



Agenda Report

21-911

Agenda Date: 8/25/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Action on Variances to minimum interior side yard and rear yard building setbacks at 794 Park Court

REPORT IN BRIEF

Project: Variances to the required minimum 5-foot interior side yard building setback to allow the current 9-inch side yard building setback for the existing garage and a 4-foot, 6-inch setback for the proposed 341 square foot living addition in the rear yard; and a Variance to the minimum 20-foot rear yard setback to allow the current 2-foot rear yard garage setback which is otherwise required to allow connection of the existing house and existing detached garage with the proposed addition

The project also includes an application for addition of the property to the City's Historic Resource Inventory (HRI) and request for approval of Historic Preservation Agreement (Mills Act Contract), but these requests are not part of the Planning Commission's review or action.

Applicant: Robert Mayer, Architect

Property Owner: Megan Carter

General Plan: Very Low Density Residential

Zoning: Single Family Residential (R1-6L)

Site Area: 4,872 square foot lot

Existing Site Conditions: The subject property located at 794 Park Court (APN: 269-52-054) is developed with a one-story single-family home and a detached two-car garage.

Surrounding Land Uses

North: Park Court and single-family residences

South: Single-family residences

East: Park Court and single-family residences

West: Alviso street and single-family residences

Issue(s): Consistency with the City's Zoning Ordinance.

Staff Recommendation: Approve the Variances to allow substandard interior side and rear yard building setbacks at 794 Park Court in conjunction with the proposed 341 square foot addition connecting the existing house and detached garage.

BACKGROUND

On January 7, 2021, Architect Robert Mayer on behalf of the property owner, Megan Carter, filed an application for listing of the subject property on the City's Historic Resources Inventory (HRI), a Historic Preservation Agreement (Mills Act Contract), Architectural Review and a Significant Property Alteration (SPA) Permit. On April 12, 2021 the Applicant filed an amended application with revised project plans and a request for Variances to allow substandard side and rear yard building setbacks

in conjunction with a request to allow foundation replacement and a 341 square foot bedroom, bathroom and closet addition to the rear and south sides of the existing house, creating an attachment and interior access door between the house to the existing detached two-car garage in the rear yard fronting Alviso Street.

The Variance is necessary to allow construction of a third bedroom and second bathroom addition to the existing one-story house as a living area addition that would connect the existing house and detached garage in the rear yard of the existing, substandard 4,872 square foot lot. The proposed Variance application was reviewed and determined to be complete by the City's Project Clearance Committee on May 25, 2021.

The project was reviewed by the City's Historical and Landmarks Commission on June 3, 2021, where the Historical and Landmarks Commission acted to recommend approval of the requested Variances to the Planning Commission, as well as approval for addition of the property to the City's HRI and approval of the Historic Preservation Agreement (Mills Act Contract), which will be considered separately by the City Council following the Planning Commission's review and action on the Variance application.

DISCUSSION

The proposal is subject to the minimum side yard and rear yard requirements of City Zoning Ordinance Sections 18.12.090 and 18.12.100, respectively, unless a Variance is granted by the Planning Commission. Pursuant to Section 18.108.010 of the SCCC, where practical difficulties, unnecessary hardships and effects inconsistent with the general purpose of the Zoning Code may result from strict application of certain provisions, Variances may be granted.

Consistency with the General Plan

The subject property has a General Plan designation of Very Low Density Residential. This designation is intended for residential densities up to 10 units per acre and is typically represented in detached single-family neighborhoods. Development in this classification maintains a feeling of suburban living with setbacks between structures, parking, large landscaped yards and tree lined streets. The proposal would retain and expand upon the existing one-story house with an addition that in-fills some of the existing rear and interior side yards of the property, at reduced setbacks from property lines, in a manner consistent with the existing architectural scale and character of the house and other homes in the neighborhood.

Zoning Conformance

The subject property is zoned Single Family Residential (R1-6L) and the existing lot is legal nonconforming in that it has a substandard area of 4,872 square feet where a minimum of 6,000 square feet is required, and a substandard lot width of 50 feet where a minimum of 60 feet is required. The nonconforming lot has a unique configuration for single family residential lots in the City, in that it is a corner lot having three frontages on public streets - two on Park Court and one frontage on Alviso Street to the rear.

The subject property contains a two-bedroom and one-bathroom, 1,166 square foot, one-story house built in 1925. According to the letter attached to this report received from City Historian Lorie Garcia, dated August 18, 2021, during the 1950's the garage was modified from a one- to two-car garage and located a 9-inch setback from the side property line, while maintaining the original two-foot setback from the rear property line on Alviso Street. The project includes a request for two variances. One

variance is to the current required minimum 5-foot interior side yard building setback, to allow the current 9-inch side yard building setback for the existing garage and a 4-foot, 6-inch setback for the proposed 341 square foot living addition in the rear and interior side yard areas. The other Variance is to the minimum 20-foot rear yard setback requirement, to allow the current 2-foot rear yard garage setback to remain through this proposed infill addition which would connect the existing house and detached garage through the living area and interior hallway addition.

Conclusion

The proposed 341 square foot addition to the existing house and garage on the property, as designed, would allow the property owner to benefit from the use and enjoyment of a 1,507 square foot, three-bedroom and two-bathroom house that has been designed in a manner which would protect and preserve this historic character of the existing house and other homes on Park Court. The proposed project meets the purpose and intent of the Zoning Code in that there are unusual conditions applying to the land that do not generally in the same district. The findings required to approve the Variances are included in the attached resolution.

ENVIRONMENTAL REVIEW

The proposed project is exempt per CEQA section 15301(e)(1) - Existing Facilities, in that the proposed 341 square foot addition would not result in an increase of more than 50 percent of the floor area of the 1,166 square foot house before the addition. The project is also exempt per CEQA Section 15331, Historical Resource Restoration/ Rehabilitation, in that the project as proposed will be constructed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

FISCAL IMPACT

There is no cost to the City other than administrative staff time and expense typically covered by processing fees paid by the applicant.

COORDINATION

This report was coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council 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 at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. 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 <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

On August 12, 2021, a notice of public hearing of this item was posted in at least three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project. At the time of this staff report, Planning staff has received two public comment letters in support of the proposed project.

