" WOOD FLOORING
- EXISTING 24" x 48" WOOD FLOORING

DEMOLITION PLAN GENERAL NOTES

- ATTENTION ALL WORKERS: THE 2ND FLOOR STRUCTURE RECORDED BY THE CITY AS HISTORIC STRUCTURE AND THEREFORE GREAT CARE SHOULD BE TAKEN WHEN WORKING ON THE STRUCTURE. PRIOR TO COMMENCEMENT OF WORK ALL WORKERS MUST UNDERSTAND THAT ITEMS NOT SPECIFICALLY NOTED ON THESE DRAWINGS AS BEING ALTERED OR REMOVED MAY RESULT IN DAMAGE. PRESERVE ITEMS AND POTENTIAL LOSS OF PROPERTY (CASINGS, TRIM, ETC.) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER. IF THERE ARE ANY QUESTIONS ABOUT WHICH ITEMS ARE TO BE REMOVED THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR THE PROJECT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- CEASE OPERATION AND NOTIFY OWNER IMMEDIATELY IN SAFETY OF STRUCTURES APPEAR TO BE UNSOUND. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT REMOVE OPERATIONS DATE, SAFETY TO HISTORY.
- PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURES. PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE AND BE LIABILITY FOR EACH MOVEMENT.
- GENERAL CONTRACTOR SHALL EXERCISE REASONABLE PRECAUTION IN THE PROTECTION OF ALL EXISTING ITEMS TO REMAIN WOOD EXTERIOR SUBSTRATES TO RECEIVE NEW FINISH BOARDS AND COORDINATE ALL TRADES TO COMPLETE DAMAGE TO ALL FLOOR MATERIALS. PROVIDE PROTECTIVE COVERINGS FOR ALL FLOOR WALL AND CEILING FINISHES TO REMAIN BY THE PROJECT AREA AND FOR ALL FINISHED WORK MAY BE SUBJECT TO TRAFFIC OR CONSTRUCTION ACTIVITY IN ADJACENT AREAS PROVIDE PROTECTIVE COVERINGS FOR ALL WINDOWS AND OTHER GLASS TO REMAIN. PROVIDE IMPACT PROTECTION FOR ALL INTERIOR FINISHES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BEING THAT EACH SUBCONTRACTOR CLEAN UP AND REMOVE ALL ANY AND ALL DEBRIS GENERATED BY CONSTRUCTION OPERATIONS, LEAVING READY FOR ALL SUBSEQUENT SUBCONTRACTORS.



1ST FLOOR DEMOLITION PLAN

Architect

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 mayer@robertmayer.com



CONSULTANT

ADDITION & ALTERATION TO THE RESIDENCE AT:
 1184 WASHINGTON STREET

SANTA CLARA, CA 95050
 A/P/N: 2024-15443

REVISION

MARK

NO.	DATE	DESCRIPTION

ISSUE: PLANNING PERMIT
 PROJECT #: 2023-04
 DRAWN BY: RM
 CHECKED BY: RM
 ISSUE DATE: 12/06/23

SHEET TITLE
 2ND FLOOR DEMOLITION

DRAWING NO.
A2.1

1/8" = 1'-0" 1 of 8

2ND FLOOR PLAN KEYNOTES

- ① LINE OF HEADER AND/OR TYPICAL
- ② LINE OF CASSETTE ABOVE, TYPICAL
- ③ 4" HIGH QUANTER
- ④ PARTIAL HEIGHT WALL 4" MIN. A.F.F. EXACT HEIGHT TICS
- ⑤ 1/2" W. MIN. 1/4" H. TILED SHAMPOO RECESS, SET TOP FINISH 2" MIN. BELOW TOP OF PARTIAL HEIGHT WALL
- ⑥ SHOWER AND TUB SHOWNED WALLS
- A FINISH WALL SHALL BE OF NON-ABSORBENT MATERIAL AND EXTEND MINIMUM OF 8 FEET ABOVE SHOWER DRAIN
- B WHERE TILING WILL BE DIRECT EXPOSURE TO WATER, A WATER RESISTANT BACKING SUCH AS CEMENT BOARD FLUSH WITH FINISH SHALL BE USED UNLESS OTHERWISE NOTED
- ⑦ SHOWER AND TUB SHOWNED COMPONENTS SHALL BE PROVIDED WITH SCHEDULED CONTROL VALVES OF THE THERMOSTATIC MONO OR PRESSURE BALANCING TYPE. SEE PLUMBING NOTES FOR GPM MAX FLOW FOR SINGLE AND MULTIPLE SHOWERHEADS
- ⑧ 3/4" MIN. THICK TEMPERED GLASS AT SHOWER ENCLOSURE
- ⑨ RELOCATE HISTORIC WINDSOR STAIR

2ND FLOOR PLAN SYMBOLS / LEGEND

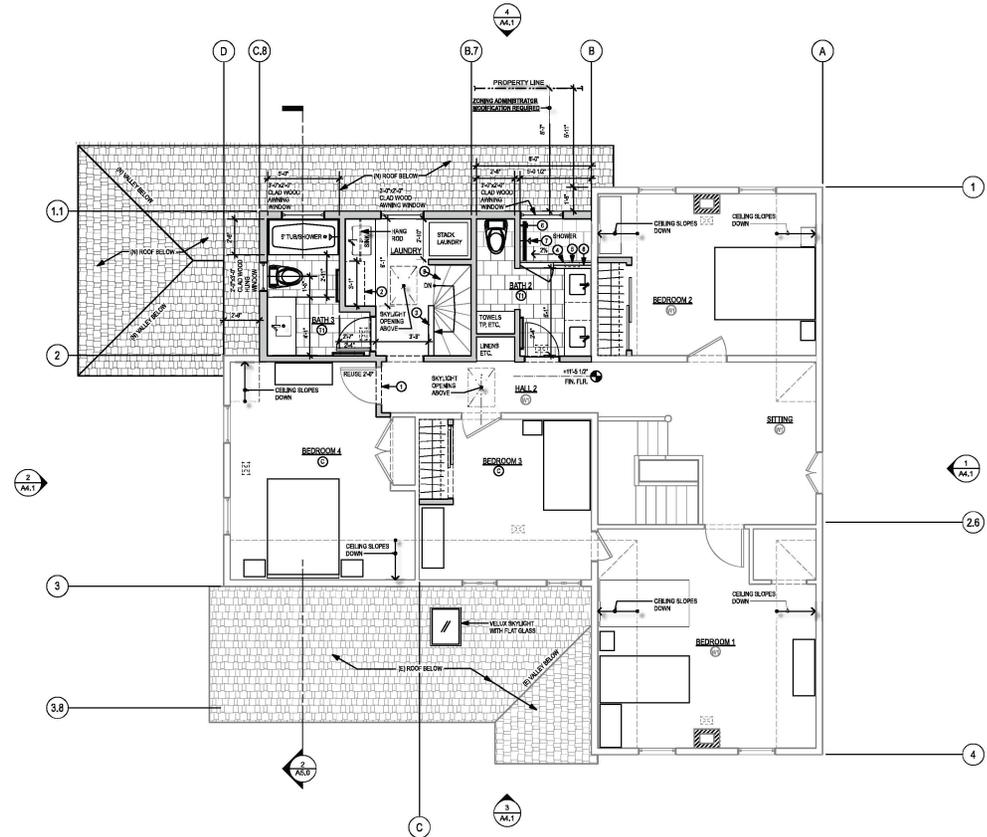
- ① (S) WALL
- ② (S) 2X4 STUDS @ 16" O.C.
- ③ (S) 2X8 STUDS @ 16" O.C. (OR SIZE AS INDICATED)
- ④ CARPET ON PAD
- ⑤ (S) FINISH FLOOR AND LOCATE FOR MANUFACTURER'S REQUIREMENTS. "FINISH FLOOR" MAY BE REQUIRED
- ⑥ PORCELAIN TILE FLOORING OVER FLOATED MOTION WITH LAM AND PAPER MACING
- ⑦ 1" MASONRY AND MASON DRAIN DOUGLAS FIR WOOD FLOORING
- ⑧ 1/4" MASONRY OVER DOUGLAS FIR WOOD FLOORING
- ⑨ CEILING SUPPLY AIR REGISTER
- ⑩ FLOOR WALL RETURN AIR REGISTER

FLOOR PLAN SHEET NOTES

1. SEE GENERAL NOTES ON SHEET A1
2. DIMENSIONS: ALL DIMENSIONS TAKEN FROM FACE OF STUD, TYPICAL UNLESS OTHERWISE NOTED. IF A DIMENSION IS NOTED AS "FIN" OR "FINISH" THEN THE DIMENSION IS TAKEN FROM THE FACE OF THE FINISHED SURFACE AND THE THICKNESS OF ALL MATERIALS AND THEIR CONTRIBUTION THEREIN MUST BE FACTORED INTO ACHIEVING THE FINISHED DIMENSION NOTED.
3. ALL NEW INTERIOR AND EXTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE DOOR & WINDOW SCHEDULES THIS SHEET
5. WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE "L" AND "R" HAND FACTORS THAT ARE REQUIRED BY THE ENERGY COMMISSION. DIMENSIONS LOCATED ON THE "L" OR "R" SIDE.
6. ALL ELECTRIC MATERIALS, FINISH MATERIALS AND APPLIANCES TO BE SPECIFIED BY OWNER. SEE SHEET 04-FOR CAL-GREEN REQUIREMENTS.
7. UNLESS OTHERWISE NOTED, LOCATE INSIDE FACE OF INSIDE SIDE DOOR JAMB AND SILL FROM INSIDE FACE OF PERPENDICULAR WALL.
8. ALL ITEMS SHOWN GATED ARE EXISTING, BUT SHOULD BE FIELD VERIFIED BY GENERAL CONTRACTOR. CONTACT ARCHITECT IF FOUND TO BE OTHERWISE.
9. SEE SHEET 04-FOR CAL-GREEN MANUFACTORY CHECKLIST.

PLUMBING NOTES (WITH CAL GREEN REQUIREMENTS)

1. ALL PLUMBING FIXTURES TO HAVE THE FOLLOWING MINIMUM GPM RATES:
 - TOILETS (WATER CLOSETS): 1.25 GPM MAXIMUM
 - LAUNDRY FACETS: 1.2 GPM MAXIMUM @ 80 PSI
 - KITCHEN FACETS: 1.8 GPM @ 80 PSI
 - SINGLE SHOWERHEADS: 1.8 GPM MAXIMUM @ 80 PSI
 - MULTIPLE SHOWERHEADS, COMBINED FLOW RATE OF ALL SHOWERHEADS CONTROLLED BY SINGLE VALVE: 1.8 GPM MAXIMUM @ 80 PSI, OR ONE ONE SHOWER HEADS TO BE 8" SPACED OR AT ONE TIME



2ND FLOOR PLAN

1/4" = 1'-0"

1 of 9

DRAWING NO.

A3.1

SHEET TITLE

2ND FLOOR PLAN

ISSUE DATE:

12/06/25

CHECKED BY:

RM

PROJECT #:

2025-04

ISSUE:

PLANNING PERMIT

MARK

DATE

DESCRIPTION

RESIDENCE

CONSULTANT

ARCHITECT

1184 WASHINGTON STREET

SANTA CLARA, CA 95050

ADDITION & ALTERATION TO THE RESIDENCE AT:

APN: 208-15-043

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01/05/25

REN 04-07

C-27155

STATE OF CALIFORNIA

ARCHITECT

PLANNING PERMIT

2025-04

12/06/25

RM

2025-04

PLANNING PERMIT

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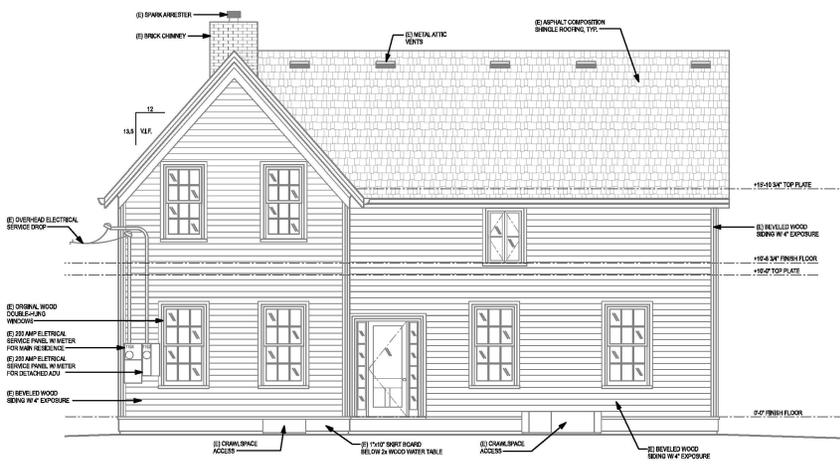
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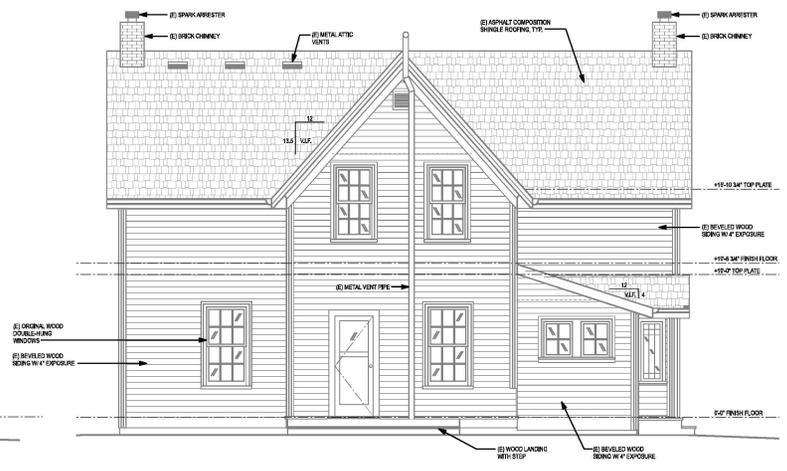
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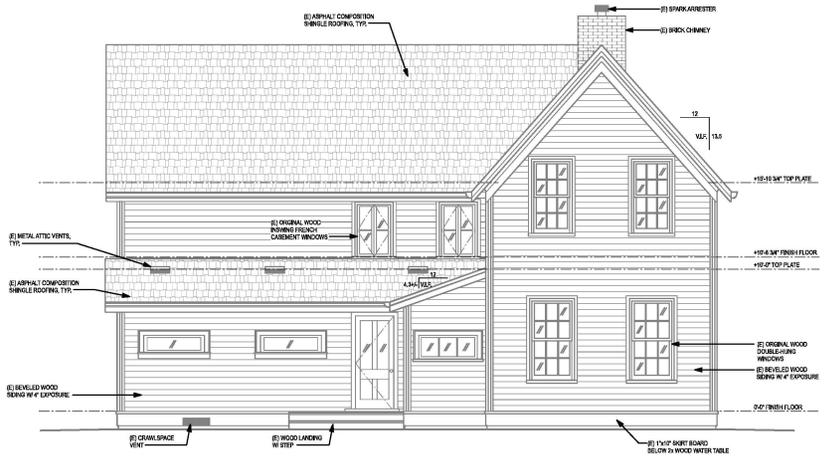
RIGHT ELEVATION - EXISTING

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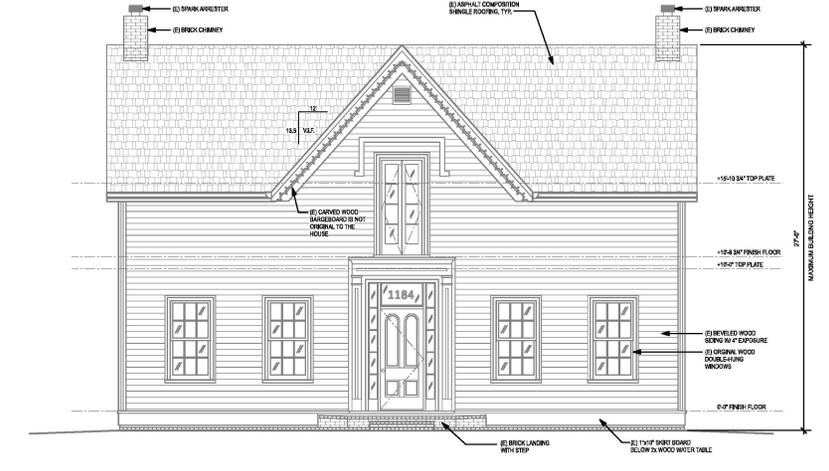
REAR ELEVATION - EXISTING

1/4" = 1'-0" 2



LEFT ELEVATION - EXISTING

1/4" = 1'-0" 3



FRONT ELEVATION - EXISTING

1/4" = 1'-0" 1

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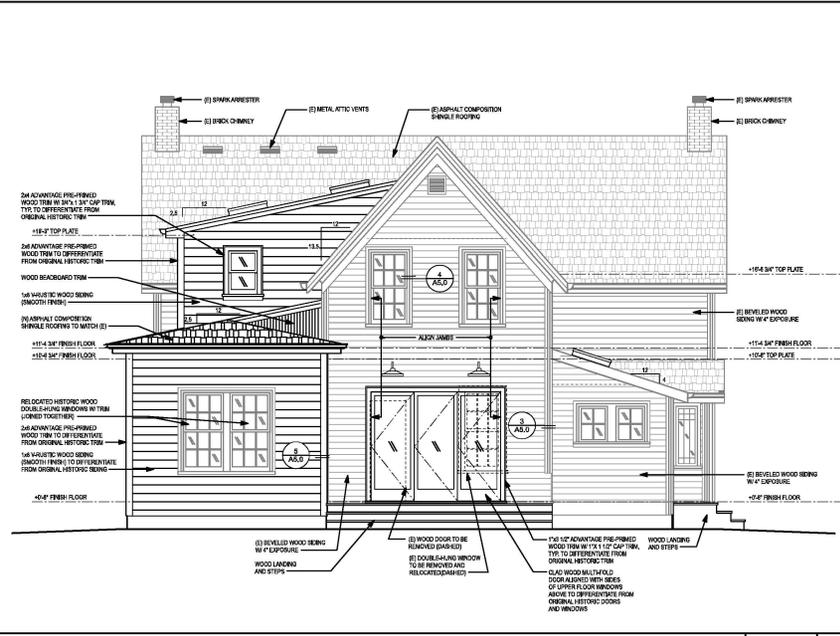
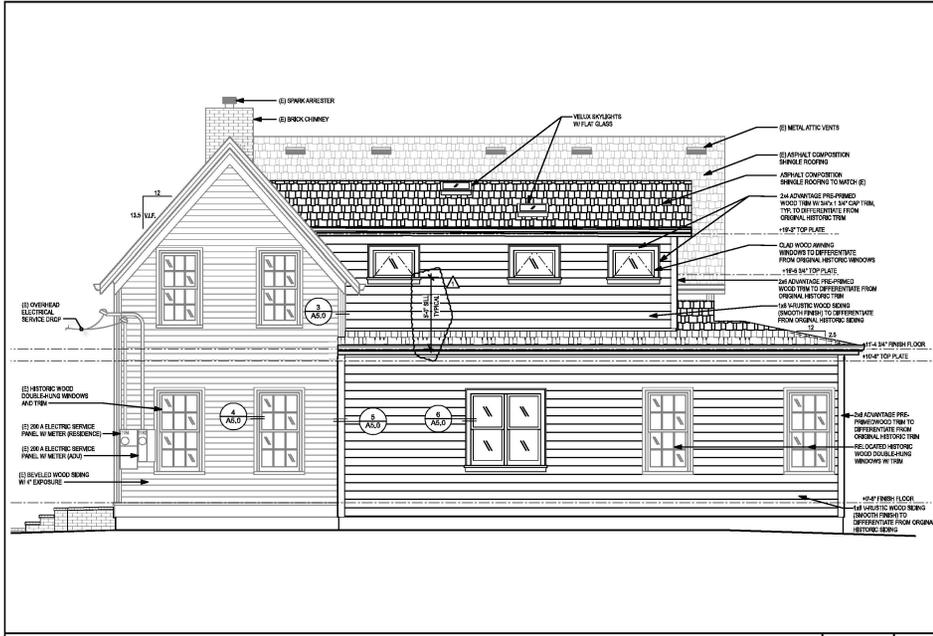
CONSULTANT

ADDITION & ALTERATION TO THE RESIDENCE AT:
1184 WASHINGTON STREET
SANTA CLARA, CA 95050
APN: 208-15-043

REVISION	DATE	MARK	DESCRIPTION

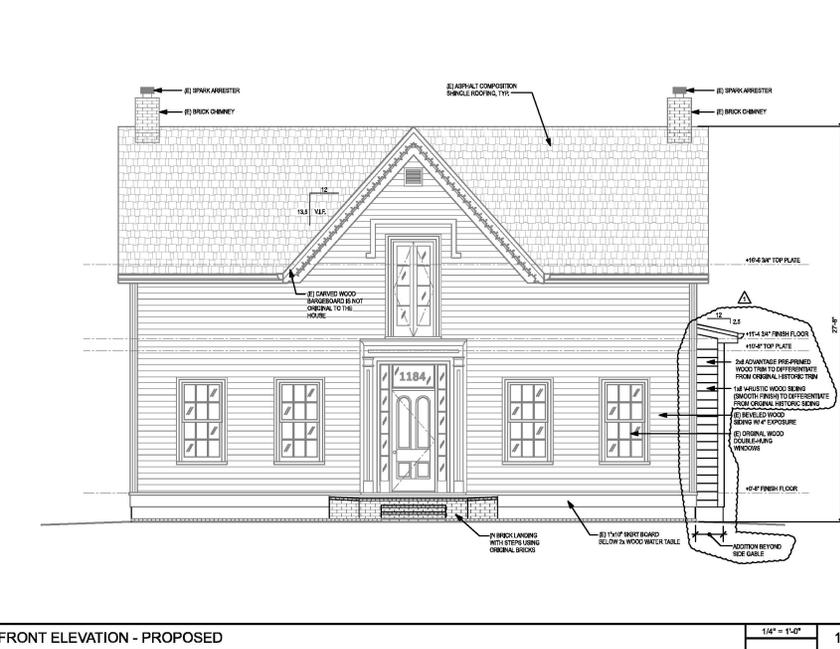
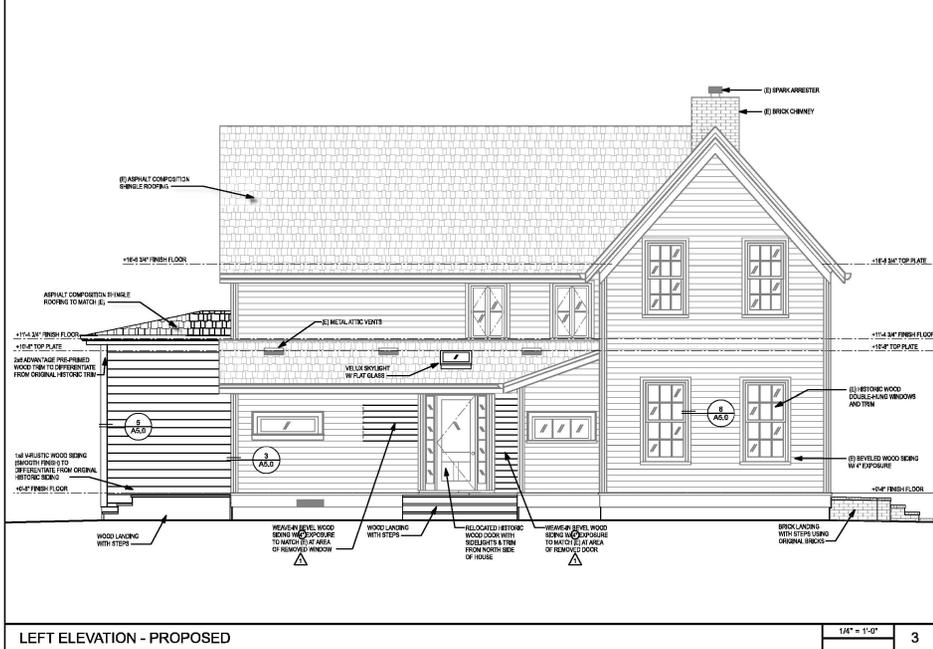
ISSUE:	PLANNING PERMIT
PROJECT #:	2025-04
DRAWN BY:	RM
CHECKED BY:	RM
ISSUE DATE:	12/06/25
SHEET TITLE	
ELEVATIONS - EXISTING	

DRAWING NO. **A4.0**



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

REAR ELEVATION - PROPOSED 1/4" = 1'-0" 2



LEFT ELEVATION - PROPOSED 1/4" = 1'-0" 3

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

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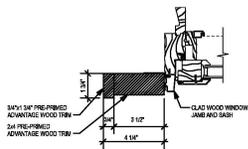
ADDITION & ALTERATION TO THE RESIDENCE AT:
1184 WASHINGTON STREET
SANTA CLARA, CA 95050
APP. 2024-15-043

MARK	DATE	DESCRIPTION
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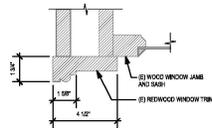
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PROJECT #: 2024-04
DRAWN BY: RM
CHECKED BY: RM
ISSUE DATE: 12/06/23
SHEET TITLE: ELEVATIONS ROOF PLAN

DRAWING NO. **A4.1**

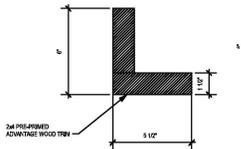
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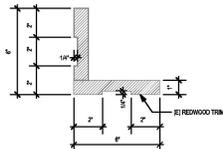
PROPOSED WINDOW TRIM 3\"/>



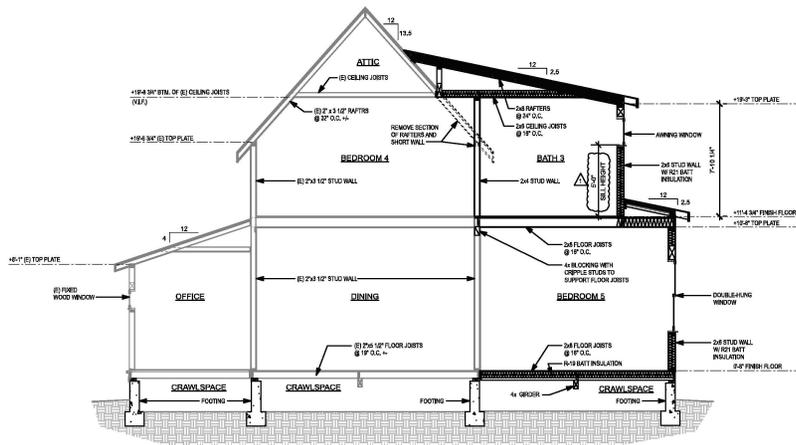
(E) HISTORIC WINDOW TRIM 3\"/>



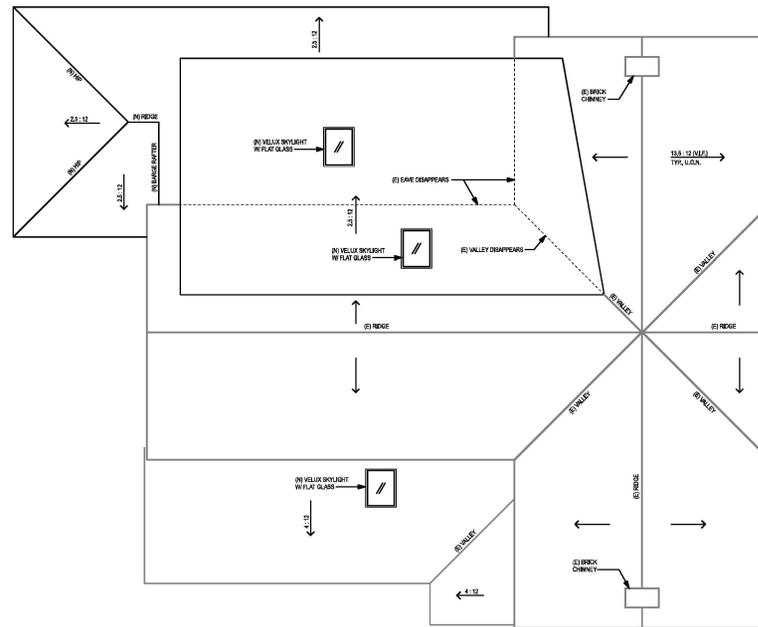
PROPOSED CORNER TRIM 3\"/>



(E) HISTORIC CORNER TRIM 3\"/>



SECTION 1/4\"/>



ROOF PLAN 1/4\"/>

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CONSULTANT

**ADDITION & ALTERATION TO THE RESIDENCE AT:
1184 WASHINGTON STREET**
SANTA CLARA, CA 95050
APN: 208-15-433

REVISION	DATE

ISSUE: PLANNING PERMIT	MARK
PROJECT #: 2025-04	DATE
DRAWN BY: RM	
CHECKED BY: RM	
ISSUE DATE: 12/06/25	
SHEET TITLE	
ROOF PLAN SECTION DETAILS	
DRAWING NO. A5.0	

1 of 8
2025-04_SALINAS HOUSE_REDUCED.vwx 1/28



December 5, 2025

Subject: Secretary of the Interior's Standards Analysis, 1184 Washington Street, Santa Clara, CA

Introduction

Brewster Historic Preservation has been engaged to prepare a Secretary of Interior's Standards (SIS) analysis for proposed alterations to an historic property at 1184 Washington Street in Santa Clara. Located in Santa Clara's Old Quad neighborhood, the property is occupied by the historic Calvin Russell House, a Gothic Revival Style residence built circa 1861.¹ This exceptionally rare property is on the City's list of historic properties and is listed on the California Register of Historic Resources (CRHR) with a status code rating of '3S' meaning it 'appears eligible individually eligible for the National Register of Historic Places through survey evaluation.' The property was most recently evaluated in 2021 by architectural historian, William Kostura, who confirmed its local and state historic significance.²

As part of a proposed remodeling and expansion effort, the property owners intend to add approximately 714 square feet to the first and second floors of the residence for additional bedrooms and bathrooms, as well as various other interior remodeling efforts. Given the building's historic status and the extent of the proposed exterior alterations, the City of Santa Clara requires an analysis of the project's impacts per the Secretary of Interior's Standards (SIS) for Rehabilitation by a qualified professional. According to Section 15064.6 of the California Environmental Quality Act (CEQA), a project which adheres to the Secretary of Interior's Standards for Rehabilitation is a project that would have a less-than-significant impact on historic architectural resources, such as the Russell House. This technical memorandum is intended to fulfil the requirement of SIS compliance in support of a categorical exemption under CEQA.

Provided below is statement of qualifications of the author, a review of the findings of the 2021 historic resource evaluation/DPR form, a review of the architectural plans including a summary of the proposed project, and a statement of SIS compliance of the proposed project. Photographs of the existing conditions are provided in Attachment A, while the architectural plan set is provided in Attachment B.

Qualifications

Brad Brewster, principal and founder of Brewster Historic Preservation, is an architectural historian and preservation planner with a master's degree in Urban Design and Historic Preservation, 29 years of experience in the evaluation of historic architectural resources, and one who meets the Secretary of the Interior's Qualification Standards for Architectural History. Mr. Brewster has completed many similar historic architectural reviews/project impact analyses throughout the Bay Area including those within Santa Clara County.

Review of the Historic Resources Evaluation/DPR Survey Form

The historic resources evaluation of the Russell House, prepared by architectural historian, William Kostura, in 2021, confirmed the property's historic significance under state and local historic evaluation criteria. The

¹ Also known locally as the Russell-Robinson House, and with some conjecture as to whether it dates from the late 1850s or early 1860s, it is listed in the California Register of Historic Places with a year-built date of c.1861.

² Kostura, William, Department of Parks and Recreation (DPR) Primary Record Form, *1184 Washington Street*, September, 2021.

evaluation found that the Russell House is eligible for listing in the California Register of Historic Resources (CRHR) and the City of Santa Clara list of historic resources under CRHR Criteria 1 and 3. The evaluation also provided a list of contributing and non-contributing features of the house which are helpful in determining which features would or would not be affected by the proposed project. Each of these has been summarized, below.

Criteria 1 (events). This house was built in the 1850s or early 1860s. Only two houses in Santa Clara - the current Santa Clara Women's Club (ca. 1790s) and the Berryessa adobe at 373 Jefferson Street (ca. 1840s) are definitely older, and only several other houses have estimated construction dates that are about as old. Because of its construction date and high integrity, this house represents, as very few are able to, the very early history of Santa Clara when the town was still largely rural. Accordingly, it appears to be eligible for the California Register at the local level under this criterion. The Period of Significance under this criterion is from the 1850s (the most likely construction date) through the 1910s, when much of the Old Quad area was still being developed.

Criteria 3 (architecture). This is an outstanding blend of Gothic Revival and Greek Revival styles. The [replacement] carved bargeboard in the gable is crisp and distinctive, and the Gothic feeling imparted by that bargeboard is supported by a drip molding over the window below. The Greek Revival entrance consists of a small cornice, an incised frieze, incised pilasters with capitals, sidelights, and a transom, and is very fine. Other elements of the house, most notably the paneled door, six-over-six windows, beveled siding, and boxed eaves are typical of the 1850s and greatly add to the feeling of an 1850s house. The corner panels or battens are unusual; their incised lines relate to those in the main entrance and contribute to the stylistic feeling. The entrance on the north side is a simpler version of the main entrance and relates to it visually.

In sum, this is a carefully designed house that effectively blends the two styles that were most prominent in Santa Clara in the 1850s and early 1860s and is easily one of the best houses of that period in Santa Clara. For these reasons this house appears to be eligible for the California Register at the local level under this criterion. Because so few houses of these styles still stand with high integrity in California, and because this is a good example of a blend of these styles, it also appears to be eligible at the state level. The Period of Significance is the 1850s-1860s, the likely date of construction.

Contributing features of the house are:

- * The T-shaped footprint
- * The cross-gabled roof with boxed eaves
- * The bevel siding
- * All six-over-six windows and the fixed window in the front gable, and their trim
- * The [replacement] carved board in the front gable³
- * The drip mold over the window below that gable
- * All parts of the Greek Revival front entrance and the more restrained entrance on the north side, including trim
- * The front door and its hardware
- * The narrow, incised panels (or battens) at the corners of the house.

³ Since the property was evaluated in 2021 it has been determined that the bargeboard is a non-original replacement element, and as such, would not be considered a contributing feature of the house.

Non-contributing features of the house are:

- * The brick foundation.
- * The one-story addition that fills most of the angle on the south side of the house
- * Small second story windows on the south side, directly above that addition
- * The barn, the pool house, and the landscaping

Review of Architectural Building Plans/Project Description

According to the permit plans provided by the project architect, Robert Mayer, dated December 5, 2025, the proposed project would expand the 2,292-square-foot residence by approximately 714 square feet; 481 square feet on the first floor and 233 square feet on the second floor. This one-and-two-story addition would occur on the north (side) and west (rear) elevations of the house. No alterations are planned for the east (front) elevation, and only minor alterations to the fenestration are planned for the south (side) elevation (see selection of permit plans in **Attachment B**).

The proposed one-and-two-story addition would essentially fill in the recessed, L-shaped area that exists between the rear of the front block of the house and the north side of the rear stem with a structure that is rectangular plan and with primarily shed roof forms. The first floor addition would have a shed roof along its primary (northern) elevation, and a hip roof along its secondary (western) elevation. Smaller than and set back from the first floor addition is the second floor addition, which also has a rectangular plan and a shed roof along its primary (northern) elevation. Exterior siding on both the first and second floor additions would be 1" X 8" V-rustic wood siding (smooth finish) intended to differentiate it from the historic, beveled wood siding with a 4" reveal found on the remainder of the house. A small amount of wood beadboard trim would clad the rear (west) gable end of the first floor addition. The roof of the addition (both first and second floor) would be clad in asphalt composition shingle clad intended to match the existing roofing found throughout the remainder of the historic house. The slope of the roof on both the first and second floor additions would have a relatively shallow pitch (12:2.5), intended to differentiate it from the more steeply pitched (12:13.5) slope of the roof on the remainder of the historic house. Two, small, square Velux skylights with flat glass would be installed on the roof of the second floor addition.

Proposed fenestration on the first floor addition would include the reuse and reinstallation of four 6-over-6 pane historic windows and wood trim from the existing north (side) and west (rear) elevations of the house to the north (side) and west (rear) elevations of the proposed addition. A pair of clad wood frame, double-hung windows with 1-over-1 panes would also be installed on the north (side) elevation (first floor). These new clad wood windows would have same vertically oriented rectangular shape as the existing historic windows but with window pane/muntin arrangements intended to differentiate it from the existing 6-over-6 pane historic windows found on the remainder of the house. Fenestration on the second floor addition (north elevation) would include three clad wood awning windows with single panes replacing a single, non-original casement window in this location. One small clad wood frame, double-hung window with 1-over-1 panes would be placed on the west elevation of the second floor addition. The trim around all windows on the addition would be 2" X 4" Advantage pre-primed wood trim with 3/4" X 3/4" cap trim intended to differentiate it from the original historic window trim. Corner trim on the first and second floor additions would be 2" X 6" Advantage pre-primed wood trim intended to differentiate it from the original historic corner trim.

Minor alterations planned for the first floor of the west (rear) elevation of the historic house would include the replacement of an existing wood framed door and a 6-over-6 pane window with a clad wood multi-fold door aligned with the side of the upper windows above intended to differentiate it from the original historic door and

window. Minor alterations planned for the first floor of the south (side) elevation include the infilling of one non-original window with bevel wood siding with a 5” exposure intended to match the existing wall cladding in this area, an original wood door with sidelights including the trim and sill would be relocated from the north side of the house, new wood landing with three steps, and a small, square Velux skylight with flat glass added to the roof.

No alterations are planned for the east (front) elevation of the historic residence aside from the reconstruction of the brick landing and steps using original bricks to match the shape and materials as the existing landing and steps.

Sheet HP1 of the project plans also includes a Historic Preservation Plan which provides further detail on the proposed preservation and treatment efforts of the various character-defining features of the historic Russell House (see **Attachment B**).

Secretary of the Interior’s Standards (SIS) for Rehabilitation Compliance Review.

Under the National Historic Preservation Act (NHPA), the Secretary of the Interior is responsible for establishing professional standards and for providing guidance on the preservation of the nation’s historic properties. The Secretary of the Interior’s Standards are intended to provide general guidance for work on any historic building, and include four types of treatments: preservation, rehabilitation, restoration, and reconstruction. The Standards for Rehabilitation, specifically, are applied when alterations to a historic property are planned. Indeed, Rehabilitation is defined as *the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*⁴

Provided below are the 10 Standards for Rehabilitation, followed by an explanation of how the proposed project would or would not meet them. A project that meets most (at least seven) of the Standards is considered to have a less-than-significant impact on a historic resource.

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.*

The subject property has been used as a single-family residence and for residential purposes for its entire existence. The property would remain as a single-family residence for residential purposes following completion of the proposed project. As such, the project would meet Standard #1.

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.*

The historic character of subject property is primarily evident on the front of the residence at 1184 Washington Street, which displays the majority of its Gothic Revival style architectural features. Character-defining features include its cross-gabled roof with boxed eaves, the wood bevel siding, the 6-over-6 windows and the fixed window in the front gable including and their trim, the drip mold over the window below the front gable, the Greek Revival style front entrance including trim and its hardware as well as the more restrained entrance on the north side, and the narrow, incised panels (or battens) at the corners.

⁴ *Secretary of the Interior’s Standards for the Treatment of Historic Properties, With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, Weeks and Grimmer, 1995 as amended.

The proposed project would retain and preserve the majority of the aforementioned character-defining features of the historic residence and none of the decorative Gothic Revival style features evident on the front elevation would be removed or altered in any way. The proposed 714-square-foot addition on its northern (side) and western (rear) elevations to accommodate additional interior bedrooms and bathrooms would be a relatively minor change to the building's shape and plan, and one that fills in the recessed, L-shaped area that exists between the rear of the front block of the house and the north side of the rear stem with a structural volume that is rectangular plan with primarily shed roof forms similar to that found throughout the remainder of the historic residence. This addition would be built on secondary side and rear elevations, very little of which would be visible from the public right-of-way. The bevel wood wall cladding with the 4" reveal to be removed in these areas to accommodate the new addition would be replaced with new 1" X 8" V-rustic wood siding (smooth finish) intended to be compatible with, but differentiated from, the historic wood siding found on the remainder of the house. All of the wood frame, double-hung windows with 6-over-6 panes would be retained and preserved, including all windows found on the east (front) elevation. Four of the original 6-over-6 pane windows and their wood trim on the north (side) and west (rear) elevations would be reused and reinstalled on these elevations in the proposed addition (first floor only). A pair of new clad wood frame, double-hung windows with 1-over-1 panes would be also installed on the first floor level of the north (side) elevation of the addition, which would have the same vertically oriented rectangular shape as the existing historic windows but with window pane/muntin arrangements intended to differentiate it from the existing historic windows found on the remainder of the house. Similarly, the original wood door with sidelights including the trim and sill would be relocated from the north side of the house to the south side to form a new side entrance. All of these efforts would avoid the removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize this historic property. They are also expressed in the project's Historic Preservation Plan (see **Attachment B**).