One letter of in support of the project including the setback variances was received from homeowners and residents Ann and Darren Dunham of 792 Park Court, the immediately adjoining property to the south of the project site, dated April 21, 2021, and is attached to this report.

In addition, a letter providing background and comments in support of the variances was received from City Historian Lorie Garcia, dated August 18, 2021. In the letter, Ms. Garcia states, "794 Park Court's architectural style, form, size, massing and character-defining features are, and will remain, all compatible with the neighboring and nearby historic homes in the historic Park Court neighborhood. Thus, in order to not adversely impact the historic significance of the subject property and the character defining feature of the neighborhood's unique historic development-design, both a rear and side-yard variance for the proposed project for 794 Park Court are necessary."

ALTERNATIVES

1. Adopt a Resolution making the necessary findings and approving the Variances to allow substandard interior side and rear yard buildings setbacks at 794 Park Court, subject to conditions.
2. Deny the requested Variances to allow substandard interior side and rear yard building setbacks at 794 Park Court.

RECOMMENDATION

Alternative : 1: Adopt a Resolution making the necessary findings and approving the Variances to allow substandard interior side and rear yard buildings setbacks at 794 Park Court, subject to conditions.

Prepared by: Jeff Schwilk, Associate Planner
Reviewed by: Alexander Abbe, Assistant City Attorney
Approved by: Reena Brilliot, Planning Manager

ATTACHMENTS

1. Project Summary Data and Maps
2. Historical and Landmarks Commission Staff Report - June 3, 2021
3. Historical and Landmarks Commission Draft Minutes - June 3 2021
4. Applicant's Statement of Justification
5. Letter from Lorie Garcia
6. Letter from Ann and Darren Dunham
7. Resolution Approving the Variance
8. Conditions of Approval
9. Development Plans

1. Project Summary Data and Maps – 794 Park Court

File: PLN2021-14940 (PLN2021-14768)
Location: 794 Park Court, a 4,872 square foot lot, located at the southeast corner of Park Court and Alviso Street, APN: 269-52-054; property is zoned Single Family Residential (R1-6L).
Applicant: Robert Mayer, Architect
Owner: Megan Carter
CEQA Determination: Categorically Exempt per CEQA Section 15301 (e)(1) – Existing Facilities and Section 15331 - Historical Resource Restoration/Rehabilitation

	Existing	Proposed
General Plan Designation	Very Low density Residential	Same
Zoning District	Single Family Residential (R1-6L)	Same
Land Use	Single Family Residential	Same
Lot Size	4,872	Same
Living Area	1,166	1,507
Garage	407	407
Porch Cover	24	24
Gross Floor Area (sf)	1,573	1,914
Lot Coverage	1,597 / 4,872 = 32.8%	1,938 / 4,872 = 39.8%
Bedrooms/Bathrooms	2 / 1	3 / 2

Site Location and Context

Surrounding Land Uses: The project site is located in a residential tract developed predominantly with one-story single-family homes having detached garages. The project site is bordered to the north and east by Park Court and to the west (rear) by Alviso Street. The project site is bordered to the south by a two-story Craftsman style single family home with an attached two-car garage at the rear fronting Alviso Street.

General Plan Map:



The General Plan designation for the project site and surrounding properties is Very Low Density Residential. This designation allows residential densities of up to 10 units per acre with development that is single family in scale and character.

Project Site
 Very Low Density Residential

1. Project Summary Data and Maps – 794 Park Court

Zoning Map:



The project site and bordering property to the south and all other surrounding properties are zoned R1-6L.

Project Site
R1-6L - Single Family Residential



Agenda Report

21-744

Agenda Date: 6/3/2021

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of City Historic Resource Inventory Property Designation, Approval of a Historic Preservation Agreement (Mills Act Contract), and Architectural Review and SPA Permit to allow an addition and attachment of an existing detached twocar garage at 794 Park Court

BACKGROUND

The applicant has filed applications for listing on the Historic Resources Inventory (HRI), a Mills Act Preservation Agreement, Design Review, and a Significant Property Alteration (SPA) Permit application on January 8, 2021 as required under the Historic Preservation Ordinance (HPO), Chapter 18.106 of the Zoning Code. The project includes a request to allow foundation replacement and a 341 square foot bedroom, bathroom and closet addition to the rear and south sides of the existing house, creating an attachment and interior access door between the house to the existing detached two-car garage in the rear yard fronting Alviso Street.

The project also includes an application for variances to allow the addition at a substandard interior side yard setback, and addition to a detached two car garage resulting in a substandard rear and interior side yard setbacks. The Variance application (PLN2021-14940) will be considered separately by the City's Planning Commission.

The subject property is located on Park Court, which is a rectangular 1925 subdivision containing several homes on the City's Historic Resources Inventory of Bungalow, Cape Cod and Colonial Revival architectural styles, and a narrow elliptical street located in the Center. Attached to this report to provide additional background is a copy of the History of the Park Court Subdivision prepared by City Historian, Lorie Garcia.

DISCUSSION

The subject property contains a two-bedroom and one-bathroom, one-story house of vernacular Craftsman style architecture built in 1925. Property owner Megan Carter is requesting the property be added to the City's Historic Resource Inventory and approval of a Historic Preservation Agreement (Mills Act Contract) for the property including the adoption of a 10-Year Rehabilitation and Maintenance Plan associated with this historical preservation agreement. A requirement of the Mills Act is that the building must be a qualified structure, listed on either a local, State or National Register.

The existing house is not currently listed on the City's Historic Resource Inventory, though it has been found eligible for both Local and State listing in the attached Historical Resources Survey Report and State Department of Parks and Recreation Form (DPR), which was prepared for the City's consideration by Architectural Historian William Kostura. The property is also located within 200 feet of three other listed resources at 761 Park Court, 782 Park Court and the immediately adjoining

property to the south at 792 Park Court.

The property owner also proposes to replace the failing concrete brick foundation beneath the house with a new concrete pier and grade beam foundation system, and a 341 square foot bedroom and bathroom addition to the rear and south sides of the house. For the proposed work, the applicant has commissioned an additional Secretary of the Interior's evaluation, prepared by Arnie Lerner of Lerner Associates Architects, dated April 11, 2021.