For these reasons, the proposed project would meet Standard #2.

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.*

The proposed additions to the historic residence would not create a false sense of historical development or add conjectural features or elements from other historic properties. These changes would be rendered in shapes and materials found throughout the existing residence, including shed roof forms, horizontal wood wall cladding, asphalt shingle roof cladding, and double-hung wood clad windows, but would otherwise be easily recognizable as a modern additions to the historic residence.

As such, the proposed project would meet Standard #3.

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

None of the changes to the historic residence have acquired significance in their own right, including the porch addition on the south elevation of the residence that was later in filled and used as a laundry room, bathroom, and pantry with more recently installed fenestration. The proposed alteration to the fenestration and wall area on this elevation would have no effect on the historic significance of the property because they are not considered character-defining features of the property. The majority of the proposed changes to the rear of the historic residence would not be visible from Washington Street, and alterations to the north

side of the historic residence would be only minimally visible from Washington Street due to the intervening vegetation and landscaping in these areas.

For these reasons, the proposed project would meet Standard #4.

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

The distinctive materials, features, finishes, and examples of craftsmanship that characterize the building are primarily its Gothic Revival architectural elements and materials, including its cross-gabled roof with boxed eaves, the wood bevel siding, the 6-over-6 windows and the fixed window in the front gable including and their trim, the drip mold over the window below the front gable, the Greek Revival style front entrance including trim and its hardware as well as the more restrained entrance on the north side, and the narrow, incised panels (or battens) at the corners of the residence.

The vast majority of these features and materials would be retained and preserved, including all Gothic Revival style features on the east (front) elevation. Where wall areas clad in horizontal beveled wood siding with a 4" reveal are to be demolished to accommodate expanded spaces on the north side of the residence, new wall areas would be clad with 1" X 8" V-rustic wood siding (smooth finish) intended to be compatible with but also differentiated from the historic siding found on the remainder of the house. All original 6-over-6 pane windows and their wood trim would be retained and preserved, including four original windows on the north (side) and west (rear) elevations of the residence that would be reused and reinstalled on these same elevations of the new addition (first floor only). A pair of clad wood frame, double-hung windows with 1-over-1 panes, would be installed on the north (side) elevation of the proposed addition that have same vertically oriented rectangular shape as the existing historic windows but with window pane/muntin arrangements intended to differentiate them from the existing historic windows found on the remainder of the house. Minor alterations planned for the first floor of the west (rear) elevation of the historic house include the replacement of an existing wood framed door and a 6-over-6 pane window with a clad wood multi-fold door aligned with the side of the upper windows above intended to differentiate it from the original door and window in this location. The more architecturally restrained side entry door with sidelights, trim, and sill located on the north side of the residence would be reinstalled and relocated to the south side of the residence, maintaining this character-defining feature on the property but in a different location. All of these efforts are also expressed in the project's Historic Preservation Plan (see **Attachment B**).

These efforts would result in a relatively minor loss of original, character-defining features due to the fact that the vast majority of them would be retained and preserved, including all such features on the front, and south side elevations.

For these reasons, the project would meet Standard #5.

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.*

The subject property has been well maintained and is in very good condition, with no deteriorated historic features requiring repair or replacement as part of the proposed project. If, however, deteriorated features

are discovered through the course of the renovation project, such features would be repaired rather than replaced, or in the case where deterioration is beyond repair, new features would match the old in design, color, texture, and where possible, materials. These efforts are also expressed in the project's Historic Preservation Plan (see **Attachment B**).

For these reasons, the proposed project would meet Standard #6.

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.*

No harsh chemical or physical treatments that would cause damage to the historic materials of the building are proposed as part of the project. As such, Standard #7 does not apply to the proposed project.

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

While the presence or absence of archaeological resources on the project site is beyond the scope of work of the historic evaluation/DPR form, research revealed no indication that the project site or immediate area would be considered sensitive for the existence of such resources (such as nearby Native American shellmounds or bodies of water). As such, Standard #8 does not apply to the proposed project.

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.*

The proposed alterations to the subject property would retain and preserve the vast majority of the historic materials, features, and spatial relationship that characterized the property, including all of its Gothic Revival style elements and materials, such as its cross-gabled roof with boxed eaves, the wood bevel siding, the 6-over-6 windows and the fixed window in the front gable including and their trim, the drip mold over the window below the front gable, the Greek Revival style front entrance including trim and its hardware as well as the more restrained entrance on the north side, and the narrow, incised panels (or battens) at the corners of the residence.

The proposed 714-square-foot addition to the side and rear of the historic residence would be seen as relatively compatible with the historic residence because it would be rendered in shapes and materials similar to that found throughout the existing residence, including its rectilinear plan, shed roof forms, horizontal wood wall cladding, composition shingle roof cladding, and vertically oriented wood frame double-hung windows. At the same time, the proposed addition and associated alterations would be clearly differentiated from the historic residence. For example, the roof forms of the proposed addition would be primarily shed style forms as found throughout the historic residence, but at a shallower angle slope intended to differentiate it from the steeply pitched roof forms of the historic residence. Wall areas clad in horizontal beveled wood siding with a 4" reveal would be replaced with 1" X 8" V-rustic wood siding (smooth finish) on portions of the north (side) and west (rear) elevations of the residence, which is intended to be compatible with but also differentiated from the historic siding found on the remainder of the house. All original 6-over-6 pane windows and their wood trim would be retained and preserved, including four original windows on the north (side) and west (rear) elevations of the residence that would be reused and reinstalled on the same elevations of the new addition (first floor only). A pair of clad wood frame, double-

hung windows with 1-over-1 panes, would be installed on the north (side) elevation of the proposed addition that have same vertically oriented rectangular shape as the existing historic windows but with window pane/muntin arrangements intended to differentiate them from the existing historic windows found on the remainder of the house. Minor alterations planned for the first floor of the west (rear) elevation of the residence include the replacement of an existing wood framed door and a 6-over-6 pane window with a clad wood multi-fold door aligned with the side of the upper windows above intended to differentiate it from the original door and window in this location. The more architecturally restrained entrance on the north side of the residence including the door, door frame, sidelights, and wood trim and sill would be relocated to the south side of the residence, maintaining this character-defining feature on the property but in a different location. All of these preservation efforts are also expressed in the project's Historic Preservation Plan (see **Attachment B**).

As the majority of these changes would occur on the non-primary north side and rear elevations of the residence, they would result in a minimal change to the building's historic materials, features, and spatial relationships that characterize the property, especially when viewed from the public right-of-way.

Finally, the proposed project would achieve a relative balance of compatibility and differentiation that would maintain and support its status as a City of Santa Clara historic resource and would not substantially conflict with the other period revival historic resources on the project block or in the immediate Old Quad neighborhood.

For these reasons, the proposed project would meet Standard #9.

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.*

The proposed addition to the historic residence are intended to be permanent construction on the north (side), and west (rear) elevations of the residence. They could, however, be removed in the future to restore the original T-shaped form of the building. Given the relatively small size of the additions (714 square feet) in light of the overall size of the property (2,292 square feet), the fact that the majority of the changes would be located on the less visible and non-primary rear and side elevations of the residence, and with a proposed design would achieve an overall balance of compatibility and differentiation, the proposed addition and other minor alterations to the rear and south side fenestration would not affect the overall integrity of the historic property or impair its environment.

For these reasons, the proposed project would meet Standard #10.

Summary

As a project that would meet the applicable *Standards* and would retain and preserve the majority of its character-defining features while achieving a relative balance between compatibility and differentiation, the proposed project would not significantly impact the identified historic resource at 1184 Washington Street or would substantially conflict with other period revival resources on the project block or in the Old Quad neighborhood. The proposed changes would be generally in character with the resource and would not detract from its historic status as a City of Santa Clara historic resource or one that is listed in the CRHR, resulting in no significant impact to historic resources as defined by CEQA. Therefore, the proposed project could qualify for a Categorical Exemption, pursuant to CEQA Guidelines Section 15303.



Sincerely,

A handwritten signature in black ink that reads "Brad Brewster" with a long, sweeping horizontal line extending to the right.

Brad Brewster
Founder and Principal, Brewster Historic Preservation

Attachments:

- A) Photographs
- B) Selection of Permit Plans

ATTACHMENT A – PHOTOS



Aerial view of 1184 Washington Street – east (front) elevation looking generally west



1184 Washington Street – south (side) and partial west (rear) elevations looking generally northeast



1184 Washington Street – partial north (side) and west (rear) elevations looking generally southeast



1184 Washington Street – partial north (side) elevation looking generally southwest

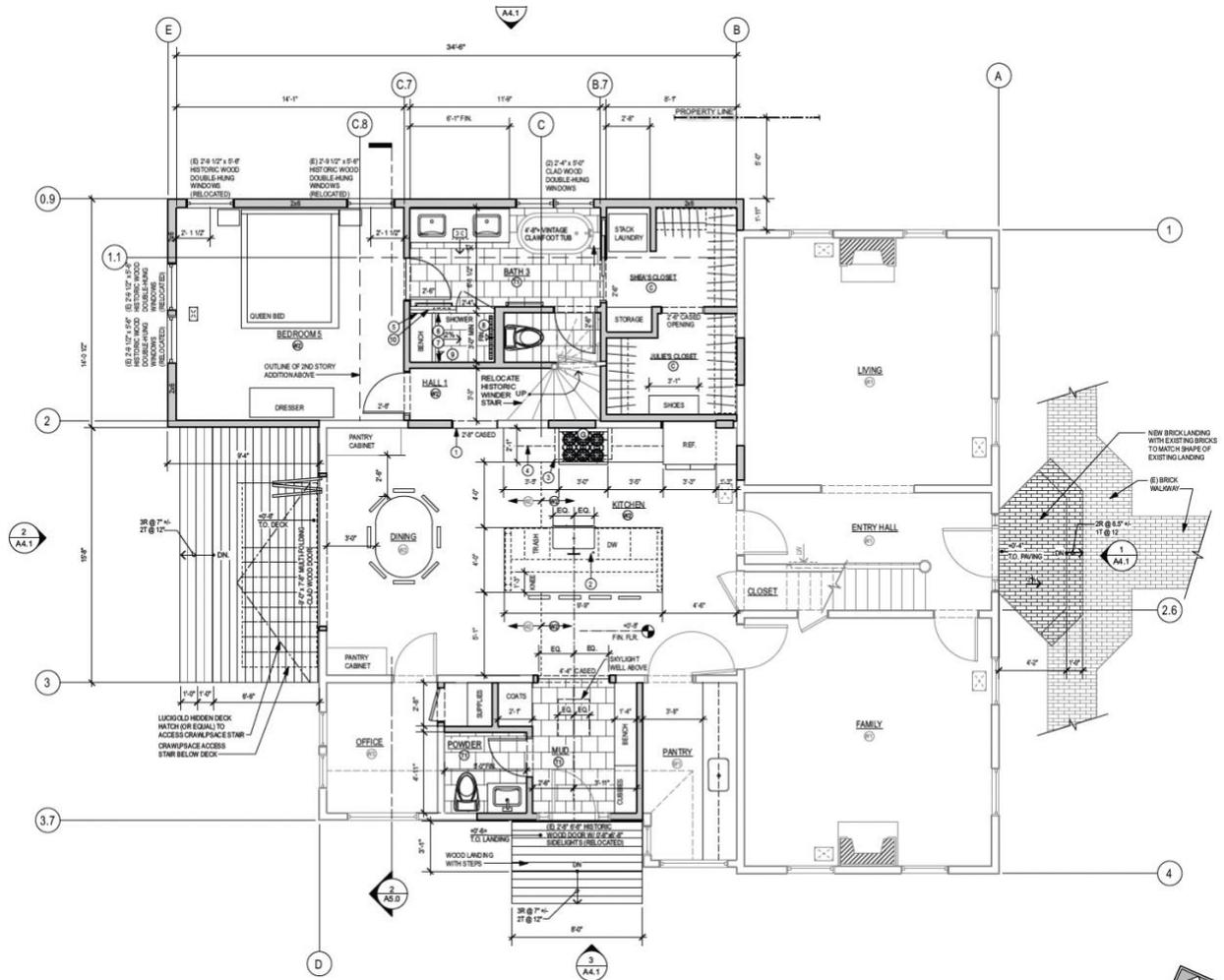


1184 Washington Street – partial west (rear) elevation looking generally east

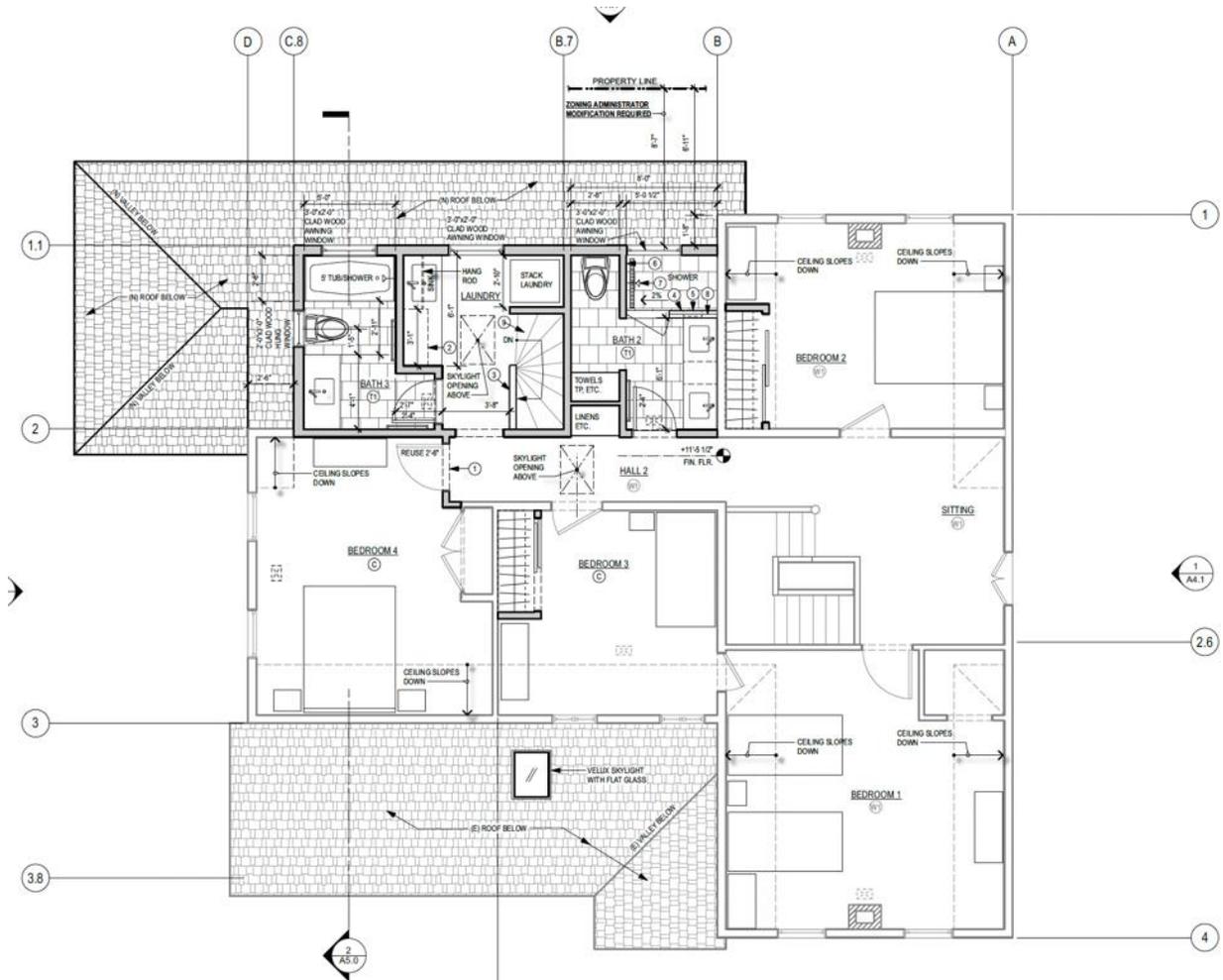


1184 Washington Street – detail of partial west (rear) and north (side) elevations looking southeast

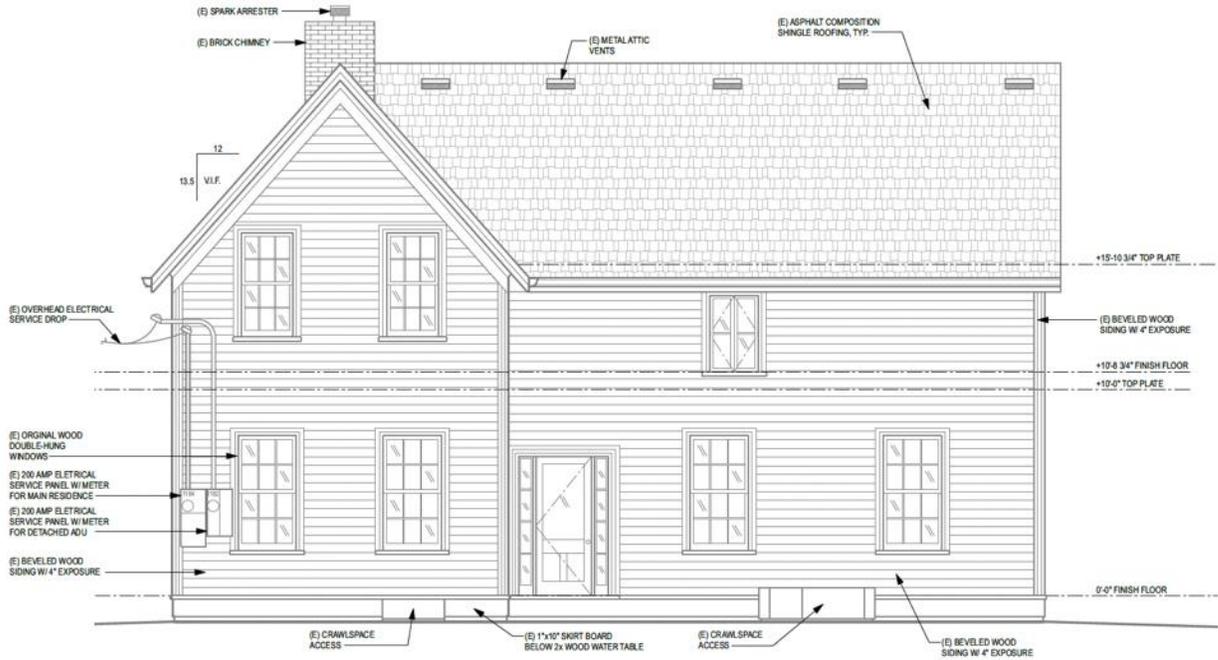
ATTACHMENT B – SELECTION OF PROJECT PLANS