The owner's proposed 10-Year Rehabilitation and Maintenance Plan, dated January 5, 2021, is attached to this report. Some of the notable work that would be performed under this 10 Year Plan include replacement of the house foundation as noted above, repair and restoration of the existing historic wood windows, update of the house electrical wiring including replacement of existing knob and tube wiring, replacement of the existing asphalt composition shingle roofing, and repainting of the entire house exterior.

The proposed development plans are attached at the end of this report. The proposed foundation replacement would not change the finished floor or overall existing building height. The proposed 341 square foot bathroom and bedroom expansion located on south side wall of the house would be setback back 4-feet, 6-inches from the south property line. The proposed new bedroom addition to the west side of the house would be setback 20-feet, 8-inches from the west rear property line. The proposed additional floor area would join the house with an existing detached two-car garage in the rear yard creating a single structure on the lot. The existing two-car garage is accessed from Alviso Street on the west, and this building is legal-nonconforming in that it is located only 9-inches from the south side property line and two-feet from the rear property line. In establishing the connection between the house and garage, the proposed design includes a shed roof off the rear wall of the house over the proposed addition that is set below the rear gable and primary roof ridge of the house, and which then ties into the lower garage roof. The addition would be clad in new asphalt composition shingles to match existing, and seven-inch horizontal cement composite siding to differentiate the addition from the narrower historic horizontal wood teardrop siding on the original house. The project proposes to reuse and relocate four historic double-hung wood windows from the original house walls onto the addition.

The project plans include a preservation treatment plan to guide the property owner and contractors in the proper techniques for construction of the addition according to the Secretary of the Interior's Standards for Rehabilitation.

The applicant has submitted an analysis of the proposed project applying the Secretary of the Interior's Standards (SIS) for Rehabilitation, prepared by Architect Arnie Lerner of Lerner Associates Architects, dated April 11, 2021, attached. This SIS Review states, "*A one story addition in the open space between the garage and the house was considered appropriate as it was set back and behind the original house in open space between the garage and the house. The addition's roof is lower than that of the original house and there is a setback "notch" at the meeting of the addition and the house. It creates a certain rhythm of the ridges of the 3 roofs step down from the front to the back. In terms of detailing, the flat wood trim around the reused original double hung wood windows will be of a slightly different size so as to distinguish the old from the new. The siding of the addition will acknowledge the horizontal wood siding of the original house but will be made of a modern cement board material.*" The report concludes that the proposed project meets the Secretary of the Interior's Standards for the Treatment of Historic Properties - Rehabilitation Standards.

A letter of review of the proposed development plans, the historic resources survey report (DPR) and Secretary of the Interior's Standards analysis for the project by Honorary City Historian Lorie Garcia, dated April 30, 2021 is attached. In the letter Ms. Garcia raised some corrections to the Historic Resources Survey Report (DPR), which were subsequently made in the May 3, 2021 revision included with this report. Ms. Garcia also noted concurrence with the finding by Arnie Lerner in the April 11th SIS Review, that the proposed project for 794 Park Court meets the Secretary of the Interior's Standards for the Treatment of Historic Properties - Rehabilitation Standards. An additional letter of review of the proposed variances submitted by Lorie Garcia, dated April 29, 2021, is also attached to this report for information and additional context.

A letter of design review of the proposed development plans and SIS Review by Craig Mineweaser, AIA, Volunteer Architectural Advisor to the Commission, dated May 4, 2021 is attached. In the letter Mr. Mineweaser also noted his concurrence with conclusion in the April 11th SIS Review prepared by Arnie Lerner, that the project as proposed meets the Secretary of the Interior's Standards. Mr. Mineweaser also raised question for clarification on the proposed siding exposure as the plans referenced both 4-inch and 7-inch siding. The applicant has subsequently clarified with staff for mention in this report that the proposed siding is 7-inch James Hardie V-rustic siding on all sides of the addition (instead of 4-inch), intended to blend with the existing 1x8 V-Rustic siding of the garage.

Conclusions

Based upon the historic property resource survey (DPR) and the evaluator's conclusions contained therein, and Section 18.106.040 of the City's Historic Preservation Ordinance pertaining to designation, the property appears to meet all of the specified eligibility criteria for inclusion on the City's Historic Resource Inventory, in that:

- 1) The existing house constructed in 1925, at 96 years of age, exceeds the established 50-year age threshold;
- 2) The existing house retains a very high degree of historic integrity; and,
- 3) The property proposed for inclusion on the City's Historic Resources Inventory, is eligible for listing based upon the architectural significance of the house as a notable example of Craftsman style architecture in the City of Santa Clara.

Staff finds that the work proposed under the 10-Year Restoration and Maintenance Plan adheres to the Secretary of the Interior's Standards for Rehabilitation, and will need to be submitted for Secretary of the Interior's Standards Review and incorporated into the Preservation Treatment plan as necessary. Given the age, historic integrity, and the proposed 10-Restoration and Maintenance Plan, staff supports a Mills Act Preservation Agreement for the property. A copy of the draft contract is also attached to this report.

ENVIRONMENTAL REVIEW

The proposed project is exempt per CEQA section 15301(e)(1) - Existing Facilities, in that the proposed 341 square foot addition would not result in an increase of more than 50 percent of the floor area of the 1,166 square foot house before the addition. The project is also exempt per CEQA Section 15331, Historical Resource Restoration/ Rehabilitation, in that the project as proposed will be constructed in accordance with the Secretary of the Interior's Standards for Rehabilitation.

PUBLIC CONTACT

Public contact was made by posting the Council 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 at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. 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 <<mailto:clerk@santaclaraca.gov>>

The notice of public meeting for this item was posted at three locations within 300 feet of the project site and was mailed to property owners within 300 feet of the project site. No public comments have been received at the time of preparation of this report. An on-site notification sign was also posted at the subject site.

One letter of in support of the project including the setback variances was received from homeowners and residents Ann and Darren Dunham of 792 Park Court, the immediately adjoining property to the south of the project site, dated April 21, 2021, and is attached to this report.

RECOMMENDATION

Staff recommends the Historical and Landmarks Commission find that the house will retain sufficient integrity as a significant example of Craftsman architecture through the construction of the proposed addition, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans, and recommend approval of the following:

- 1) That, based upon the historic survey (DPR) and the evaluations of the proposed remodel and additions to the property, the Commission forward a recommendation to the City Council for approval of the designation and addition of this property to the City's Historic Resource Inventory;
- 2) That, based upon the analysis and findings of the historical evaluation, the Commission forward a recommendation to the City Council for approval of the Mills Act Contract application, including the adoption of a 10-Year Rehabilitation and Maintenance Plan associated with this historical preservation agreement; and,
- 3) That, based upon the analysis and findings of the historical evaluation, the Commission forward a recommendation of approval for issuance of a Significant Property Alteration (SPA) Permit to the Director of Community Development for the proposed addition, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans.

Reviewed by: Rebecca Bustos, Senior Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. History of the Park Court Subdivision
2. Legal Property Description
3. Historic Survey (DPR 523A)
4. Secretary of the Interior's Standards for Rehabilitation
5. 10-Year Restoration and Preservation Plan
6. Draft Historic Preservation Agreement
7. Secretary of the Interior Analysis of Project by Lerner
8. Letter from Lorie Garcia - HRSR and SIS Review
9. Letter from Lorie Garcia - Variances
10. Letter from Craig Mineweaser - Design Review

11. Letter from Ann and Darren Dunham
12. Development Plans

THE PARK COURT SUBDIVISION

1925

(A portion of Sub-Lot 50)

Park Court is a portion of a larger tract of land that was designated in the 1866 Survey as Sub-Lot 50. This Sub-Lot was a 134.87 acre tract owned by John Grandin Bray, a merchant and major landowner in the new Town.

By 1873 when The Plat of Santa Clara was drawn, it showed that Sub-Lot 50 and the surrounding area had undergone several changes from the survey of nine years earlier. By then, the Davis-Chapman subdivision had been created and Grant Street (The Alameda) , which previously ended at Bellomy Street, had been extended. This extension, named Union Avenue, bordered the northeastern edge of Sub-Lot 50. Bascom Avenue, a continuation of Washington Street, cut through the southwestern part of Sub-Lot 50. J. G. Bray had subdivided part of his property (Brays' Addition) and two new streets (later called Poplar and Maple), bordered this new subdivision, running from the southwestern edge of Sub-Lot 50 to Union Avenue.

By 1893 the remainder of Sub-Lot 50 had been subdivided into 9 lots. and John's son, Grandin Bray, owned lots, 5, 8 and 9. Along with the subdivision of Sub-Lot 50, Alviso Street had been extended south of Maple, Poplar Street now connected with Jackson Street and Cypress Street had been constructed running from Bascom to Union Avenue to the south of the new lots, 5 and 8 and north of lots 6 and 9.

At the request of Messrs. Barnett and Phelps in January 1925, H. B. Fisher surveyed the land which comprised lot 9 and laid out the Park Court subdivision. This map was recorded on February 16th of the same year. Rectangular in shape with a narrow elliptical street located in the center, access into the subdivision was at both Park Avenue (renamed from Union Avenue) and Alviso Street. Originally, on the survey, the southeastern half of the center street was named Park Court and the northwestern half, Altevogt Way. Within a few years, this had changed and the entire center street was called Park Court.

Santa Clara had experienced a period of agricultural and industrial growth after WWI and the Park Court Subdivision, developed between 1925 and 1930, was created to meet the needs of the burgeoning working class related to this growth. The homes constructed for this group of people were modest but contemporary for their time. Most of the first residents were laborers or employed in the nearby businesses.

Today, Park Court is significant as one of the only intact 1920-30s subdivisions in the City of Santa Clara. Most of homes in the Park Court Subdivision reflect the popular styles of domestic architecture during the first decades of the Twentieth Century, including Bungalow, Cape Cod and Colonial Revival. Although many of the Park Court homes are still in relatively original condition, few have individual distinction but as a whole provide a significant and distinguishable district in the City of Santa Clara. The visual continuity and individual integrity of the neighborhood captures a time frame important to the City, of its working class residents and the early twentieth century domestic architecture of the town.

Lorie Garcia
Honorary City Historian
City of Santa Clara
January, 2009

RECEIVED

MAR 03 2011

City of Santa Clara
Planning Division

HAND OUT AT
HLC MTG

MIP PARK COURT

IN THE
TOWN OF SANTA CLARA
CALIFORNIA

JANUARY 1925

200' x 100'
M. F. ...

Filed for record at the request of
 M. F. ...
 Filed for record at 11 o'clock A.M.
 on January 16, 1925
 in the presence of the Clerk of the Board of Supervisors of Santa Clara County, California
 M. F. ...
 Deputy Recorder