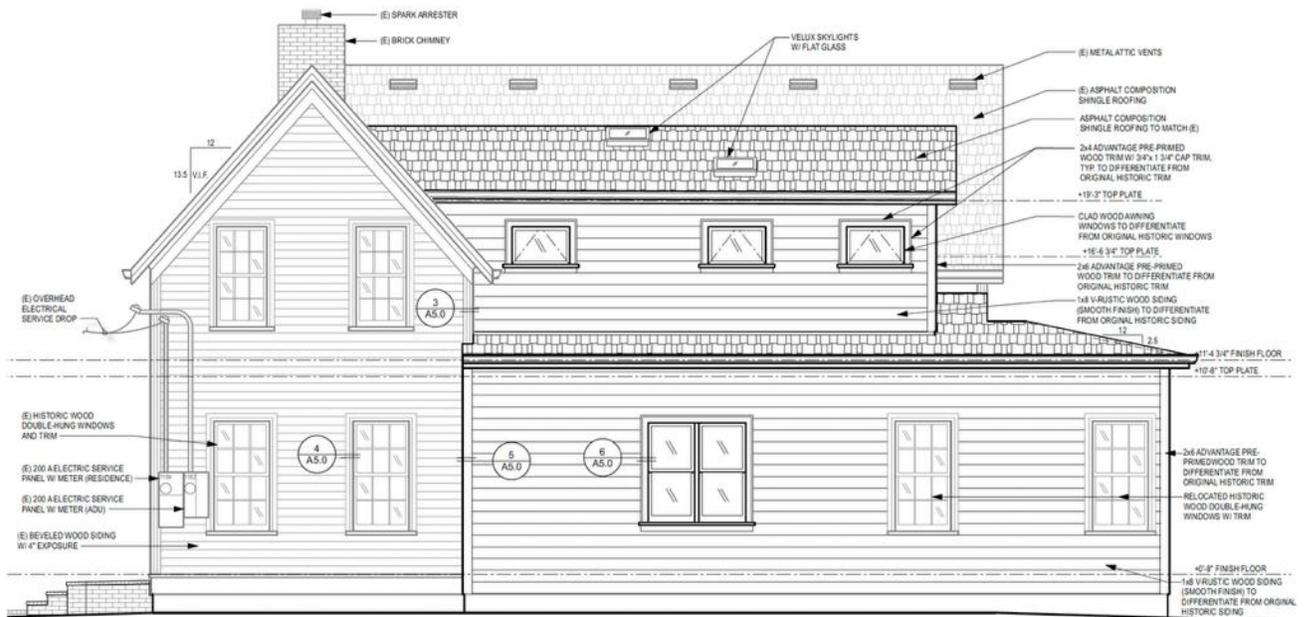
Proposed First Floor Plan



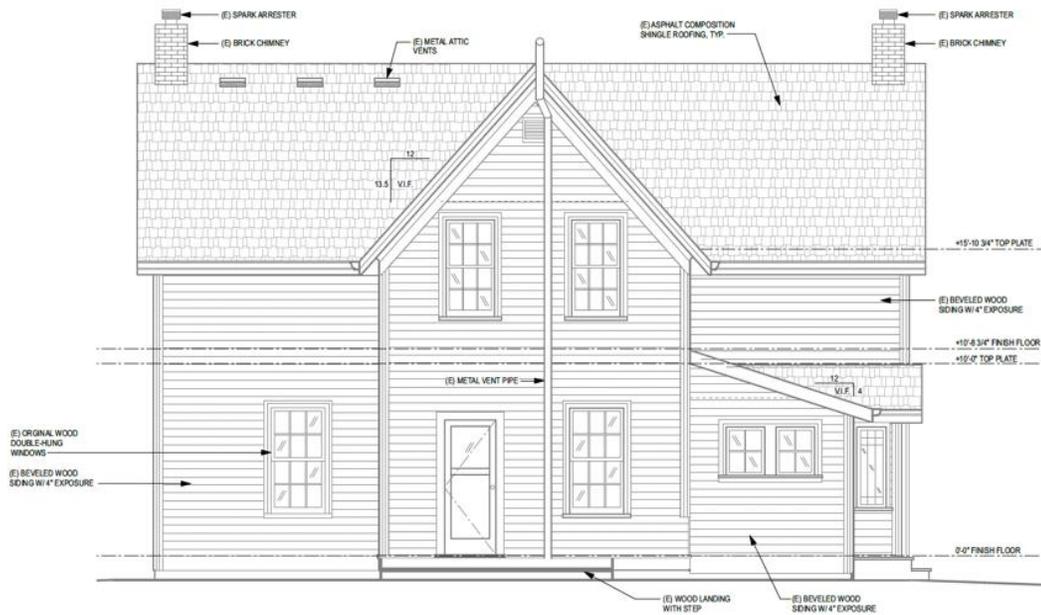
Proposed Second Floor Plan



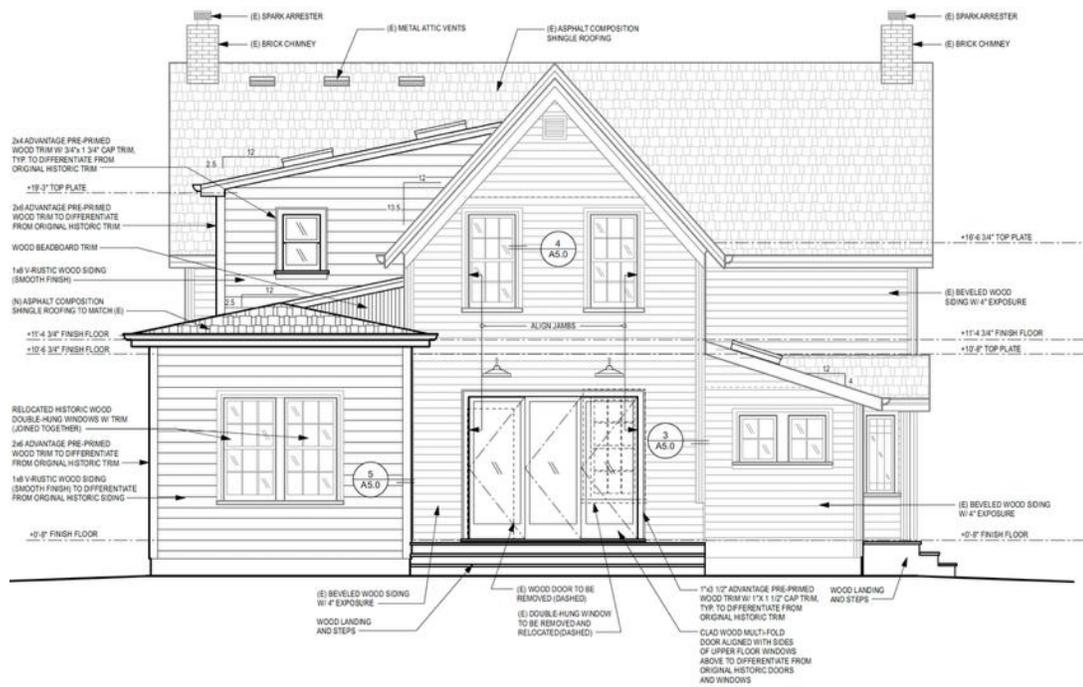
Existing North (Side) Elevation



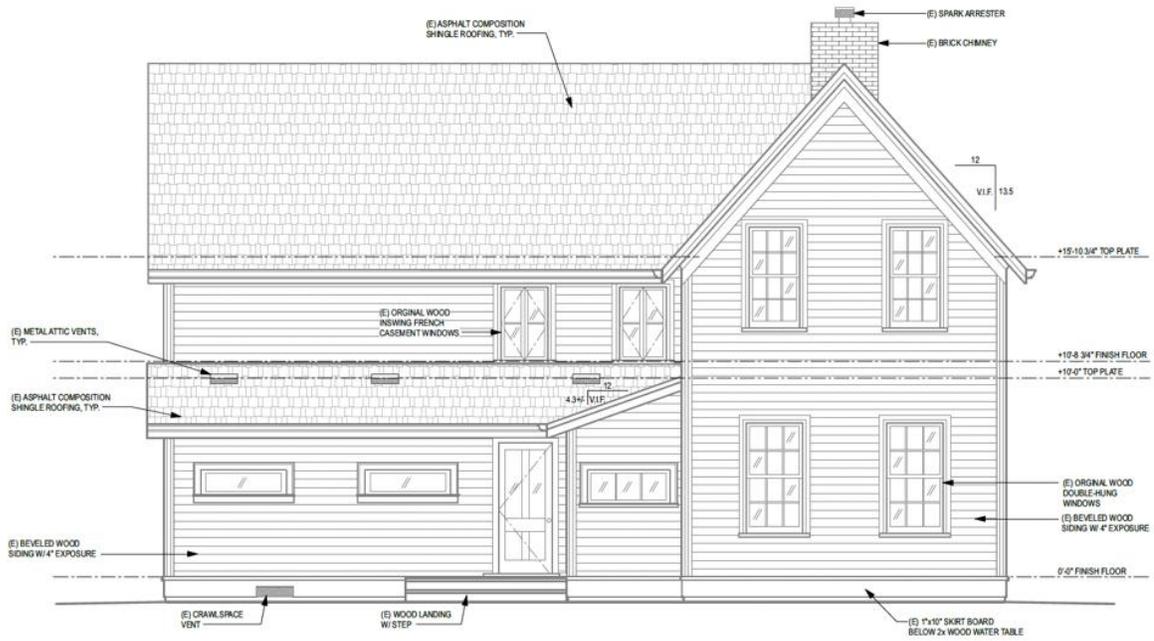
Proposed North (Side) Elevation



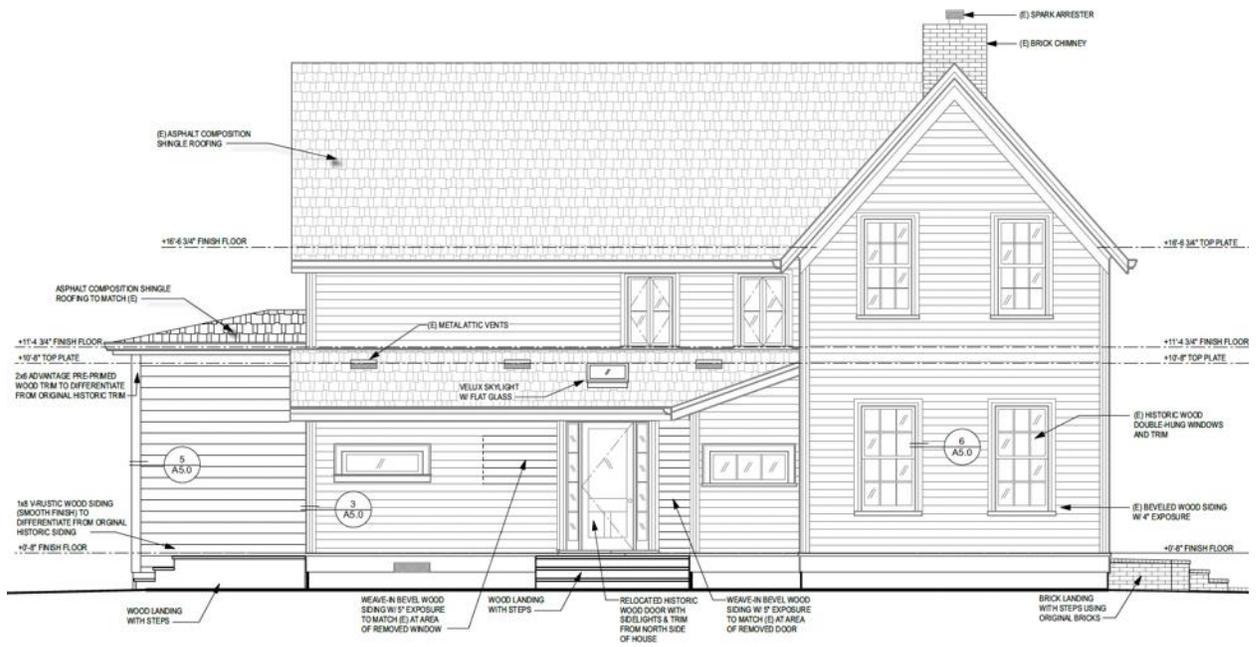
Existing West (Rear) Elevation



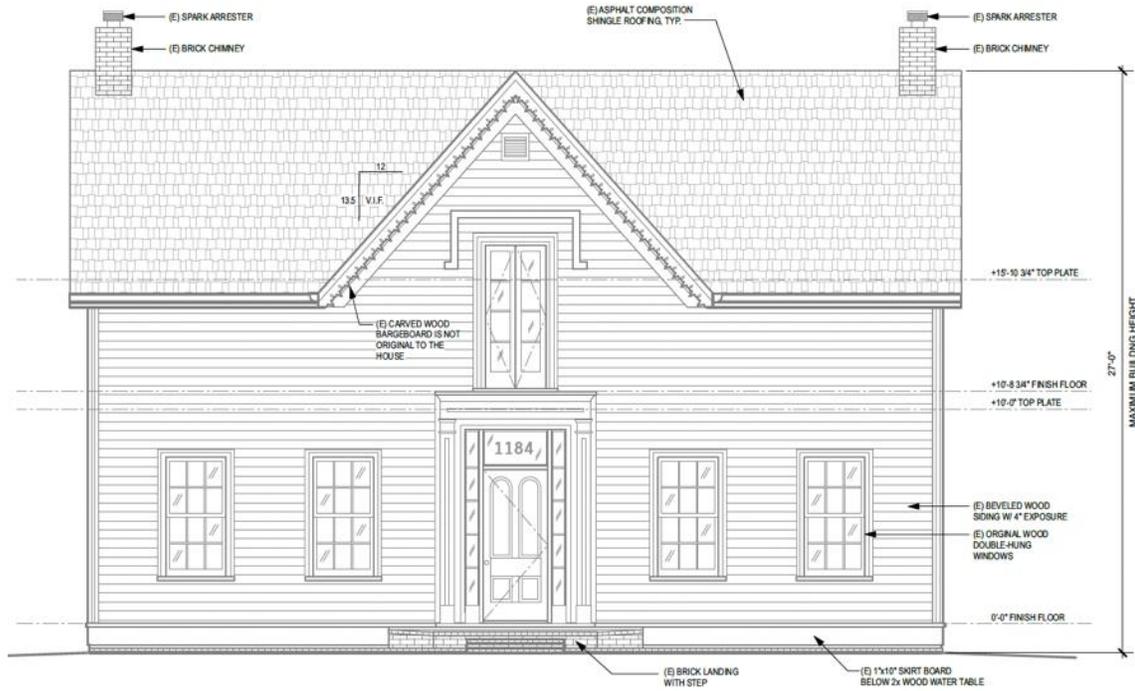
Proposed West (Rear) Elevation



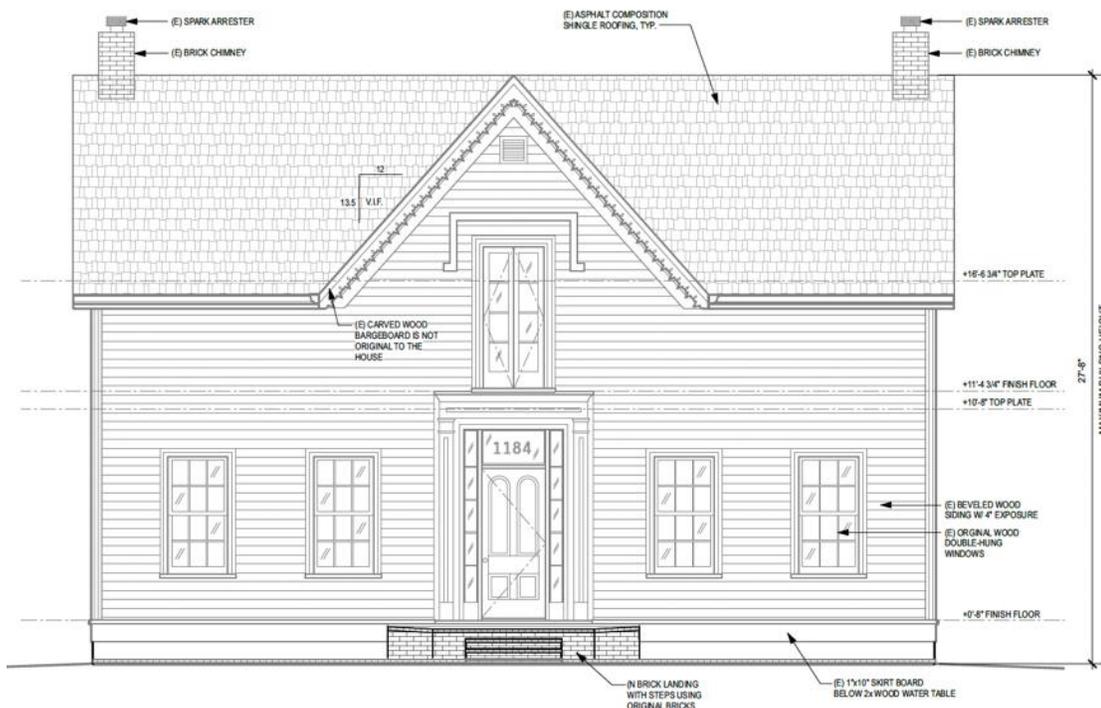
Existing South (Side) Elevation



Proposed South (Side) Elevation



Existing East (Front) Elevation



Proposed East (Front) Elevation



Historic Preservation Plan:

EXTERIOR MATERIALS		
FEATURE	DESCRIPTION AND CONDITION	TREATMENT
ROOFING	NON-ORIGINAL ASPHALT COMPOSITION SHINGLE IN EXCELLENT CONDITION. NOT A CHARACTER-DEFINING FEATURE OF THIS HOUSE.	ROOFING AT ADDITIONS TO BE ASPHALT COMPOSITION SHINGLES TO MATCH EXISTING.
EXTERIOR WALL CLADDING AND TRIM	REAR ELEVATION OF HOUSE AT KITCHEN: THE ORIGINAL BEVELED WOOD LAP SIDING IS IN FAIR CONDITION AND IS A CHARACTER DEFINING FEATURE.	WHERE THE MODERN MULTI-FOLD DOOR WILL BE INSTALLED ON THE 1ST FLOOR, THE ORIGINAL WOOD SIDING WILL REMAIN AND BE WEAVED IN AS NECESSARY WITH SIDING REMOVED FOR ADDITIONS (SEE BELOW). ALL WOOD SIDING, TRIM AND WATER TABLE TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE (ALLIGATORING TO REMAIN) AND PAINTED / REPAINTED.
	RIGHT ELEVATION AT KITCHEN / DINING, REAR ELEVATION AT LIVING: THE ORIGINAL BEVELED WOOD LAP SIDING IS IN GOOD CONDITION AND IS A CHARACTER DEFINING FEATURE. THE ORIGINAL WOOD WATER TABLE BELOW THE SIDING IS IN GOOD CONDITION AND IS A CHARACTER DEFINING FEATURE BECAUSE IT IS PART OF THE SIDING ASSEMBLY.	WHERE THE PROPOSED 1ST AND 2ND STORY ADDITIONS WILL COVER THE ORIGINAL BEVELED SIDING AND WATER TABLE, THE SIDING AND WATER TABLE SHALL BE CAREFULLY REMOVED AND REINSTALLED WHERE NEEDED OR STORED FOR FUTURE USE.
WINDOWS AND TRIM	REAR ELEVATION AT KITCHEN (1ST FLOOR): THE EXISTING WOOD DOUBLE-HUNG WINDOW (SIX OVER SIX) AND ASSOCIATED TRIM IS IN GOOD CONDITION AND IS A CHARACTER DEFINING FEATURE.	THE WOOD DOUBLE-HUNG WINDOW WITH JAMB, SILL, TRIM AND HARDWARE IS PROPOSED TO BE RELOCATED TO BEDROOM 5.
	REAR ELEVATION AT 1ST FLOOR LIVING: THE EXISTING WOOD DOUBLE-HUNG WINDOW (SIX OVER SIX) AND ASSOCIATED TRIM IS IN GOOD CONDITION AND IS A CHARACTER DEFINING FEATURE.	THE WOOD DOUBLE-HUNG WINDOW WITH JAMB, SILL, TRIM AND HARDWARE IS PROPOSED TO BE RELOCATED TO BEDROOM 5.
	RIGHT ELEVATION AT KITCHEN (1ST FLOOR): THE TWO EXISTING WOOD DOUBLE-HUNG WINDOW (SIX OVER SIX) AND ASSOCIATED TRIM ARE IN GOOD CONDITION AND ARE CHARACTER DEFINING FEATURES.	THE TWO WOOD DOUBLE-HUNG WINDOW WITH JAMB, SILL, TRIM AND HARDWARE IS PROPOSED TO BE RELOCATED TO BEDROOM 5.
	RIGHT ELEVATION AT 2ND FLOOR: THE EXISTING WOOD INSWING FRENCH CASEMENT WINDOW IS IN GOOD CONDITION AND IS NOT A CHARACTER DEFINING FEATURE.	THE WOOD WINDOW, JAMB, SILL, TRIM AND HARDWARE IS PROPOSED TO BE REMOVED AND STORED OR SALVAGED.
DOORS AND TRIM	REAR ENTRY DOOR (1ST FLOOR): WOOD 2-PANEL DOOR (UPPER PANEL GLAZED) MAY BE ORIGINAL TO THE HOUSE BUT THE TRIM IS MODERN DUE TO ITS NOMINAL DIMENSIONS. THE DOOR IS IN GOOD CONDITION AND IS NOT A CHARACTER DEFINING FEATURE.	THE WOOD DOOR, JAMB, SILL AND TRIM IS PROPOSED TO BE REMOVED AND STORED OR SALVAGED.
	NORTH SIDE ENTRY DOOR (1ST FLOOR): ORIGINAL 2-8" X 8" 3-PANEL WOOD DOOR (UPPER PANEL IS GLAZED). W/ 8" 4"x6" 4" SIDELIGHTS IS ORIGINAL TO THE HOUSE AND IS IN EXCELLENT CONDITION AND ARE CHARACTER DEFINING FEATURES.	THE WOOD DOOR, SIDELIGHTS, JAMB AND TRIM IS PROPOSED TO BE RELOCATED TO THE SOUTH SIDE ENTRY.
	SOUTH SIDE ENTRY DOOR (1ST FLOOR): WOOD 4-PANEL DOOR (UPPER 2 PANELS GLAZED) MAY BE ORIGINAL TO THE HOUSE BUT THE TRIM IS MODERN DUE TO ITS NOMINAL DIMENSIONS. THE DOOR IS IN GOOD CONDITION AND IS NOT A CHARACTER DEFINING FEATURE.	THE DOOR IS PROPOSED TO BE REMOVED AND STORED OR SALVAGED.

INTERIOR FINISHES		
FEATURE	DESCRIPTION AND CONDITION	TREATMENT
FLOORING (1ST FLOOR)	KITCHEN: 1/2" MIXED WIDTH DOUGLAS FIR TONGUE & GROOVE FLOORING IS IN GOOD CONDITION BUT NOT ORIGINAL TO THE HOUSE. THE ORIGINAL 1/2" MIXED WIDTH MIXED GRAIN FIR FLOORING WAS REPLACED WITH PLYWOOD SUB-FLOOR THEN TOPPED WITH THE EXISTING FIR FLOORING WHEN THE KITCHEN WAS REMODELED.	EXISTING FLOORING TO BE PRESERVED.
	DINING: THE ORIGINAL 1/2" MIXED WIDTH AND MIXED GRAIN DOUGLAS FIR FLOORING IS IN GOOD CONDITION.	THE EXISTING FLOORING IS TO BE PRESERVED, BUT 1/2" MIXED WIDTH DOUGLAS FIR TONGUE AND GROOVE FLOORING IS TO BE INSTALLED OVER THE TOP TO MATCH THE EXISTING FLOORING AT KITCHEN.
	MUDROOM: THE 1/2" MIXED WIDTH AND MIXED GRAIN WOOD FLOORING IS IN GOOD CONDITION. THIS FLOORING WAS LIKELY INSTALLED WHEN THE COVERED SIDE PORCH WAS ENCLOSED.	EXISTING FLOORING TO BE PRESERVED.
	BATH 1: THE 1/4" MIXED GRAIN DOUGLAS FIR V-GROOVE FLOORING IS IN FAIR TO GOOD CONDITION. THIS FLOORING WAS LIKELY INSTALLED WHEN THE COVERED SIDE PORCH WAS ENCLOSED.	NEW PORCELAIN TILE TO BE INSTALLED OVER THE EXISTING FIR SUB-FLOOR AT NEW POWDER ROOM.
	MUDROOM: THE 1/2" MIXED WIDTH AND MIXED GRAIN DOUGLAS FIR TONGUE AND GROOVE FLOORING IS IN GOOD CONDITION. THIS FLOORING WAS LIKELY INSTALLED WHEN THE COVERED SIDE PORCH WAS ENCLOSED.	EXISTING FLOORING TO BE PRESERVED AT THE NEW WALK-IN PANTRY. NEW PORCELAIN TILE TO BE INSTALLED OVER THE EXISTING FIR SUB-FLOOR AT NEW MUD ROOM.
FLOORING (2ND FLOOR)	HALL / STORAGE (BATH 2): THE ORIGINAL 1/2" MIXED WIDTH AND MIXED GRAIN DOUGLAS FIR FLOORING IS IN GOOD CONDITION.	EXISTING FLOORING TO BE PRESERVED WITH THE PROPOSED ALTERATIONS.
WALLS AND CEILING FINISH (1ST FLOOR)	KITCHEN: EXISTING SHEETROCK AT WALLS AND CEILING IS IN GOOD CONDITION.	IF SHEETROCK IS PROPOSED TO BE REMOVED TO INSTALL NEW ELECTRICAL AND WALL INSULATION, NEW SHEETROCK TO BE INSTALLED.
	DINING: EXISTING SHEETROCK AT WALLS AND CEILING IS IN GOOD CONDITION.	THE DESIGN PROPOSES TO REMOVE THE SHEETROCK DOWN TO THE WALL AND CEILING FRAMING TO INSTALL NEW ELECTRICAL. ALL NEW SHEETROCK WILL BE INSTALLED.
	MUDROOM: EXISTING SHEETROCK IS IN GOOD CONDITION.	THE DESIGN PROPOSES TO REMOVE THE EXISTING SHEETROCK WALL DOWN TO THE WALL FRAMING AND CEILING FRAMING TO INSTALL NEW ELECTRICAL AND WALL INSULATION. ALL NEW SHEETROCK WILL BE INSTALLED.
	BATH 1: EXISTING SHEETROCK IS IN GOOD CONDITION.	THE DESIGN PROPOSES TO REMOVE THE EXISTING SHEETROCK WALL DOWN TO THE WALL FRAMING AND CEILING FRAMING TO INSTALL NEW ELECTRICAL, PLUMBING, AND WALL INSULATION. ALL NEW SHEETROCK WILL BE INSTALLED.
	LAUNDRY: EXISTING SHEETROCK IS IN GOOD CONDITION.	THE DESIGN PROPOSES TO REMOVE THE EXISTING SHEETROCK WALL DOWN TO THE WALL FRAMING AND CEILING FRAMING TO INSTALL NEW ELECTRICAL AND WALL INSULATION. ALL NEW SHEETROCK WILL BE INSTALLED.
WALLS AND CEILING FINISH (2ND FLOOR)	HALL: EXISTING PLASTER IS IN GOOD CONDITION.	THE DESIGN PROPOSES TO REMOVE THE EXISTING PLASTER ON THE EXTERIOR WALL AND CEILING DOWN TO THE WALL AND CEILING FRAMING TO ACCOMMODATE ALTERATIONS AND TALLER WALLS (AT CURRENT EXTERIOR WALL). ALL NEW SHEETROCK WILL BE INSTALLED.
	BATH 2: EXISTING SHEETROCK IS IN GOOD CONDITION.	THE DESIGN PROPOSES TO REMOVE THE EXISTING SHEETROCK ON THE EXTERIOR WALL AND CEILING DOWN TO THE WALL AND CEILING FRAMING TO ACCOMMODATE ALTERATIONS, NEW WALLS (TALLER), ROOF FRAMING FOR THE ADDITION AND INSULATION. ALL NEW SHEETROCK WILL BE INSTALLED.
	STORAGE: EXISTING SHEETROCK IS IN GOOD CONDITION.	THE DESIGN PROPOSES TO REMOVE THE EXISTING SHEETROCK ON ALL WALLS AND CEILING DOWN TO THE WALL AND CEILING FRAMING TO ACCOMMODATE ALTERATIONS, INSULATION IN THE EXTERIOR WALLS. ALL NEW SHEETROCK WILL BE INSTALLED.
INTERIOR DOOR AND WINDOW TRIM, BASEBOARD (1ST FLOOR)	KITCHEN / DINING: INTERIOR DOOR AND WINDOW TRIM AND BASEBOARD TRIM IS IN GOOD CONDITION.	ALL OF THE ORIGINAL INTERIOR WINDOW TRIM SHALL BE CAREFULLY REMOVED WITH ALL THE WINDOWS. ALL ORIGINAL DOOR TRIM AND BASEBOARD TRIM SHALL BE CAREFULLY REMOVED AND REINSTALLED.
	LAUNDRY: INTERIOR DOOR TRIM IS IN GOOD CONDITION. ALL INTERIOR WINDOW TRIM IS IN GOOD CONDITION. ALL BASEBOARD TRIMS IN GOOD CONDITION.	ALL OF THE INTERIOR WINDOW TRIM, DOOR TRIM, AND BASEBOARD TRIM TO BE CAREFULLY REMOVED AND REINSTALLED.
	BATH 1: INTERIOR WINDOW AND DOOR TRIM AND BASEBOARD TRIM IS IN GOOD CONDITION.	ALL OF THE INTERIOR WINDOW TRIM, DOOR TRIM, AND BASEBOARD TRIM TO BE CAREFULLY REMOVED AND REINSTALLED.
	MUDROOM: ALL EXISTING INTERIOR DOOR AND WINDOW TRIM AND BASEBOARD TRIM IS IN GOOD CONDITION.	ALL OF THE INTERIOR WINDOW TRIM, DOOR TRIM, AND BASEBOARD TRIM TO BE CAREFULLY REMOVED AND REINSTALLED.
INTERIOR DOOR AND WINDOW TRIM, BASEBOARD (2ND FLOOR)	HALL: INTERIOR DOOR AND WINDOW TRIM AND BASEBOARD TRIM IS IN GOOD CONDITION.	ALL OF THE INTERIOR WINDOW TRIM TO BE CAREFULLY REMOVED WITH THE SINGLE WINDOW. THE DOOR TRIM SHALL REMAIN. THE BASEBOARD TRIM AT EXTERIOR WALL TO BE CAREFULLY REMOVED AND REINSTALLED.
	BATH 2: INTERIOR DOOR AND WINDOW TRIM AND BASEBOARD TRIM IS IN GOOD CONDITION.	THE INTERIOR WINDOW TRIM TO BE CAREFULLY REMOVE AND REINSTALLED. THE DOOR TRIMS TO BE REMOVED WITH DOOR AND REUSED OR SALVAGED. THE BASEBOARD TRIM TO BE CAREFULLY REMOVED AND REINSTALLED.
	STORAGE: INTERIOR DOOR AND WINDOW TRIM AND BASEBOARD TRIM IS IN GOOD CONDITION.	THE INTERIOR WINDOW TRIM TO BE CAREFULLY REMOVE AND REINSTALLED. THE DOOR TRIMS TO BE REMOVED WITH DOOR AND REUSED OR SALVAGED. THE BASEBOARD TRIM TO BE CAREFULLY REMOVED AND REINSTALLED.

Historic Preservation Plan (continued)

FORM AND STRUCTURE		
FEATURE	DESCRIPTION AND CONDITION	TREATMENT
ROOF	THE EXISTING PREDOMINANT ROOF FORM IS GABLED WITH A 13.5 / 12 PITCH EXCEPT FOR THE ENCLOSED PORCH WHICH HAS A 4:12 PITCH.	THE DESIGN PROPOSES A SHALLOW 2.5:12 HIP / SHED ROOF OVER THE 1ST FLOOR ADDITION THAT ATTACHES BELOW THE EXISTING EAVE TO DIFFERENTIATE FROM THE ORIGINAL GABLE ROOF. THE DESIGN PROPOSES A SHALLOW 2.5:12 SHED ROOF OVER THE 2ND FLOOR ADDITION THAT FLANGES INTO THE GABLE ROOF BELOW THE RIDGE LINE TO DIFFERENTIATE FROM THE ORIGINAL GABLE ROOF.
1ST FLOOR PLAN	MUCH OF THE ORIGINAL FLOOR PLAN REMAINS INTACT WITH THE LIVING, FAMILY, DINING, STAIRCASE, AND ENTRY HALL REMAINING UNCHANGED. SOME APPARENT CHANGES: THE KITCHEN WAS REMODELLED; THE SOUTH SIDE COVERED PORCH IS NOT ORIGINAL AND IT WAS ENCLOSED AT SOME POINT AND CONVERTED INTO MUD, BATH 1 AND LAUNDRY.	THE KITCHEN AND DINING ROOMS ARE PROPOSED TO BE COMBINED INTO ONE ROOM WITH DIVIDING WALL REMOVED AND THE WINDER STAIR BEING RELOCATED TO THE ADDITION; BATH 1 IS PROPOSED TO BE REDUCED IN SIZE TO A POWDER WITH THE EXTRA FLOOR AREA ADDED TO THE MUD ROOM WHICH IS PROPOSED TO BE DIVIDED INTO A WALK-IN PANTRY AND MUD ROOM. THE LAUNDRY ROOM IS PROPOSED TO BE CONVERTED INTO AN OFFICE.
2ND FLOOR PLAN	MUCH OF THE ORIGINAL FLOOR PLAN REMAINS INTACT WITH THE STAIRCASE, 3 BEDROOMS, AND THE SITTING AREA REMAINING UNCHANGED. SOME APPARENT CHANGES: BATH 2 AND STORAGE WERE NOT ORIGINAL TO THE HOME WITH ENCLOSING WALLS LIKELY ADDED.	THE BATH 2, STORAGE AND WINDER STAIR ARE PROPOSED TO BE REMOVED (WINDER STAIR RELOCATED TO ADDITION) TO ACCOMMODATE A 4TH BEDROOM UPSTAIRS. THE 1/2 HEIGHT SOUTH WALL OF THE HALL WILL BE REMOVED TO ACCOMMODATE A TALLER WALL TO ALLOW ACCESS TO THE ADDITION TO THE NORTH THAT WILL ACCOMMODATE TWO FULL BATHROOMS, A LAUNDRY, AND THE RELOCATED WINDER STAIR.
STRUCTURAL SYSTEM, FRAMING	THE CONVENTIONAL WOOD FRAMING IS MOSTLY IN GOOD CONDITION. THE FRAMING IS NOT A CHARACTER-DEFINING FEATURE, EXCEPT HOW IT IS EXPRESSED IN THE MASSING AND FORM OF THE PLAN.	1ST FLOOR: THE DESIGN PROPOSES AN ALTERATION AND ADDITION TO THE REAR AND RIGHT SIDE OF THE RESIDENCE THAT WILL REQUIRE MODIFICATIONS TO THE WALL, ROOF AND FLOOR FRAMING TO THE EXISTING REAR AT THE KITCHEN, REAR OF THE LIVING ROOM, AND RIGHT SIDE OF THE OF THE DINING AND KITCHEN. 2ND FLOOR: THE DESIGN PROPOSES AN ADDITION TO THE RIGHT SIDE OF BATH 2 AND HALL TO ACCOMMODATE TWO BATHROOMS A LAUNDRY AND A WINDER STAIR. THESE ADDITIONS WILL REQUIRE MODIFICATIONS TO THE WALL AND ROOF FRAMING.
FOUNDATIONS	THE EXISTING PERIMETER BRICK FOUNDATION IS IN FAIR TO GOOD CONDITION WITH SOME SETTLING ALONG THE PERIMETER OF THE STRUCTURE DUE TO POOR WATER MANAGEMENT.	THE DESIGN PROPOSES TO REPLACE THE EXISTING BRICK FOUNDATIONS IN ITS ENTIRETY WITH CONCRETE FOUNDATIONS TO ALLOW FOR THE ADDITIONS AND ALTERATIONS AND WITH ADDITIONAL ANCHOR BOLTS AND SEISMIC RETROFITTING, WHERE PRACTICAL, TO HELP PRESERVE THE STRUCTURE.

HISTORIC PRESERVATION NOTES

1. DETERIORATED ARCHITECTURAL FEATURES SHALL BE REPAIRED RATHER THAN REPLACED, WHEREVER POSSIBLE:

EXAMPLE A: IF A BOTTOM RAIL OF A WOOD WINDOW SASH IS ROTTEN THEN A 2-PART EPOXY SYSTEM SHOULD BE USED TO REPLACE THE ROTTEN SECTION (THE ENTIRE SASH **SHOULD NOT** BE REPLACED). IF THE BOTTOM RAIL IS BEYOND REPAIR THEN THE BOTTOM RAIL SHOULD BE REPLACED WITH OLD-GROWTH MATERIAL TO MATCH THE ORIGINAL (THE ENTIRE SASH **SHOULD NOT** BE REPLACED).

EXAMPLE B: IF A WOOD DOUBLE-HUNG WINDOW IS PAINTED SHUT AND/OR THE PULLEY ROPES ARE BROKEN OR MISSING THEN THE PAINT SHOULD BE CUT CAREFULLY TO SEPARATE THE SASH FROM THE STOPS TO PERMIT THE SASH TO MOVE FREELY AND/OR A NEW PULLEY ROPE SHOULD BE INSTALLED (THE ENTIRE SASH OR ENTIRE WINDOW ASSEMBLY **SHOULD NOT** BE REPLACED).

IN THE EVENT REPLACEMENT IS NECESSARY, THE NEW MATERIAL SHOULD MATCH THE MATERIAL BEING REPLACED IN COMPOSITION, DESIGN, COLOR, TEXTURE, AND OTHER VISUAL QUALITIES.

EXAMPLE C: IF THE ENTIRE LOWER SASH OF A WOOD DOUBLE-HUNG WINDOW IS BEYOND EPOXY REPAIR OR INDIVIDUAL PART REPLACEMENT (I.E. BOTTOM RAIL) THEN ONLY THE INDIVIDUAL SASH SHOULD BE REPLACED TO MATCH THE EXISTING. IF THE ORIGINAL HISTORIC SASH IS SINGLE GLAZED WITH EXTERIOR GLAZING PUTTY THEN IT SHOULD BE REPLACED WITH THE SAME **NOT** WITH A MODERN DUAL GLAZED SASH WITH WOOD STOPS).

NOTE THAT REPLACING ANY ELEMENT THAT IS NOT NOTED IN THIS DRAWING SET SHOULD BE REVIEWED BY THE ARCHITECT FIRST AS DOING SO MAY JEOPARDIZE THE MILLS ACT CONTRACT AND MAY RESULT IN CONSIDERABLE MONETARY FINES AND LOSS OF TAX SAVINGS BENEFITS.

2. SURFACE CLEANING: THE SURFACE CLEANING OF STRUCTURES SHALL BE UNDERTAKEN WITH THE GENTLEST MEANS POSSIBLE. SANDBLASTING AND OTHER CLEANING METHODS THAT WILL DAMAGE MATERIALS SHALL NOT BE UNDERTAKEN.

EXAMPLE D: LIGHTLY SCRAPING TO REMOVE LOOSE PAINT ONLY AND TO PRESERVE THE ALLIGATOR EFFECT OF LEAVING OLDER LAYERS OF ADHERED PAINT INTACT. DOING THIS EXHIBITS THE AGE OF THE BUILDING.



Agenda Report

26-240

Agenda Date: 3/5/2026

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Potential Landmark Designation for Tiburcio Vásquez Gravesite

DISCUSSION

At its meeting on November 6, 2025, the Historical and Landmarks Commission (HLC) discussed the potential designation of the gravesite of Tiburcio Vasquez, located within the Santa Clara Mission Cemetery, as a historic resource eligible for inclusion on the City's Historic Resource Inventory (HRI).

During the discussion, the Commission requested additional background information on Mr. Vasquez in order to fully evaluate the historical significance of the site. Staff was directed to consult with City Historian Lorie Garcia, who subsequently provided the attached biographical summary (Attachment 1) for the Commission's review.

The purpose of this agenda item is to consider the historical relevance of the gravesite and to determine whether the Commission supports initiation of the landmark designation process in accordance with Section 18.130.040 of the Zoning Ordinance (Attachment 2).

RECOMMENDATION

...Recommendation

There is no staff recommendation.

ATTACHMENTS

1. Tiburcio Vasquez Biography
2. Historic Preservation Ordinance

Tiburcio Vasquez

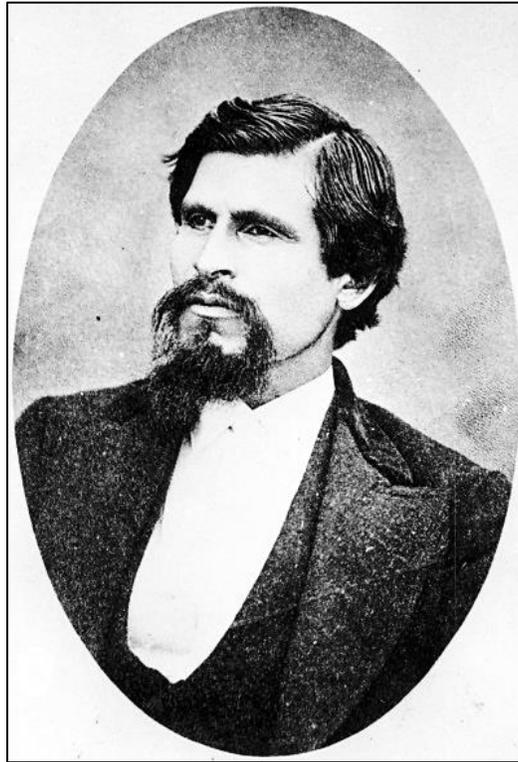


Photo taken in 1874, by V. WOLFENSTEIN, of Los Angeles.

Background

Alta California was the last frontier and outpost of colonization established by the Spanish crown on the North American continent, when in 1769, in order to protect the Manila galleons and seeking a means to strengthen defenses against the Russians and British, Spain finally took steps to colonize the coast of Upper California. In 1775, the Viceroy instructed Juan Bautista de Anza to lead an Expedition in order to establish missions in the vicinity of what would come to be called the Port of San Francisco and to provide "in that port [of San Francisco] a certain sign of defense to indicate that it belongs to his Majesty." Anza gathered supplies and settlers from Sinaloa and Sonora, and in May 1775, took his flock northward from Mexico.