SCALE: 61 feet to 1 inch

Grandin
CYPRESS ... ST

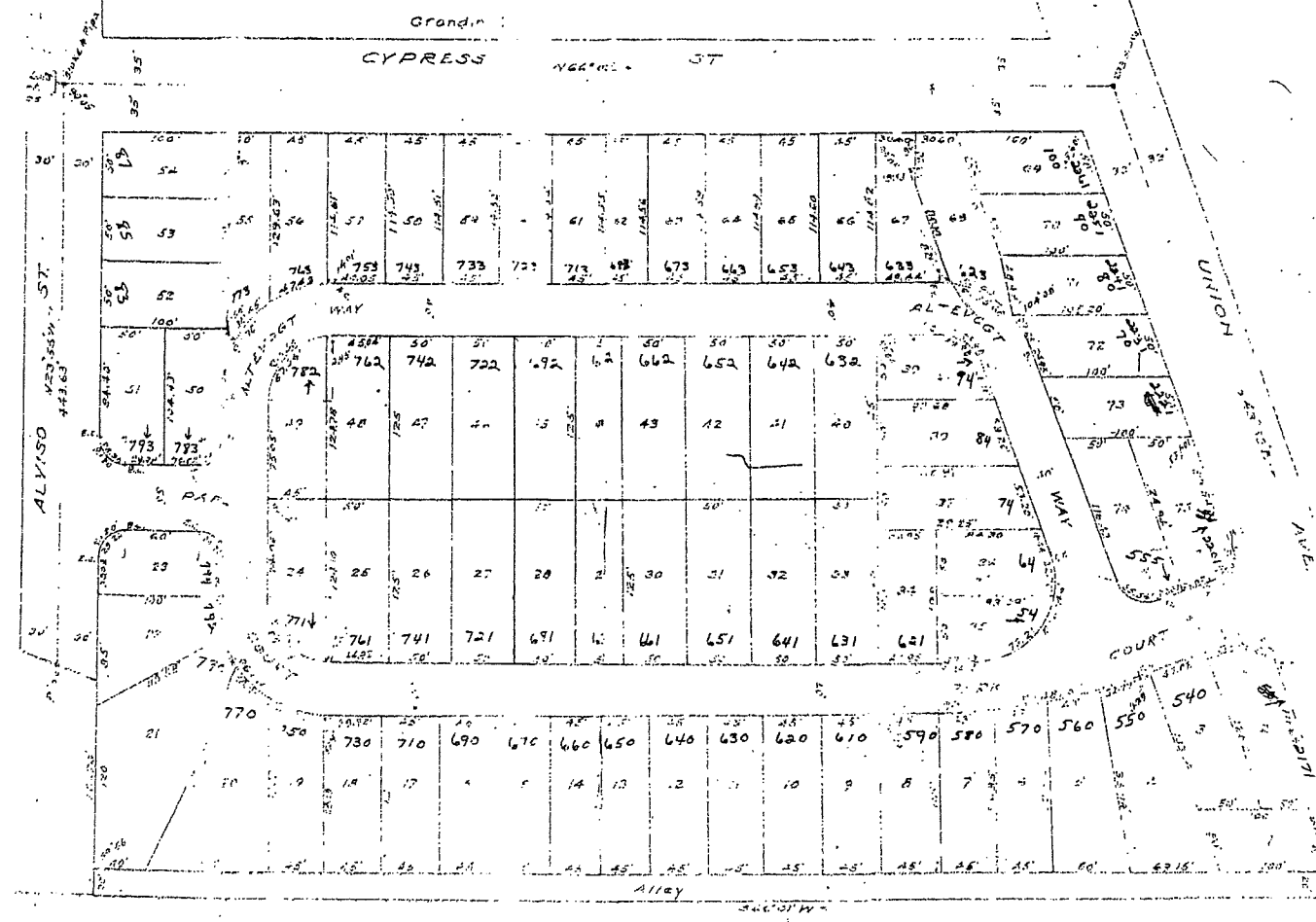


Exhibit A

Legal Description

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA: Lot 23, AS SHOWN ON THAT CERTAIN MAP ENTITLED MAP OF PARK COURT WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON FEBRUARY 16, 1925 IN BOOK S OF MAPS AT PAGE(S) 38-39.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1

*Resource Name or #: (Assigned by recorder) 794 Park Court, Santa Clara

P1. Other Identifier: _____

P2. Location: Not for Publication Unrestricted *a: County Santa Clara
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 794 Park Court City Santa Clara Zip 95050

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

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

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

The Park Court subdivision

The Park Court subdivision consists of about 76 houses bounded by Park Avenue to the east, Alviso Street to the west, Cypress Alley to the north, and an unnamed alley to the south. Inside of these boundaries is a roughly circular street named Park Court, after the subdivision. All but about eleven of the houses front on Park Court, either in the inner perimeter or on the outer perimeter of that street. The other houses front on Alviso Street and Park Avenue. The subdivision is suburban in character, with most lots from 45 to 50 feet in width.

(See Continuation Sheet, next page.)

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



*P3b Resource Attributes: (List attributes and codes) _____

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

P5b. Description of Photo:
(View, date)

view looking west, May 2020

*P6. Date Constructed/Age and Source:
 Historic
 Prehistoric Both
1925

*P7. Owner and Address:

Megan Carter

794 Park Court

Santa Clara, CA 95050

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

William Kostura

P. O. Box 60211

Palo Alto, CA 94306

*P9. Date Recorded: _____

July 2020

*P10. Survey Type: (Describe) intensive

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

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

Page 2

Resource Identifier: 794 Park Court, Santa Clara

Recorded by William Kostura

*Date July 2020

Continuation Update

Description (continued)

It appears that the subdivision was almost completely developed during 1924 and 1925, and that all or almost all of the houses were one-story in height and clad in horizontal wood siding. Styles were mostly restrained examples of Craftsman, Tudor, and Classic Revival styles. Some houses lack strong style elements, so that it does not seem possible to assign a style name to them other than “bungalow.” Most houses, especially those that are Tudor or Craftsman feeling, have asymmetric compositions, though some are symmetrical. Not every house is different; several compositions are repeated in the subdivision.

On average these were modest vernacular houses that were probably intended for working class and lower middle class workers. Nevertheless, many of the houses do have distinctive forms, mainly in their rooflines and porches. Many have porches that project from the main body of the house and have gabled or hipped roofs supported by columns. Some of these columns have just enough articulation in their capitals to give the houses a “Classical Revival” style. Craftsman style houses, by contrast, may have tapering columns with or without capitals.

Today, all but about 26 of the houses still fit that description. Two houses have generously recessed or set-back second story additions but are otherwise little changed; several have coatings of stucco, wooden shingles, or aluminum siding; one is of uncertain integrity, and about nineteen are either more drastically altered or are replacement houses. On average, houses facing Park Court have much higher integrity than those facing Alviso Street and Park Avenue. Only two houses on the latter streets appear to be original.

Considering only the houses facing Park Court (and omitting those on Park Avenue and Alviso Street), about 49 houses, or 75 percent, retain most of their integrity, while 15 or 16 houses have lost half or more of their integrity. Houses that have had recessed second story additions, but are otherwise little changed, are included among those that retain integrity. Houses that have altered surfaces of stucco, shingles, etc., but are otherwise little changed, are included among those that have lost integrity.

These numbers are close but approximate, based on a single viewing in person plus additional viewing on Google Maps, without close attention to window sash and doors, and without having done individual research such as looking at building permits. On the whole, it seems clear that the Park Court subdivision largely retains its mid-1920s feeling.

The subject house, 794 Park Court

This is a one-story wood-framed house that is set back from the street to allow for a front yard that is lushly planted. The foundation, front steps, and porch floor are made of concrete, the roof is T-gabled, and the house is clad in double-ogee (or teardrop) horizontal wood siding on all sides.