The Vasquez Family

Included among the 240 men, women and children who made the 1,200-mile trek from Mexico with the Anza Expedition of 1775-1776, was Tiburcio's 40-year-old great grandfather, Juan Atanasio Vasquez and his family, which included his eldest son, 20-year-old, José Tiburcio Vasquez. The first man to sign Anza's roster was Juan Atanasio and he enlisted as a soldier, as did his son José Tiburcio. Along the way, José Tiburcio married 16-year-old, María Antonia Bojorques. On March 10, 1776, The Anza party reached Monterey. Two weeks later a small party was sent to explore the San Francisco Bay area for a site to establish a pueblo. When they

returned to Monterey, Anza ordered Lieutenant Moraga to lead 20 soldiers and settlers, including the Vasquez family, to the chosen site on San Francisco Bay. Arriving June 27, 1776, they built huts and an altar and on June 29th celebrated mass at the site that would become Mission Dolores. This marked the founding of San Francisco, 6 days before the signing of the Declaration of Independence, a continent away.

The Vasquez family did not remain long in San Francisco. The following year, 1777, Lieutenant Moraga was ordered to take a group of the newly arrive soldiers and settlers to found a mission and a pueblo below the south end of the bay. While Juan Atanasio remained at the San Francisco Presidio, nine families, one of which consisted of José Tiburcio Vasquez, his wife and baby daughter, were persuaded to go with Moraga. A site was chosen 8 miles below the south end of the Bay on the west side of the Guadalupe River. Named Mission Santa Clara de Thamien, here on January 23, 1777, Mass was celebrated for the first time and on September 29th, on the east side of the river, ground was broken for the pueblo of San José (the first pueblo in California). Sunday mass was obligatory and so acting as the parish church for the civilian settlers, Mission Santa Clara would become the religious, political, and social center for the inhabitants of the pueblo.

In 1784, María would give birth to her and José Tiburcio Vasquez' 5th son, José Hermenegildo Vasquez y Bojorques in the pueblo of San José. The only one who could read and write, José Tiburcio Vasquez became a prominent citizen in San José holding the office of alcalde (a combination of mayor and judge) in 1794, and from 1802 to 1807. When he died in 1827, he left three sons, one of whom was José Hermenegildo.

Like his grandfather, José Hermenegildo Vasquez had become a Spanish soldier. In 1808, he was stationed in Monterey where he would serve for many years. Here he met María Guadalupe Cantúa, whose grandfather had also been a soldier at Monterey. They were married in the Royal Presidio Chapel on February 26, 1831. As he was a former soldier, Hermenegildo Vasquez was entitled to seek a grant of land from the Mexican government and in 1835, six months after his son Tiburcio's birth, he did so and was awarded an approximately 40-acre parcel of land on the Pajaro River about 3 miles west of San Juan Bautista.

Tiburcio Vasquez

Born on April 7, 1835, in Monterey, the capital of Mexico's District of Alta California, Tiburcio Vasquez was a direct descendent of the first settlers to arrive in Alta California and whose family was directly involved in the founding of both the mission and presidio of San Francisco and Mission Santa Clara and the pueblo of San Jose. And as a native born, Californian, he would grow up to consider himself a Californio.

Those born in California, and mainly descended from the first settlers, the Spanish speaking population considered themselves Californios, which stressed their local loyalties and distinguished them from the government in Mexico. Some were grantees of large land holdings and several, among California's wealthiest landowners, were literate, cultured members of the social elite. They formed a close-knit community, and visitors would be struck by the general

atmosphere of good will and the absence of class consciousness. Tiburcio Vasquez would later acknowledge much of his criminal acts, but claim they were justified because of the injustices perpetuated against the Californios in conjunction with the American takeover of California.

Growing up in an upper middle-class family, Tiburcio Vasquez not only participated in Monterey's social life but also spent time on the family ranchos, where like most of the Californios he became an excellent horseman. Also, in 1842, Governor Alvarado had established a free public school in Monterey and as a result Tiburcio was well educated and became proficient in both Spanish and English. As a boy, he enjoyed reading Spanish novels and especially loved poetry and as he grew older, he continued to read books in Spanish and writing poems to his female admirers. Those who knew him when he was young, considered him be a gentle boy who didn't like strife, hated fighting, and liked "music, dancing, serenades and señoritas." It would be the latter, which would lead to his downfall.

Events that were happening during the time Tiburcio Vasquez was growing up, which would irrevocably alter California and the life of the Californio population, profoundly influenced his life. This resulted in his being called a "Desperado" and described as follows in an article that appeared in the May 15, 1874, issue of the San Francisco Chronicle headlined "Vasquez Captured At Last" ... "A History of His Crimes from Early Boyhood to the Time of His Capture." The Chronicle reporter went on to state:

"In his youth he attended the public school and showed indications of intelligence superior to that of most of his class. His parents were of the lowest class, and he was reared in idleness and became a lazy, good-for-nothing fellow, following no occupation, but spending most of his time around saloons and other loafing places. He spoke and wrote English and Spanish, and was looked upon rather as a spoiled, worthless fellow than as a desperado. However, he early developed a spirit of lawlessness. He divided his time between Los Angeles, Monterey, Petaluma and other places, and was engaged in several lawless transactions..."three cardinal vices," wine, cards and women, have made him what he is, after descending from a stock whose sole object in life appears to be to exist without work."

Alta California in Upheaval 1840-1850

Seen as unwanted invaders by much of the native Californio population, during the mid-nineteenth century, Americans had been flowing into Alta California in growing numbers, many of whom believed that the conquest of California was part of their manifest destiny.

As early as 1840, when Tiburcio Vasquez was 5-years-old, a plot to capture Governor Alvarado, overthrow Mexican Rule in Alta California and seize the country, occurred in Monterey when, one of the numerous trappers who had found their way across the country into California, an American backwoodsman, named Isaac Graham, formed a sort of military company of 45 men (American and some English) comprised of riflemen, trappers and deserters from ships that had visited the coast, and plotted a revolution. But before it came to fruition, the plot was uncovered and Graham and his men arrested and sent to Mexico for prosecution.

However, both the United States and Great Britain took the situation as a provocation and an excuse to make a demonstration of military might. Soon American and British warships were anchored in Monterey Bay, seeking news about the well-being of their countrymen. Pressure was placed on Mexico to return them and the following year Graham and his men were returned to Monterey. Once back, they took every opportunity to taunt or otherwise publicly embarrass Governor Alvarado in retaliation for their arrest.

Two years later, when Tiburcio was 7, Commodore Thomas Catesby ap Jones, Commander of the United States Pacific Squadron, mistakenly thinking war between the United States and Mexico had begun, sailed into the port of Monterey, raised the American flag over the perplexed Californio community of Monterey and rechristened the fortress at Monterey, Fort Catesby in honor of the occasion, The following day, having found out his error and that there was no war, he withdrew his forces and returned control to Mexico. Afterwards, the Mexicans were loud in their protests, but none was as loud as those of General Micheltorena, newly appointed military governor of Monterey and Commodore Jones action almost precipitated the inevitable war, which would occur four years later.

When Tiburcio Vasquez was 11 years old he was witness to the illegal invasion of his country by Americans. In his May 1846 address to the state assembly Pio Pico, the Governor of California, had said:

“We find ourselves threatened by hordes of Yankee immigrants who have already begun to flock into our country and whose progress we cannot arrest. Already have the wagons of that perfidious people scaled the most inaccessible summits of the Sierra Nevada, crossed the entire continent and penetrated the fruitful valley of the Sacramento. What that astonishing people will next undertake I cannot say ...”

Then on June 14, 1846, the Bear Flag Revolt took place in Sonoma, an event that occurred when a group of American immigrants, who had arrived without official permission and were supported by “General” John C. Fremont, seized General Vallejo, jailed him and raised a flag in Sonoma with the name California Republic on it. Less than two months later, the United States declared war on Mexico. On July 1st, 1846, Commodore John Sloat captured Monterey and on July 9th the United States flag was raised at Sonoma and Sutter’s Fort. The Bear Flag Revolt and the “California Republic” ended as the Bear Flaggers joined with the American Military and reorganized as General Fremont’s California Battalion.

Up until October 1846, the war begun in July had not amounted to much beyond rumors and a few skirmishes and many of the Californios had decided not to oppose the American takeover. However, by Fall, American immigrants had begun arriving overland in greater numbers and upon their arrival were informed, by Fremont at Sutter’s Fort and in the newspaper, *Californian* (first published on August 15, 1846, in Monterey), that they could shelter during the rainy season at a number of “mostly unoccupied” missions. Almost all the men in the immigrant parties were immediately enlisted in the newly formed California Battalion. As illustrated by

events at Santa Clara, conflict between the immigrants and Californio population was almost inevitable.

By 1846 a small Californio community, which included friends, relatives of Tiburcio's family had developed on what had been mission land in close proximity to the Mission Santa Clara quadrangle and church. In the fall of 1846, their lives would forever change, when 175 American settlers - men, women and children – arrived at Mission Santa Clara, having been sent there by Fremont. In letter home, one settler described what they were told, writing,

“We next found Fremont camped on the American River . . . He told us we had better push forward as fast as possible as the Spaniards were unfriendly toward the Americans. He advised us to go to Santa Clara and take possession of the mission buildings . . . We then pushed on towards San Jose . . . we met a courier from San Jose, advising us to make all possible haste, fearing the Mexicans would give us trouble.”

The immigrants were horrified by the living conditions which awaited them at the mission, and there were few other places available for shelter. To make matters worse, all the structures were constructed of adobe, and the Americans were appalled at “mud” houses. Distrustful of the society in which they were now placed, the immigrants reacted with dismay.

Father Real had followed the Franciscan tradition of welcoming visitors but was “baffled by the language barrier and perturbed by the invasion of aggressive Yankee Protestants.” For example, in December he sent neophyte Indians onto the steep roof of the granary, where many immigrants were staying, to try to stop the leaks. The immigrants misinterpreted the effort as an attempt to force them to leave and halted the helpful endeavor by brandishing their guns. Samuel Young, one of the immigrants, later stated that:

“the owner of the building ordered them out. . . everything was wet, and it was still raining, when the owner sent some Indians to take the tiles off the building, and by that means to force them out. He had commenced to take them off when Mr. Elam Brown came to see Mr. Young. Seeing his condition, and that of his sick children, he advised Mr. Young not to allow the roof to be taken off; so, calling for his old trusty gun, he sent word to the Indians that if they did not desist, he would kill the last one of them.”

With few of the immigrants understanding Spanish or the customs and manners of the Californios, many sincere offers of assistance were refused by them. In fact, offers of hospitality by the earlier American immigrants were oft-times looked upon with suspicion by the newly arrived immigrants. One of them would later credit the survival of her husband and others to Maria Bernal, George Bellomy's wife, who had daily brought fresh baked bread and wine to the mission, however, others questioned Bellomy's loyalty, since he had married a Californio woman.

Their negative view of the Californians resulted in actions that angered the Californio population. Feeling far from safe, the Americans began to believe that should the necessity for

defense arise, no time should be lost in preparing for an emergency and their negative view of the Californians resulted in actions that angered the Californio population, such as cutting down several of the willow trees (considered sacred) along the Alameda to use in barricading the mission compound while ignoring the pleas of the Californios. As described by the "Captain" Aram:

"After the menacing of the Spaniards became alarming . . . it soon became evident that some kind of barricade was necessary to prevent the enemy from charging immediately on the mission buildings. I set the men immediately to work . . . cutting and hauling logs about ten feet in length. They were placed in a ditch about three feet high forming a breastwork seven feet high."

And of his militia men wrote, "All hands were now busy in fortifying the old Mission . . . preparing to give our foe a gallant reception; but the Spaniards, though boasting that they would soon appropriate the pretty Señoras blancas to their own use, failed to come near enough to measure arms with our mountain rifles."

All of this culminated with the Battle of Santa Clara on January 2, 1847. This was the only campaign in the Northern District of California between Californios and United States forces during the Mexican- American war. After a 2-day battle a peaceful treaty was arranged. In his diary on February 5, 1847, Walter Colton, the first American Alcalde of Monterey, wrote:

". . . Nor should it be forgotten that the Californians evinced . . . a disposition well suited to bring about a amicable treaty. They took up arms, not to make war on the American Flag, but in vindication of their rights as citizens of California, and in defense of their property. . . They were well mounted, and might, had they so listed, have prolonged the struggle. But this was not their object, and they sent in a flag of truce. The conditions of the treaty were, that they should lay down their arms, release their prisoners, and that their property should be restored, or such vouchers given as would enable them ultimately to recover its value. This was a reasonable requirement on their part, and the American officers had the good sense to appreciate its force."

However, the American immigrants who viewed it from the tops of the mission buildings interpreted it as a tremendous defeat of the "enemy."

In 1848, when Tiburcio Vasquez was 13, the war ended with the signing of the Treaty of Guadalupe Hidalgo. Alta California became a territory of the United States and overnight thousands of Mexican citizens became citizens of a foreign government.

In January 1848 gold was discovered and the ensuing rush for gold would bring Americans by the hoard into California. Then in 1850, the Californio's world "turned upside down." When the mail steamer Oregon entered into San Francisco Bay on October 18, 1850, she brought the

news that on September 9th the Congress of the United States had admitted California into the Union as a free State. California's transition from being Spanish to Mexican to American was complete. While some people "danced and made merry, till daylight" that California was truly now the thirty-first State of the Union, there were others who mourned what had occurred and many members of California's Californio community echoed the feelings of General Vallejo when he said,

"The language now spoken in our country, the laws which govern us, the faces which we encounter daily, are those of the masters of the land, and of course antagonistic to our interests and rights, but what does that matter to the conqueror? He wishes his own well-being and not ours! – a thing that I consider only natural in individuals, but which I condemn in a government which has promised to respect and make respected our rights, and to treat us as its own sons. But what does it avail us to complain? The thing has happened and there is no remedy."

Tiburcio Vasquez was 15 years old when California officially became part of the United States of America.

Growing up, Tiburcio Vasquez had surely witnessed much and absorbed the words and feeling of his parents, relatives and other adults incensed over the actions of the Anglo-Americans.

Tiburcio Vasquez Bandido or Hero?

In the annals of California history, there has rarely been a legacy as complex as that of Tiburcio Vasquez.

Under American control, by 1856 many Californios had lost portions of their land through legal and illegal means and as Americans seized the state's political affairs, Californios also lost their political influence. Along with the loss of political and economic power, many Californios felt they were mistreated and discriminated against by the newly arrived Americans. Lynchings became so common during the late 1840s and early 1850s that newspapers rarely reported them, and those Californios that resisted the Americans became outlaws. It has been written that Tiburcio Vasquez would later claim that "his (eventual) crimes were retribution for discrimination by the settlers and white norteamericanos ('North Americans'), insisting that he was a defender of Mexican-American rights."

By the time he was 17, he had become preoccupied watching over his two sisters, guarding them against the aggressive and seeming crude ways of the American sailors that swarmed over Monterey. And, like many other Californio men, Tiburcio Vasquez was upset and offended by the way these foreigners showed disrespect for "their" country, "their" women and "their" honor. In an interview he gave twenty-two years later to the editor of the Los Angeles Star, Tiburcio said, "A spirit of hatred and revenge took possession of me. I had numerous fights in defense of what I believed to be my rights and those of my country men."

As a young man he loved horse racing and due to his small size and incredible skill in the saddle, he became a very popular rider in Monterey, San Juan and Santa Cruz. And as he grew up, he was in the habit of attending the balls and parties given by Californios and here, he had seen how the Americans in attendance would force themselves, shove the Californio men aside and monopolize the women. It was when he was 19 years old that attendance at a dance would forever change the life of Tiburcio Vasquez leading to his existence as a bandit for the next two decades.

In 1854, when he was at a dance with his friend Anastasio García, who was married to Tiburcio's cousin María Guadalupe Vasquez, a fight ensued when one young sailor placed his hat on the Californio woman dancing the fandango, which was considered to be a personal affront to the Californios. A Monterey Constable, William Hardmount, was called to stop the disturbance and when he appeared on the scene and began to question those in attendance, someone turned off the lamps. By the time they were re-lit, the constable was dead.

José Guerra, Anastasio García and Tiburcio Vasquez were implicated in the fight. Anastasio and Tiburcio fled but José Guerra was arrested and lynched the morning after the murder. Note: A few months later, Anastasio García was apprehended in Los Angeles and returned to Monterey for trial. But the trial never took place, as when the vigilantes found out they raided the jail and immediately lynched him.

Although he denied any involvement in the murder, after the fight and Constable Hardmount's death, Tiburcio went home to his mother and "told her that I intended to begin a different life; asked for and obtained her blessing and at once commenced the career of a robber."

Leaving Monterey, he began a life of stealing horses in Santa Clara, Merced and Fresno Counties. After leaving home, it's unknown if Tiburcio Vasquez had any contact with his father, José Hermenegildo Vasquez, but by 1856, his elderly father, was ailing and impoverished. He had lost his fight to prove ownership of his small rancho on the Pajaro River, near San Juan and been taken in by his niece, who had married Segundo Robles, the prominent owner of Rancho Santa Rita, (today the city of Palo Alto). Here, he died on January 18, 1856, and was buried two days later in the Santa Clara Mission cemetery.

A year later, in 1857, Tiburcio Vasquez and two young California Indian compadres were arrested for horse thieving in northern Los Angeles County. One of his companions turned State's evidence, was freed and the other received a one-year sentence. However, on August 26, 1857, Tiburcio was sentenced to San Quentin prison for five years, a sentence whose severity for a first-time offence was stunning, especially as at that time Tiburcio Vasquez was not a famous bandit but instead, an exceedingly obscure one.

Living in abysmal conditions, the Spanish speaking inmates tended to congregate together, connected by a common culture and language. However, being bilingual, Tiburcio was able to associate with both Hispanics and Anglos and became friendly with one in particular who would play an important role when, after overpowering the guard and obtaining the keys, on June 25,

1859, he escaped with several other prisoners and disappeared into the heavily wooded hills at the base of Mount Tamalpais.

Tiburcio Vasquez made his way to Jackson, Amador County, where he was arrested for stealing two horses, and on August 17th was once again in San Quentin, where an additional year was added to his sentence and he received the standard punishment for escaping, between 50 and hundred lashes. When he was well enough Tiburcio was returned to the brickyard to make bricks and when not worked was returned to a cell in the dungeon. Following another attempt to escape, he was flogged and put in heavy cross-chains. By now despondent and demoralized by his abortive attempts to get out of jail, Tiburcio turned to his mother for help and sent her an abject letter pleading for her help.

Determined to help him, in late November 1860, Guadalupe took a steamer to Los Angeles to meet with Juan Maria Sepulveda, a family friend and member of a prominent and highly respected Los Angeles family who also had previously been a Justice of the Peace and knew the Governor, John G. Downey. They then met with the former district attorney, who had prosecuted Tiburcio Vasquez and a petition was drawn up, which after pointing out the harshness of his sentence and testifying that up to the time he was convicted they, "knew him to be an industrious, sober and energetic young man," asked for a full pardon for Tiburcio Vasquez. Signed by 34 prominent Hispanics and 10 Anglos, including several of the grand jurors who had indicted him, the petition was sent to Governor Downey. Public notice was published in the December 1, 1860, Los Angeles Times of Sepulveda's notice to apply to the Governor, for the community to comment on it. But although no objection was made, Governor Downey failed to pardon Tiburcio.

After two more failed attempts to escape, Tiburcio settled down to serve out the rest of his sentence. Finally released on August 13, 1863, 28-year-old Tiburcio Vasquez was greatly changed from the boy he had been when he entered prison. He had learned safe-cracking, burglary and the harsh punishments he received had inflamed his hatred of "gringos." And now, although still soft-spoken with a love of books, poetry, music and dance, some of the "toughest and most dangerous ruffians in California looked up to him as a leader" and as had been recounted about him, had developed a fierce appetite for "life and freedom."