(See Continuation Sheet, next page.)

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Recorded by William Kostura

Resource Identifier: 794 Park Court, Santa Clara
*Date July 2020 Continuation Update

Description (continued)

The house is roughly rectangular in shape, with a staggered massing in front. The left side of the house projects forward from the rest of the house by about two feet, and within this projection a shallow, rectangular bay window projects about a foot farther forward. Thus, from left to right, there is a series of setbacks in the front. At far right, the entrance porch is set back yet another step.

Both the roof over the main body of the house and that of the forward projection at left are front-gabled, creating a double-gable effect. The eaves extend a foot or two beyond the wall plane and are fronted by plain bargeboard. The eaves of the more forward gable are supported by two knee braces. A shed roof covers the bay window. At right, a hipped roof shelters the entrance. It is supported by a square column with simple moldings at the top that suggest a Classical capital.

The long right side of the house has a centrally-placed entrance and irregularly arranged fenestration to its right and left. A very broad side gable dominates this side of the house. The left side, by contrast, does not have a side-gabled roof. Here, an entrance is flanked by sidelights, and four other windows can be found to the right and left.

In the rear, the composition is symmetrical, with a small central window, four larger windows to right and left, and a louvered vent at top, just beneath the eave. This vent matches a louvered vent in the front gable.

On all four sides the windows have wooden sash, and almost all are double-hung, the exception being a large fixed window in the front bay. All appear to be original. Each window is surrounded by flat board casings and has a wooden sill. The double-hung windows have a variety of sash types, including six-over-one, four-over-one, and one-over-one. The windows are as follows:

In the projecting bay in the front of the house: a tripartite window, with a fixed window flanked by 4/1 double-hung sash. A 6/1 window can also be found to the right of the front door.

On the right side: two 6/1 sash, one 1/1 sash, and a paired window with 4/1 sash.

On the left side: the sidelights have 6/1 sash, two windows toward front are also 6/1, and two to the rear are 1/1.

In the rear: four 1/1 sash windows.

There have been two alterations to the exterior of the house. One is a plain, replacement wooden front door. The other has been the removal of a brick chimney from the left side of the house. It was not visible from the street and was damaged in the Loma Prieta Earthquake of 1989.

The property includes a newer, 2-car detached garage (c.1950's, that replaced the original single-car garage) accessed from Alviso Street whereas the original garage was accessed from the Park Court oval.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 794 Park Court, Santa Clara

B1. Historic Name: _____

B2. Common Name: _____

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

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1925. Chimney removed in 1989. Replacement of front door at unknown date.

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

*B8. Related Features:
none

B9a. Architect: none/unknown b. Builder: Walter Altevogt

*B10. Significance: Theme vernacular Craftsman style architecture Area local (Santa Clara County)
Period of Significance 1925 Property Type residence Applicable Criteria 3

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

History

The Park Court Subdivision

The history of this site goes back to Mission Santa Clara, the eighth of the Spanish-era missions in California, founded in 1777. After the mission was secularized by Mexico in 1833, roughly half of the mission's vast lands were given to Native Americans and the rest was sold to private parties. By the late 1860s, 140 acres of the former mission land was owned by John G. Bray (1814-1871). Bray had been a merchant in his native New Jersey and then briefly in San Francisco, and from 1852 on was involved in business and real estate in San Jose and Santa Clara. In 1886, fifteen years after his death, his estate divided his land into twelve large parcels. The subject property is in lot 9 of that subdivision. Lot 9 was owned, first, by members of the Bray family, then by one R. D. Shimer, and finally by Walter and Katherine Altevogt.

(See Continuation Sheet, next page.)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

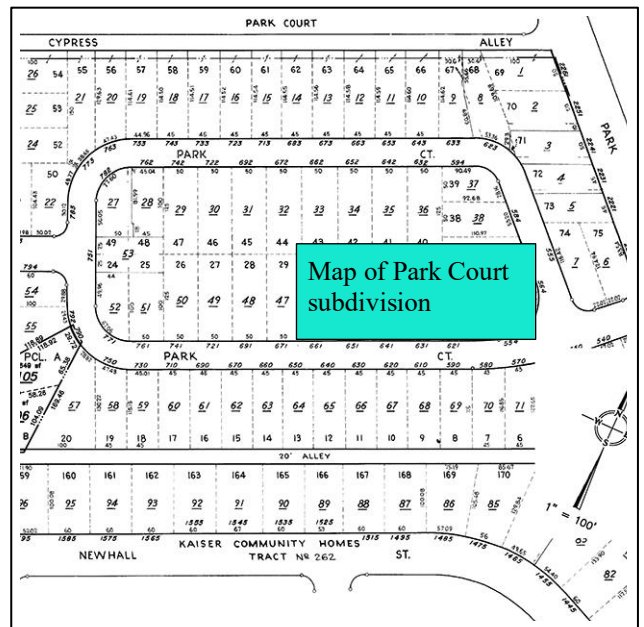
See continuation sheet.

B13. Remarks: _____

*B14. Evaluator: William Kostura

Date of Evaluation: July 2020

(This space reserved for official comments.)



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Resource Identifier: 794 Park Court

Recorded by William Kostura

*Date July 2020

Continuation Update

History (continued)

Walter Altevogt (b. 1886) was a native of Rotterdam, Holland, came to the United States in 1910, and worked in Martinez, Contra Costa County, as a carpenter during at least 1918-1920. In June 1924, in San Jose, he married Katherine Dinsmore, and during 1924-1927 they lived in San Jose while he worked as a carpenter and building contractor. Archives and Architecture (2015) reports that the Altevogts purchased a considerable amount of land in San Jose and Santa Clara and created several subdivisions in close proximity to each other at this time. They included Park Court, where the subject property is located; part of Burrell Park, near Park Avenue and Hedding Street; part of the Chapman and Davis Tract; and the Alameda Villa Tract.

Park Court consisted of 75 or 76 lots and was almost completely developed during 1924 and 1925. It is doubtful that Altevogt built on every lot, but judging from the appearance of the houses and records in *Building and Engineering News*, the great majority must have been built by him. As mentioned above, the houses were one-story in height, were clad in horizontal wood siding, and had a variety of styles and rooflines, with several repeating house types. They were mostly restrained examples of styles common to the time, although some houses were more animated in their compositions.

During August-October 1925 Altevogt completed 21 houses in Park Court without any legal troubles, as documented in *Building and Engineering News*. He then began to face major legal troubles. The same publication documented liens against 41 of Altevogt's Park Court properties during November 1925 through January 1926. The liens were filed by the Tilden Lumber and Mill Company (which Altevogt presumably purchased lumber from) and the University Electric Company (a contractor he must have hired). For another 15 houses, there is no record of either a completion or a lien.

Archives and Architecture (2015) reports that Walter Altevogt "was indicted on several counts of fraud, corruption and extortion in the late 1920s," and that he and his wife Katherine divorced then. Walter Altevogt left San Jose then, for Hayward, and subsequently lived in Santa Cruz (in 1932-1935) and Grass Valley (1940). He was drafted into the army in 1942, and later moved to Scurry County, in far west Texas, where he died in 1953.

Undoubtedly as a result of the Altevogts' insolvency, all but three lots in Park Court were sold at the end of 1925 to John Roy Phelps, a real estate and insurance salesman in San Jose. He must have then sold the completed houses one-by-one to individual home-owners. (Archives and Architecture, 2015.)

Despite Park Court's troubled origin, three houses in the subdivision were chosen to illustrate Santa Clara's new suburban lifestyle in a booklet called *Plan of Santa Clara: The Heart of Santa Clara Valley* (Santa Clara Chamber of Commerce, November 1925). The three houses include the subject house and two others to its left.

(See Continuation Sheet, next page.)

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*Date July 2020 Continuation Update

History (continued)

Historic houses in Santa Clara

The City of Santa Clara's website has a page on "Historic Properties." This page is almost entirely devoted to residential buildings and includes almost thirty houses that pre-date the 1920s. The oldest is the Women's Club Adobe, said to have been built in 1784-1792 and the last of thirty "apartments" built for neophyte Indians residing at the mission. The next oldest is the Berryessa adobe, which dates to the late 1840s. Two more date to the 1850s, three to the 1860s, one to ca. 1870, sixteen to the 1880s-1890s, and four to the 1900s-1910s. Two of the listed houses (at 725 Madison Street and 1543 Franklin Street) are in the Craftsman style, the style of the subject house.

Besides these, many other early houses can be found in the Old Quad neighborhood of Santa Clara. The Old Quad covers the original quadrangle shown in the 1866 survey by J.J. Bowen that encompasses the area bordered by Scott Boulevard to the west, Newhall Street to the south and east, and the railroad tracks to the north and east.

Another ca. 1920s subdivision in Santa Clara

Archives and Architecture (2015) writes: "The Park Court Subdivision is known to the City of Santa Clara to be the only intact subdivision from the 1920s and 1930s remaining today in Santa Clara, featuring homes styled as bungalows, including Craftsman, Colonial Revival, and Cape Cod, creating a unique neighborhood of like size, scale and lot sizes."

Another subdivision in Santa Clara (its name is not known to this writer) does appear to date to the 1920s or 1930s. It is bounded by The Alameda to the south and Sherwood Avenue to the north, and contains the internal streets Morris Court and O'Brien Court. It consists of about forty very small one-story stucco-clad houses and duplexes with simplified Mission Revival or Mediterranean Revival parapets. Parapets aside, the houses are plain and are much less expressive, architecturally, than are the Park Court houses.

The subject house, 794 Park Court

Because the County Clerk-Recorder's office is closed at this time due to the Covid-19 coronavirus, no chain of title for this property could be researched. However, a nearly complete list of the residents of this house for the period 1928-1974 has been researched using city directories and United States censuses. One of the residents is known to have been an owner, and one was a renter; but for the purpose of a historical evaluation the most important consideration is that their occupations are known.

One more preliminary note should be mentioned, namely, that the numbering system for this subdivision changed in the late 1950s. Through 1956 this house was numbered 44 Park Court. From 1961 on it was 794 Park Court.

(See Continuation Sheet, next page.)

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

Primary #
HRI/Trinomial

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Continuation Update

History (continued)

Because of Walter Altevogt's legal troubles, and the mass sale of Park Court properties to John Roy Phelps, it appears that some houses in Park Court, including this one, remained vacant for two or three years after they were completed. 1928 is the first year for which residents are known.

Residents include:

1928-1932. Marcus Mathew Soll (1881-1965), a farm machinery salesman, and his wife, Mary Elizabeth Soll (1883-1972). Both were natives of Iowa, and they owned the house.

1932. Francis Scott, an insurance agent, and Harriet Scott, a teacher.

1934. Emmett E. Nichols (1903-1996), a salesman; and Fern J. Nichols (1908-1983).

1935-1942. Stephen P. Dowell (1863-1940), and Elizabeth Dowell (b. ca. 1867). Both were natives of Missouri, and in 1940 both were in their 70s and neither had an occupation. Their children, who lived here some of these years, included James Albert Dowell, a life insurance salesman; Helen Dowell, a waiter at the Santa Clara Inn; and Izeth Dowell, a clerk. The Dowells were renters here.

1942. Wesley I. Lanham (b. ca. 1911), proprietor of retail fuel oils; and his wife Alice (b. ca. 1910).

1944. Lowell Thomas, a mechanic, and his wife Dorothy.

1945-1950. Clinton J. Nolan, a driver, and his wife Marguerite.

1952-1974. Elsie Bryson (1897-1983), a native of Massachusetts. In the 1950s she was a bookbinder for A. F. Brosius and Company, bookbinders in San Jose, and from 1961 on she was retired.

Haines directories do not list this address during the 1970s-1998. The next known residents are Frank Frederick (in 1999), Christopher Frederick (2002), and the current owner (beginning in 2003).

Alterations

As mentioned above, there have been two alterations to the exterior of this house. A brick chimney on the south side of the roofline was removed after it was damaged in the Loma Prieta earthquake of 1989, and the front door is a replacement.

(See Continuation Sheet, next page.)

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Continuation Update

Integrity

This property retains integrity in all seven areas, listed below:

Because this house has never been moved, it retains integrity of location.