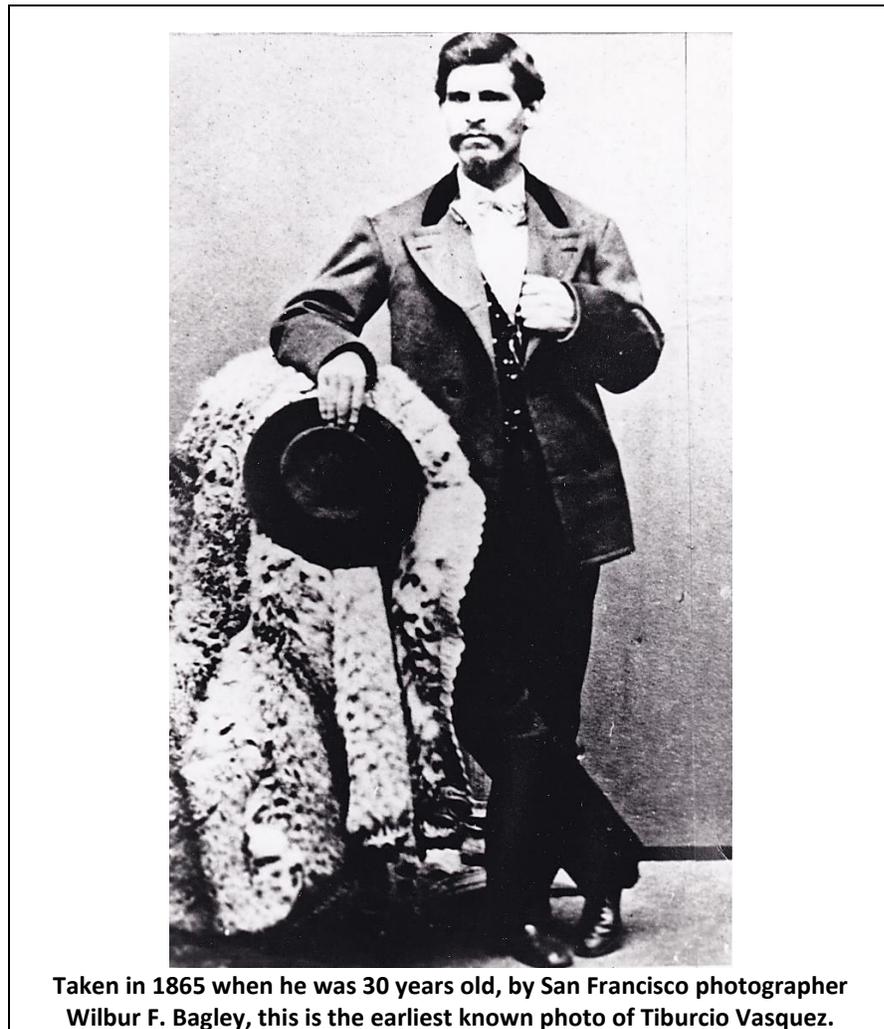
Tiburcio Vasquez the "Bandido"

After his release, Tiburcio Vasquez was mainly in the North Bay, engaged in stock rustling and small acts of burglary. His exploits over the next few years, both alone or with a couple of men, resulted in Tiburcio Vasquez gaining statewide notoriety. But despite intense and costly searches across California, Tiburcio always eluded capture. One comment from that time explained this by saying:

"All of these people [Mexican] are his attached friends, offer him the shelter of their houses when he is pursued and tell the officers the most prodigious lies without any compunction." Note: Among the numerous Californios who sheltered Tiburcio Vasquez, was

Pio Pico, the last Mexican Governor of California. “He has no band or gang, unless the entire Mexican population of the mountain regions of Fresno, Kern, Tulare, Monterey and Los Angeles counties can be called such.”

In all of these counties Tiburcio Vasquez could count on the moral and physical support of his Californio countrymen – and, according to many, his countrywomen. Except for his attraction to women which sometimes landed him in costly indiscretions, Tiburcio Vasquez was intelligent and resourceful. Many times, while on the road, he would have one companion ride far ahead of him and another far behind, to be able to warn of any dangers. And, when camping, he normally chose to sleep away from the main campsite.



On January 11, 1867, he was arrested for stealing a rifle, was found guilty and then sentenced to two years in prison on two charges of burglary, to run consecutively. Once again Tiburcio found himself in San Quentin. Here he was visited by his mother Guadalupe Vasquez, who it is said “was plunged into depression by seeing her son in chains.” Now sixty-three and frail, she returned to San Juan in a weakened state and then went to a friend’s home in Monterey, where

she passed away on May 19, 1969. When Tiburcio Vasquez was informed that his mother had died, it was the darkest day of his life. This time Tiburcio bided his time in prison exhibiting “good behavior” and was discharged on June 4, 1871.

Then a robbery in August 1873 would prove to be the catalyst for the end.

In January 1873, while Tiburcio Vasquez was the guest of Abdon Leiva and wife at their home at Cantua Creek, a new gang was organized consisting of Vasquez, Clodovea Chavez, Leiva, Moreno and Gonzalez. Staying mainly in Southern California, they were now constantly on the move, sheltering in hiding places well known to Tiburcio.

After committing several small holdups, on August 26, 1873, they planned and executed a raid on Snyder’s general merchandise store and saloon at Tres Pinos, San Benito County. When they left after looting the store, three people were dead.

Taking about eight horses, with provisions packed on the back of each, the gang departed, with Chavez, Vasquez and Leiva proceeding toward Los Angeles, joined by the latter’s wife.

By November 1873, the gang was in Fresno County, where on the 13th Vasquez and Chavez entered a store about two miles from Millerton, and after binding the occupants, obtained six hundred dollars and escaped.

On the night of December 26, 1873, these two bandits with several others, entered the town of Kingston, Fresno County, and dividing into gangs, after tying the inhabitants up, simultaneously robbed the two principal stores. On this occasion they obtained \$2000.00 and a supply of clothing and provisions.

Governor Booth had become aroused, and the State Legislature passed a bill empowering the governor to expend any part of \$15,000.00 in an effort to capture Vasquez. Subsequently, a reward of \$8000.00 was offered for Vasquez if captured alive and \$6000.00 for his dead body.

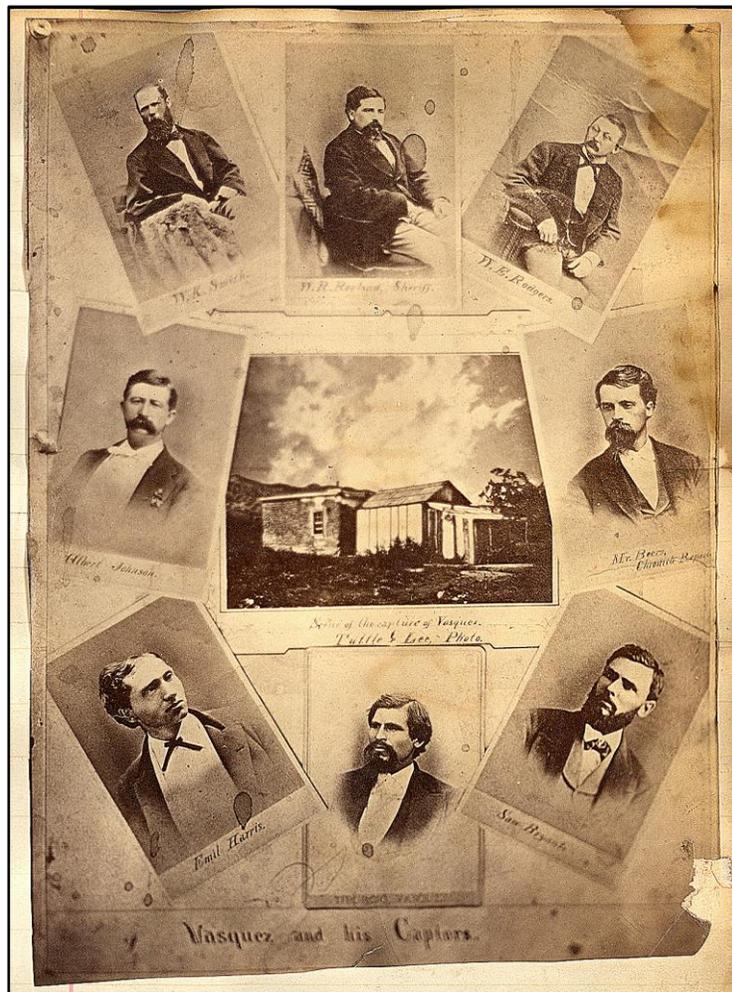
On the afternoon of February 26, 1874, Vasquez and Chavez proceeded to Coyote Hole station on the Los Angeles and Owens River stage road. They then approached the building, ordered everybody out and then waited for the stage. Several passengers were robbed, and several hundred dollars were taken from Wells Fargo’s box.

On the next day, they stopped the Los Angeles stage between Mill Station and Soledad and robbed the passengers of about \$300.00.

As Vasquez and Chavez knew that Sheriff Morse from Alameda County had a posse in that neighborhood disguised as surveyors, they remained in seclusion during the month of April, but when Morse left, they resumed their activities.

On May 6, 1874, Tiburcio Vasquez and his men proceeded to the house of Alexander Repetto, in Los Angeles, and after tying him to a tree demanded \$800.00 as a ransom. Repetto sent a boy to Los Angeles for the money, but the lad notified Sheriff Rowland instead. A posse was formed and arrived at the house in time to see the bandits make their escape.

Then on May 14, 1874, it was learned that Vasquez was at the home of a man named "Greek George," near Los Angeles. A posse from Los Angeles, consisting of Sheriff Rowland, Undersheriff Johnson, Major H. M. Mitchell and George A. Beers, special correspondent for the San Francisco Chronicle, procured a wood wagon and instructed the driver to proceed to George's house. The posse was concealed in the bed of the wagon and when they arrived at the house they jumped out and surrounded the building. A woman opened the door and then gave the alarm to Vasquez, who jumped through a window. Although confronted by several armed men, instead of surrendering he attempted to escape and was shot eight times. He then surrendered.



Tiburcio Vasquez, his captors and the house where he was captured.

The posse took Tiburcio Vasquez to Los Angeles, where he was booked into jail. The City Council was meeting but they adjourned "in a very undignified manner and came piling in to

peer through the windows at the famous bandido.” It was thought that Tiburcio would die from his wounds, but he recovered and was indicted for the murders committed at Tres Pinos in San Benito County the previous August 26, 1873.

His capture created a public sensation and people flocked to the jail to see the famous outlaw. San Francisco Chronicle reporter, George Beers, wrote that, “Among the callers were quite a number of first-class ladies, all of whom were evidently charmed with the prisoner’s excessive politeness.” Note: At his last trial nine out of every ten spectators would be women.

Bradley & Robinson of San Francisco, California’s leading photography firm, sent a telegram saying that if provided with a negative, they would have cabinet cards printed for the public and Tiburcio would receive 25% of the profit. Thus, on the afternoon of May 18th, L. A. photographer Valentin Wolfenstein went to the jail and set up his camera. Here seated in a chair, in a shady spot behind the jail, two photographs of Tiburcio Vasquez were taken and to this day, the best view is the best-known image of him.

By May 24th, he was well enough to travel and was sent to San Francisco by the coastal steamer, Senator. The plan was that from there, Tiburcio would be sent by train to Salinas, where he would stand trial for the murders at Los Pinos.

After a rough voyage, finally on the morning of May 27th, the Senator docked at San Francisco, where several hundred people had gathered on the wharf to see the notorious bandit. After he was booked into the City jail, more photos of Tiburcio Vasquez were taken by Bradley & Robinson of San Francisco. The following morning, he was taken by train to Salinas and lodged in the jail under heavy guard, where three thousand people, many of them Hispanic, thronged to see him. A San Francisco reporter described the scene, saying “Many sit down by the side of the jail and put up piteous appeals for the fiend, and it is safe to say that nine-tenths of the Californians sympathize with the noted cut-throat.”

While Tiburcio Vasquez was busy with his lawyers and preparations were underway for the trial, the District Attorney requested that the trial be transferred to the county where the crimes had occurred. After rejecting San Benito County, due to feeling the jails there were not secure enough, Judge Beldon of the District Court ordered that Tiburcio be moved to the Santa Clara County jail. Thus, on July 20th, in heavy irons Tiburcio Vasquez arrived by train in San Jose, the town his grandfather, José Tiburcio Vasquez, had helped found 97 years before.

Tiburcio was placed in a cell, in the recently built new jail behind the courthouse, which was considered to be the strongest county jail in California. Reporters visited him, attempting to get him to answer questions about what had happened at Tres Pinos, but he steadfastly refused, saying, “I am to be tried for that, and I shall say nothing until I speak in court.” When informed that he had told the editor of the Los Angeles Times that Leiva and Gonzáles were the murders and he and Chavez didn’t arrive until after the shooting, he adamantly denied it. After one such interview, a reporter described Tiburcio as “cunning, audacious, vain, and egotistical, and has none of Leiva’s frankness and apparent honesty.”

Once again, people flocked to the jail to see him. On July 21, he had 470 visitors (including 20 to 30 women), three days later there were 673 and within a week there were more than 1,700, forcing Sheriff Adams to set aside Tuesdays and Fridays as visiting days to meet the public demand.

Fearing that Tiburcio could not get a fair trial in Hollister (where it was set to be held) as the victims had lots of friends in San Benito County, and also fearing he might be lynched there, his lawyers moved for a change of venue to San Jose and on August 3rd, this was granted by Judge Belden. On September 7, 1874, Tiburcio Vasquez appeared before Judge Belden, and when asked, "Do you plead guilty or not guilty?" he replied in a firm voice, "I am not guilty. I never shed human blood in my life." When his attorneys then claimed there was a witness who could testify that Leiva had admitted killing two of the Tres Pinos victims but was away on a mining expedition, Judge Belden agreed to continue the trial until January 5, 1875.

During this time, while his lawyers were working on his case and attempting to round up the many witnesses they intended to call to testify, Tiburcio received an unexpected offer of help from a Los Angeles lawyer, who was a brother of Undersheriff Johnson, who offered to defend Tiburcio Vasquez "without charge." He wrote in his letter that, "knowing as well as I do the impositions placed upon native Californians whereby their property and almost all else sacred to them have been wrested from their hands and despoiled, I believe there exists a moral tho' not a legal justification of the acts to which Tiburcio Vasquez confesses guilt." And he astutely pointed out that "as the brother of his captor," his presence would incite sympathy among the jurors. He asked the reporter, Beers, to have the letter delivered to Tiburcio, but Beers gave it to Darwin, one of Tiburcio's attorneys, and it ended up being foolishly declined.

As his trial approached Tiburcio was reported to be in good spirits and firmly believed he would never be hanged. He gave several interviews to George Beers and talked a lot about how when he was a boy, his idea was that he could incite a revolution among the Spanish-speaking population and recover Southern California from the United States." Then on January 4th, the day before the trial was due to start, his attorney, Darwin stunned his co-counsel by telling him he was dropping out of the case. When he left taking important legal papers with him, it dealt a serious blow to Tiburcio's defense.

When court opened the following day, more than 200 people, many of them Californios, flooded the courtroom. Every seat in the auditorium and gallery was taken, and people filled the aisles and lined the walls. When the case was called, Tiburcio's lawyer asked for a 10-day continuation due to the sudden absence of Darwin, Tiburcio's lead counsel, which "prejudiced his ability" to properly defend Tiburcio. The prosecuting attorneys, which included the California Attorney General, protested and after hearing both sides, Judge Belden ruled that the case had already been continued once before, and he felt Tiburcio's lawyer was fully informed of the case and could do a good job and then instructed the clerk to call the names of the jurors.

The trial went on all day, with multiple testimonies, including that of Tiburcio, who as he had said before the trial and would after, claimed that he had killed no one. Leiva, who was still incensed at Tiburcio's affair with his wife, testified that Tiburcio had been the killer and because Darwin had left with the papers that included Leiva's prior testimony in a related trial there was no way to properly impeach him. Note: In exchange for his testimony no charges were brought against Leiva.

After all the testimony was finished, when Tiburcio's attorney addressed the jury, he made the only plea he could, he begged the jury to spare Tiburcio's life and give him life imprisonment. In his closing argument, Attorney General Love pointed out that witnesses had stated that Vasquez had been the killer and said, "if you believe he is wrongfully accused, let him go, but if you believe he is guilty, punish him so that others may be deterred from his example."

At five o'clock the jurors retired and deliberated for three hours. On the first ballot, they voted unanimously to convict him of first-degree murder. On the second ballot, where they voted for the penalty, ten voted for hanging, two for life in prison. When after more deliberation, they took a third ballot, they all voted for death.

On January 23, 1875, Tiburcio and his attorneys appeared before Judge Belden for sentencing. After a long and rambling oration, Belden finished with the required legal language: "The judgement is death. That you be taken hence and securely kept by the sheriff of Santa Clara County, until Friday, the 19th day of March, 1875. That upon that day, between the hours of nine o'clock that morning and four in the afternoon, you be by him hanged by the neck until you are dead. And may the Lord have mercy on your soul. "

While he was in jail in San Jose, Tiburcio's first cousin, Augustina Vasquez Bee, who lived in Santa Clara, frequently visited him. She was married to José Guadalupe Bee, the Californio son of Henry Bee, an Englishman who had arrived in California in 1830, become a Mexican citizen and in 1839 married Clara Tapia Moreno, a Californio woman. Augustine's first husband had been the brother of Anastacio García and she would be accompanied by their 23-year-old, son, Encarnacion García, who idolized Tiburcio, and by her two of her daughters.

In between her visits, Tiburcio would write poems to Augustina and her daughters, which illustrated not only his passion for lovely women but his loneliness and despair.

His attorneys had made an appeal to the California Supreme Court, but it rejected their arguments and upheld the conviction. A petition to the Governor to commute his sentence to life imprisonment was rejected, as well as a request for a reprieve from several prominent Angelenos. As a condemned man, Tiburcio could not receive a Catholic burial unless he confessed his sins and received absolution. For days, he had refused to see the priests who had been calling at the jail. Finally, his sister, Maria, was able to convince him to see Father Serda, a Spanish priest from St. Patrick's Church, and he made a full confession and was administered the last rites, thus clearing the way for him to be buried in the Mission Santa Clara cemetery.

Now, in a reflective mood, he told Sheriff Adams he wanted to make a speech from the gallows but was persuaded to instead make a written statement. In it he asked for pardon from “each and everyone who I have injured “as well as “from the Great Father whose laws I have so ruthlessly trampled upon.” After thanking his brothers and sisters for their love, he concluded with a message to members of his “gang” that said, “Take warning then by my fate, and change your course of life while you may.”

Tiburcio Vasquez’ last day dawned clear and bright. And the hanging was scheduled for 1:30 p.m. It was the most important and publicized execution in the history of the Pacific Coast; over 300 invitation cards had been issued. At a quarter past twelve, Tiburcio, after saying goodbye to those present ate his last meal, a piece of cake and sipped some wine. An hour later, Sheriff Adams read the death warrant and then led the way to the gallows. Showing no nervousness, Tiburcio Vasquez climbed the steps and stood on the trap. The noose was carefully adjusted around his neck and a white shroud draped across his shoulders. Just before the black hood was draped over his head, he gasped his last word “Pronto!”

At two o’clock his body was loaded on to a hearse and driven to José and Augustina Vasquez Bee’s home in Santa Clara, which was located on the southwest corner of Washington and Harrison Streets.



The Bee Home in Santa Clara in 1875

A wake was held that night, which was attended by throngs of people anxious to get a final view of the famous bandit, some talking in solemn groups or “wandering silently about dejectedly alone.” Included were Undersheriff Winchell and the San Francisco Chronicle

reporter, George Beers, the latter of whom later described what they found as, “the body of the dead criminal lying state, as though he’d been a martyr to some glorious cause.”

The next morning Tiburcio’s body was taken to Mission Santa Clara for a high mass and then returned to the Bee home, where once again a large crowd of visitors came to view him. Finally, that afternoon, his coffin was taken to the mission cemetery in Santa Clara. Here it was interred on the cemetery’s westside close to where his father had been buried seventeen years earlier and wooden cross, some 10 to 12 feet high, was erected to mark the site.

Note: Over time the wood cross decayed and until 1930 his gravesite would be marked only by a solitary palm tree. Then a granite marker was placed, simply inscribed, “Vasquez, Tiburcio 1835-1875. Rest in Peace.”

As seen to the right, Tiburcio Vasquez’s gravesite still attracts visitors and sympathizers to the cause of the dispossessed.

Tiburcio Vasquez - A Dual Legacy

A notable figure in American history, Tiburcio Vasquez recognized as both a Hispanic outlaw and folk hero. Despite his criminal reputation, he has been viewed by some as a symbol of resistance against the encroachment of Anglo Americans in California post 1840s. His trial and subsequent execution in 1875 garnered significant attention, and he became a controversial figure, celebrated by some as a hero and reviled by others as a villain.



Tiburcio Vasquez's fame grew after his death. Stories about him were featured in numerous books, magazine articles and newspapers. Mexican balladeers sang songs about his exploits, and he took his place among other outlaw folk heroes. In the twentieth century, Hollywood fictionalized Vasquez and captured his life on film many times. In movies, he became known as Zorro.

And the differences of opinion regarding his legacy persist. Was he an opportunist who manipulated the grievances of native Californios to further his own criminal gains or a Robin Hood-type defender of the oppressed? Was he a thief and murderer who got what he deserved when he was hanged, or a heroic symbol of resistance who refused to submit to the American conquest of California? Or a little bit of both. Even today, it depends on who you ask.

In 2013, a school district in California caused a great deal of controversy when they named an elementary school after Vasquez. Some thought: "why name an elementary school after a criminal who was hanged for murder." But as a retired teacher who was on the naming committee, Francisco Estrada, said: "The community does not see Tiburcio as a thief or a murderer ... we see him as a fighter for social justice of the Mexican-Californio whose rights have been deprived."

When, in an effort to find ways to reduce health disparities in migrant communities and address the growing poverty rate, Tri Valley Health Center was established in Union City and Hayward they named their first clinic, the Tiburcio Vasquez Medical Clinic. According to the founders they "wanted to choose a name that evoked a sense of pride and fortitude in their community, and what better choice than the heroic character who—legend has it—defied authority in order to aid the downtrodden Californios?"

Even today, 170 years later, the scars from the American takeover of California can be seen. And the legend of Tiburcio Vasquez has grown to represent, for some, the struggle against oppression for Californians of Mexican descent. To this day, places like Vasquez Rocks and Vasquez Canyon serve as reminders of his legacy, reflecting his complex role in the cultural history of California.

Currently, on September 22, 2025, in celebration of Latinx Heritage Month, a new exhibition, "Tiburcio Vasquez and His Times," opened in the King Library at San Jose State University. In announcing the exhibition, it was described in the following manner: "Presented by Centro Aztlan Chicomoztoc, this exhibit re-examines one of California's most misrepresented historical figures, Tiburcio Vásquez. A resister of California's colonial status following the annexation of Mexican territory in 1848, Vásquez's legacy reflects both the upheavals of 19th-century California and the enduring spirit of its multicultural communities. The exhibit demonstrates that Tiburcio Vásquez was not merely an outlaw, but a freedom fighter resisting colonial power and occupation." This exhibition was followed by a lecture on Thursday, November 6, 2025.

February 25, 2026

Lorie Garcia
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Chapter 18.130 – Historic Preservation

Sections:

- 18.130.010 – Purpose
- 18.130.020 – Intent
- 18.130.030 – Identification of HRI Properties
- 18.130.040 – HRI Property Designation
- 18.130.050 – Property Alteration
- 18.130.060 – Demolition Permits
- 18.130.070 – HLC Referral for Projects Near HRI Properties
- 18.130.080 – Unsafe or Dangerous Conditions

18.130.010 – Purpose

The purpose of this Chapter is to promote the identification, protection, enhancement, and perpetuation of buildings, structures, and properties within the City that reflect special elements of the City’s social, economic, historical, archaeological, architectural, engineering, cultural, natural, or aesthetic heritage.

18.130.020 – Intent

This Chapter shall be known as the Santa Clara Historic Preservation Ordinance.

18.130.030 – Identification of HRI Properties

- A. In order to carry out the goals and policies of the General Plan, and to further the purposes of this Chapter, a list of architecturally or historically significant resources shall be maintained as Appendix 8.9 of the General Plan. This list shall be known as the Historic Resource Inventory (HRI).
- B. In order for a property to be placed on the HRI following the adoption of this Chapter, an historic resource survey (DPR 523A) shall be prepared by a qualified consultant in compliance with the Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation: Professional Qualifications Standards. Properties evaluated in an historic resource survey that meet the designation criteria specified in Subsection 18.130.040 A. (Designation Criteria) may be added to the HRI by the Council after consideration and recommendation by the Historical and Landmarks Commission (HLC).
- C. The HRI shall be kept on file in the Department, subject to review and update by the HLC and the Council as deemed necessary. Because the HRI is an appendix to the General Plan, the City shall amend the General Plan on a regular basis to update the HRI to reflect recent Council decisions on designation.

18.130.040 – HRI Property Designation

- A. **Designation Criteria.** For purposes of this Chapter, a building, structure, object, or site is eligible for inclusion in the HRI if it meets all of the following designation criteria:

1. **Age.** A building, structure, object, site, or district that is 50 years of age or older may qualify as an HRI property if it meets other designation criteria. If a property proposed for inclusion is less than 50 years of age, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the property, and/or the property proposed for inclusion is a distinctive or important example of its type or style;
2. **Retains Historic Integrity.** A building, structure, object, site, or district must maintain integrity to be considered eligible for listing on the City's inventory as an HRI property. Integrity refers to a resource's ability to convey its significance by the retention of a property's visual and physical characteristics and its surroundings. If a property proposed for inclusion was moved to prevent demolition at its former location, it may still be considered eligible for listing as an HRI property if the new location is compatible with the original character of the property; and
3. **Appendix 8.9.** The property proposed for inclusion falls within one or more of the following categories, as these terms are defined in Section 8.9.2 (Criteria for Local Significance) of Appendix 8.9 of the General Plan:
 - a. Historical or cultural significance;
 - b. Architectural significance;
 - c. Geographic significance; or
 - d. Archaeological significance.

B. Initiation of Designation.

1. Designation of a property proposed for inclusion on the HRI may be initiated by any of the following parties:
 - a. Owner(s) of the property proposed for inclusion or authorized representative of the owner(s);
 - b. Historical and Landmarks Commission; or
 - c. Council.
2. If designation is initiated by the owner(s), an application for designation shall be made to the Department through submittal of the prescribed application form accompanied by a nonrefundable filing fee as specified in the Fee Schedule. The Department shall establish what supporting documentation shall accompany the application, including, but not limited to, State of California DPR 523 series forms or other HRI forms as may be approved by the State.
3. At the time of submission of an application for designation, the owner(s) or authorized representative of the owner(s) shall provide written consent for the designation process to the City.
4. The application shall indicate the parameters of the property proposed for inclusion, specifying any related structures or landscape that is to be included for consideration and an evaluation of the property's conformance with the applicable criteria.
5. If designation is initiated by the HLC or the Council, the Department shall notify the owner(s) of the property by certified mail within 90 days of the initiation and request written

consent from the owner. If the owner does not consent to the designation application, the designation procedure shall not proceed.

6. Applications for designation of a property proposed for inclusion on the HRI shall be agendized for review by the HLC within 60 days from the date the application is deemed complete.
- C. Approval of Permits When Designation is Pending.** Except as provided in Section 18.130.080 (Unsafe or Dangerous Conditions), no Building Permit, Demolition Permit, or other permit that would result in a major alteration of the property shall be issued for any property when a HRI designation application has been initiated with the Department as specified in Subsection B. (Initiation of Designation) until all hearings on the matter are concluded. Minor alterations and small projects may still be approved.
- D. HLC Public Hearing.**
1. The HLC shall conduct a public hearing on the application for designation in a timely manner.
 2. Notice of the public hearing shall be provided in compliance with Chapter 18.146 (Public Notices and Hearings).
 3. A staff report, including the supporting documentation as described in Subsection B. (Initiation of Designation) concerning the property proposed for inclusion shall be provided to the HLC. The report shall address the significance and integrity of the property proposed for inclusion as it relates to the designation criteria, provide other relevant information, and include a recommendation concerning the application and the basis therefor.
 4. The HLC shall consider any evidence or input offered at the hearing. The HLC shall recommend to the Council approval, modification, or denial of the designation proposal.
- E. Council Action.** Following the HLC action, the Council shall take action on the request by resolution or other means determining whether the subject property is eligible for inclusion on the HRI.
- F. Notice of Designation.**
1. Following action by the Council, a copy of the findings shall be sent by first class mail to the owner(s) of the newly designated HRI property, and a notice of the designation, along with a legal description of the property, shall be recorded in the records of the County Recorder.
 2. Failure to record with the County Recorder shall not invalidate a designation or any of the requirements of this Chapter.
- G. Designation Repeal or Amendment.**
1. Designation may be repealed or amended in the same manner and procedure as was followed in Subsection B. (Initiation of Designation) et seq. This action shall result from new information, the discovery of earlier misinformation or change of original circumstances, conditions, or factors that justified the designation.
 2. If a repeal is approved by the Council, a notice shall be sent to the same persons and manner specified in Subsection F. (Notice of Designation).

18.130.050 – Property Alteration

- A. Permit(s) Required for Alterations.** No person shall make alterations to any HRI property without first obtaining the required permits or approvals from the Director, or the Review Authority specified in this Chapter.
1. A Significant Properties Alteration (SPA) Permit shall be required for alterations to an HRI property.
 2. The addition of an accessory dwelling unit to an HRI property requires an SPA Permit.
 3. For purposes of compliance with the California Environmental Quality Act (CEQA), an SPA Permit for a major alteration shall be considered a discretionary project under Section 15357 of the CEQA Guidelines.
- B. Application for Significant Property Alteration (SPA) Permit.**
1. The owner or authorized representative proposing alterations to an HRI property shall file a planning application with the Department, with the required supporting information, and any applicable filing fee in compliance with the Fee Schedule.
 2. As soon as practicable after the application is deemed complete, the application for the SPA Permit shall be forwarded to the Director or HLC, as appropriate, for its review and recommendation.
- C. Review Required for Alterations.**
1. The Director shall approve or deny applications for SPA Permits for small projects as defined in this Chapter. The Director has the discretion to determine that any such application for a small project should instead be construed as a major alteration requiring review by the HLC and approval by the Director of Community Development.
 2. The HLC shall review applications for SPA Permits proposed for major alterations and render a recommendation to the Director of Community Development.
 3. Following review and recommendation by the HLC, applications for SPA Permits for major alterations shall be forwarded to the Director of Community Development, which shall approve or deny the application.
 4. The Director or HLC may require supplemental information or reports as may be necessary for a complete review.
 5. The Director may impose such reasonable conditions or restrictions as they deem necessary or appropriate on a case-by-case basis to promote or achieve the purposes of this Chapter.
 6. Preventative maintenance, as defined in this Chapter, shall be excluded from the review process specified in this Section.
 7. The addition of an accessory dwelling unit to an HRI property shall be considered a major alteration if (A) the accessory unit would be attached to the main house and involve alterations to the exterior of the main house; (B) the HRI property is subject to a Mills Act contract; (C) the accessory dwelling unit would convert a garage that may be of a similar age and design to the main dwelling and contribute to the integrity of the HRI property; or

(D) the Director makes a determination that the addition would be a major alteration. All other additions of accessory dwelling units shall be processed as small projects.

D. Findings Necessary to Approve SPA Permits. A decision to approve, approve with changes, and/or conditions, or deny the application for the SPA Permit shall be based upon the following findings.

1. The alterations shall be designed to the essential character, features, and defining elements that make the HRI property significant;
2. The project proposal shall not have a significant adverse effect on the integrity of the HRI property;
3. The alterations must be compatible with the existing structure or district; and
4. The alterations must be consistent with the Secretary of the Interior's Treatment Standards.

E. Appeal Procedures.

1. In the event the applicant or other interested party is not satisfied with the permit or approval action permitted by this Section, the decision may be appealed. Such appeal shall be taken by the filing of a notice in writing to that effect with the City Clerk within seven calendar days after rendition of the decision, along with the payment of an appeal fee as specified in the Fee Schedule.
2. Appeals of the Director's decisions shall be evaluated in the same manner as major alterations and shall be referred to the HLC for recommendation and the Council for decision.

F. Approval Expiration. Any approval granted under this Section shall remain valid for a period of two years following the date the action was taken by the Director or the applicable Review Authority. The Director or Review Authority may at any time authorize extensions of time on any approval, without the need for any public hearing, for a total period of 24 months following the original date of expiration.

G. Preventative Maintenance. The owner, lessee, or other person(s) in actual charge of an HRI property ("responsible party") shall maintain and keep such property in a manner that ensures its continued eligibility for listing on the HRI. Care of the HRI property shall be undertaken so as not to constitute "demolition by neglect" and prevent deterioration, dilapidation, and decay of the historic fabric of any portion of the property. The responsible party shall ensure that all HRI properties shall remain free from structural defects through prompt corrections of any of the following defects:

1. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls, or other vertical structural supports.
2. Members of ceilings, roofs, and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.
3. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken window glass or doors.
4. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering.

5. Any fault or defect in the structure which renders it structurally unsafe or not properly watertight.
6. Minor mechanical systems in need of repair, not involving substantial removal of original interior or exterior building materials or features.

18.130.060 – Demolition Permits

A. Properties Not Listed on the HRI.

1. Upon receiving an application for a Demolition Permit for a property not listed on the HRI, the Department shall search the City permit system database to ascertain if the property is noted as “potentially historic” next to the assessor’s parcel number. If the property contains this notation, the Department shall make a determination as to whether an application should be referred to the HLC and Council for a determination as to whether the property is eligible for listing on the HRI. If no referral is made, the Demolition Permit may be approved or denied along with replacement plans by the Director.
2. For any such referral, the HLC and Council shall make an eligibility determination using the same criteria and process as a designation determination in compliance with Section 18.130.040 (HRI Property Designation), except that properties found to be eligible will not automatically be added to the HRI, unless the property owner requests that the property be listed. The owner shall be responsible for submitting the required documentation needed, including but not limited to a completed DPR 523A form so the City may make a determination on the referral of the property to the HLC or Council.
3. For properties the Council determines to be ineligible for listing on the HRI, the Council may approve or deny the Demolition Permit at the time of the eligibility determination. For properties the Council determines to be eligible for listing on the HRI, the Demolition Permit application shall follow the process in Subsection B. (HRI Properties and Eligible Properties).

B. HRI Properties and Eligible Properties.

1. An Environmental Impact Report shall be required for any application to demolish an HRI property or a property determined to be eligible for listing in compliance with Subsection A. (Properties Not Listed on the HRI).
2. The Demolition Permit application and Environmental Impact report shall be referred to the HLC for a recommendation on whether to grant, modify, or deny the Demolition Permit application. The HLC recommendation shall be forwarded to the Council, which shall make a final decision on the application.
3. The HLC shall recommend approval of a Demolition Permit, and the Council shall approve a Demolition Permit, only if there are no viable alternatives for saving the property, and such alternatives have been fully addressed in an Environmental Impact Report.

18.130.070 – HLC Referral for Projects Near HRI Properties

- A. For development projects that require Architectural Review but that are not located on HRI properties, if the project is located within 200 feet of an HRI property, then before submitting the application to the Director, the application shall first be referred to the HLC.
- B. The HLC shall review the project for neighborhood compatibility and consistency with the City’s adopted Design Guidelines and make a recommendation to the Director.

18.130.080 – Unsafe or Dangerous Conditions

- A.** None of the provisions of this Chapter shall prevent the alteration, construction, reconstruction, restoration, stabilization, or demolition of an HRI property, or any exterior feature thereof, which the Building Official or designee has declared necessary to correct an unsafe or dangerous condition where there is a threat to public health and safety.
- B.** Only such work as is reasonably necessary to correct the unsafe or dangerous condition may be performed in compliance with this Subsection.
- C.** The California Historical Building Code shall be employed for this purpose at the request of the property owner.



City of Santa Clara

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Santa Clara, CA 95050
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Agenda Report

26-238

Agenda Date: 3/5/2026

REPORT TO PLANNING COMMISSION

SUBJECT

Public Hearing: California Preservation Foundation (CPF) 2026 Annual Conference

EXECUTIVE SUMMARY

The 2026 CPF Annual Conference will take place in Riverside, CA May 6 - May 9, 2026.

DISCUSSION

A vote will need to take place to expend funds for registration and accommodations costs if Commissioners would like to attend the conference.

RECOMMENDATION

There is no staff recommendation.

ATTACHMENTS

1. CPF Conference 2026 weblink
2. P&P 006 Commissioner Attendance at Conferences

2026 California Preservation Conference
Riverside Convention Center, Riverside, Calif.
May 6 to May 9, 2026

[2026 California Preservation Conference Webpage](#)

2026 California Preservation Conference

Past Meets Possible: Reimagining Place and Purpose

Riverside Convention Center, Riverside, Calif. | May 6 to May 9, 2026

The California Preservation Conference brings more than 600 participants from across the state to learn, network, and share successes. The conference will include over 40 sessions, special events, networking activities, and site tours in and around Riverside.

Register & Pricing

Conference Registration

Register Today 

Conference Ticket Prices

MEMBER Ticket	Cost
Full Package (Includes Opening Reception on Wednesday & Annual Luncheon on Friday) – a 15% savings	\$505
Regular Registration	\$390
Single Day: Thursday Registration Member Rate	\$200
Single Day: Friday Registration	\$225
NON-MEMBER Ticket (to receive the member discounts, join as a member here first)	
Full Package (Includes Opening Reception and Awards Reception) – a 15% savings	\$545
Regular Registration	\$430
Single Day: Thursday Registration	\$240
Single Day: Friday Registration	\$265



GUIDELINES FOR COMMISSIONERS FOR ATTENDANCE AT CONFERENCES AND TRAINING EVENTS

PURPOSE

The purpose of this Policy is to establish criteria for Boards and Commissions travel to conferences and training events.

POLICY

Each City Commission has a separate budget to pay for members' attendance at appropriate conferences and training programs. These guidelines were established by the City Council in 1997 and amended in 2003 and 2010 based on the City's Budget Principles. In general, the policy discourages international and out-of-state travel for conferences and training events.

TRAVEL GUIDELINES

1. Official travel must be related to the Commissioner's roles or duties and approved by the City Commission.
2. Attendance at conferences and training events should be rotated as much as feasible among members of each City Commission.
3. All travel requests must be pre-approved by the Board or Commission prior to travel arrangements. Exceptions will be made for urgent or late travel requests, which occur before the Board or Commission convenes, these requests may be approved by the City Manager.
4. The City of Santa Clara is fiscally responsible and endorses the proper use of City assets to help ensure the City's fiscal stability. If the City Commission believes that the out-of-state conference is highly important, and if sufficient funding is available within the existing budget then approval by the City Manager is required.
5. No more than two members of a City commission may attend any specific out-of-state conference or training event.
6. No more than three members of a City commission may attend any specific conference and training event held within the State of California. If more than three members of a City commission wish to attend a conference within the State of California, if sufficient funding is available within the existing budget, working with the staff liaison, the City Commission may send more than three members to the conference upon a vote of the City Commission, without requiring additional City Council approval.



GUIDELINES FOR COMMISSIONERS FOR ATTENDANCE AT CONFERENCES AND TRAINING EVENTS

7. Attendance at an international conference or training held outside of the United States requires special approval by the City Council. Out-of-country travel is not recommended.
8. One-day meetings that do not require an overnight stay are allowed as long as the total budget is not exceeded.
9. Overnight lodging for travel may be approved by the City Manager depending on whether an extensive commute is required to attend the conference/event.
10. A special situation exists for the Historical & Landmarks Commission which has a formally designated advisor as required for the City's Certified Local Government status. The Commission may choose to send the advisor instead of a member of the commission.
11. Per AB 1234 requirements, Commissioners should report verbally on conference and training attendance at the subsequent meeting of the Commission. A brief written report from the Commissioner may be substituted for the verbal report. (See the "Resource Material" section of "Board and Commission Handbook and Survival Guide" for more information.)

RESOLUTION NO. 23-9245

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA,
AMENDING COUNCIL POLICY 006 ENTITLED “GUIDELINES FOR
COMMISSIONERS FOR ATTENDANCE AT CONFERENCE AND
TRAINING EVENTS”**

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, the City of Santa Clara Council Policy Manual includes policies and procedures by which the City Council, Boards, Commissions, Standing and Ad Hoc Committees, shall conduct City business and activities;

WHEREAS, the City Council of the City of Santa Clara takes its stewardship of the City’s finances and oversight to ensure public resources should only be used where there is a substantial benefit to the City of Santa Clara; and

WHEREAS, the Council Policy 006 on Guidelines for Commissioners for Attendance at Conferences and Training Events establishes the criteria, procedures and guidelines for official travel by Commissioners to ensure that public funds are expended for travel only when it serves a purpose for the City of Santa Clara.

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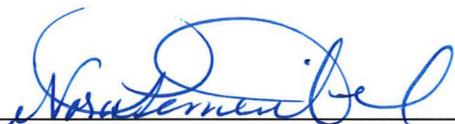
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NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the amended Council Policy 006 (“Guidelines for Commissioners for Attendance at Conferences and Training Events”), attached hereto as Attachment 1, is hereby approved and adopted by the City Council of the City of Santa Clara.
2. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 11TH DAY OF JULY, 2023, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Becker, Chahal, Hardy, Jain, Park, and Watanabe, and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST: 
NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:
1. Council Policy 006