Because the only alterations have been the replacement of a door and the removal of a chimney, this house retains integrity of design, materials, workmanship, feeling, and association.

Because most of the old houses in the Park Court subdivision still stand with good to high integrity, this property retains integrity of setting.

Evaluation under California Register criteria

Evaluation under Criterion 1 of the California Register: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

This is one of the older houses in Santa Clara; the overwhelming majority in the city are much newer. Still, many houses are older, and most of the historic houses listed on the city's website are much older. About fifty other largely unaltered houses in the Park Court subdivision are the same age as this house. Thus, while the subject house does evoke an early period in Santa Clara's history, it does not do so in a way that many other houses do as well or better.

No other event or pattern of history associated with this house comes to mind, and thus the subject property does not appear to be eligible for the California Register under this criterion.

Evaluation under Criterion 2 of the California Register: Resources that are associated with the lives of persons important to local, California, or national history.

None of the residents of this house was historically important by California Register standards. The most interesting may be Elsie Byron, who worked as a bookbinder while living here in the 1950s.

Thus, the subject property does not appear to be eligible for the California Register under this criterion.

Evaluation under Criterion 3 of the California Register: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

This is a fine though restrained example of a 1920s bungalow, and it is one of the best houses in the Park Court subdivision. Its most characteristic features are a cross-gabled roof with a corresponding, smaller

(See Continuation Sheet, next page.)

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

Primary #
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Resource Identifier: 794 Park Court

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Continuation Update

Evaluation under California Register criteria (continued)

gable over a projection in the front; knee-braces that support broad eaves and that relate the building to the Craftsman style; and a square column with capital moldings in the porch. A rectangular bay window in the front adds interest to the composition. The house has unusually high integrity, including all of its original window sash. Many of these sash are divided by muntins into multiple lights (e.g. 4/4, 6/6).

Because of its characteristic features and exceptionally high integrity, this house is a distinctive example of the domestic architecture of 1920s Santa Clara. Accordingly, the property appears to be individually eligible for the California Register at the local level under this criterion. The Period of Significance is 1925, the year the house was built.

Investigation of a potential historic district in the vicinity

Park Court appears to qualify for the California Register as a historic district under both Criterion 1 and Criterion 3. Under Criterion 1 this is a remarkably intact residential subdivision of over seventy houses that was built at an early date by one developer. It was clearly aimed at working class and middle-class residents and provided them with housing in a comfortable, suburban setting, close to both downtown Santa Clara and downtown San Jose. This subdivision is a rare and excellent example of comfortable housing in a pleasing setting planned for workers of modest income.

Under Criterion 3, Park Court is likewise a rare and excellent example of a 1920s subdivision composed of bungalows built to near-uniform scale but with varied compositions and styles. The wooden cladding of the houses, and the decorative style features, which are also of wood, provide surface texture and create a rustic feeling throughout the subdivision. As a large collection of wooden bungalows this subdivision is almost certainly unmatched in the city of Santa Clara, and this may be true for a much larger surrounding area as well.

The integrity of the subdivision is high. If one includes only the houses facing Park Court itself (i.e., excluding buildings along Park Avenue and Alviso Street), the integrity seems to be very high. About fifty of the houses facing Park Court, or 77% of the whole, are mostly intact and should be considered to be contributors to the district. This may be a conservative estimate; some houses that have been altered with stucco but are otherwise mostly intact are considered here as non-contributors, but with more consideration might be considered as contributing to the district.

Under both Criterion 1 and Criterion 2 the subject property, 794 Park Court, is a contributor to this potential historic district. Under both criteria the Period of Significance is 1925, the year Park Court was developed.

(See Continuation Sheet, next page.)

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Continuation Update

Evaluation under City of Santa Clara criteria

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council and are listed under Section 8.9.2 of the City of Santa Clara General Plan, Criteria for Local Significance. Under this section of the General Plan, any building, site, or property in the City that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archeological significance is potentially eligible. The criteria are listed below.

Criterion for Historical or Cultural Significance

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

1. The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.

This house is an excellent example of a suburban house that was intended for blue collar or lower middle class residents when it was built in the 1920s.

5. A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.

This house is part of the Park Court subdivision, one that was intended for working class and lower middle class residents. Regarding the number of houses in the subdivision, the street layout's court plan, and level of integrity, Park Court is probably the best subdivision of the 1920s in Santa Clara. The subject house contributes to this subdivision and thus seems to have significance under this criterion. It may be, however, that this aspect of the house's history is better considered under parts 1 and 2 of "Criterion for Geographic Significance," below.

Criterion for Architectural Significance

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

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

This house was built in the Craftsman style, a style that was common in Santa Clara and San Mateo counties during the 1910s and 1920s. Although this is a restrained example as far as ornament is concerned, the house is particularly expressive in its roofline and use of setbacks. In addition, the integrity of the house is unusually high. In sum, this a fine example of a Craftsman style house that was intended for working class and lower middle class workers.

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Continuation Update

Evaluation under City of Santa Clara criteria (continued)

4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.

This house is part of the Park Court subdivision, which was built in the mid-1920s by developer Walter Altevogt. It is suburban in character and was likely intended for blue collar and lower middle class residents. While most of the houses along Park Avenue and Alviso Street would not be contributors to a potential historic district, it appears that about 77% of the houses facing Park Court would be contributors. Because of its design features and high integrity, the subject house would be one of them.

7. A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.

The complex roofline, setbacks, wooden materials, windows that are divided by muntins into multiple lights, a porch column with moldings, and knee-braces make this house a notable example of the Craftsman style.

Criterion for Geographic Significance

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

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

This house strongly contributes to the Park Court subdivision, a largely intact collection of wooden bungalows. Park Court is probably by far the best example of a suburban subdivision that was planned and built in Santa Clara during the 1920s-1930s, and may be one of the best in the immediate region.

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

All or nearly all of Park Court's early houses were one story in height, had wooden cladding materials, and were designed in a variety of compatible styles such as Craftsman, Tudor Revival, and Classical Revival. The subdivision, or at least the collection of houses facing the Park Court street, remains largely intact. The subject house relates very closely with the other largely unaltered houses and contributes strongly to the aesthetic of the subdivision.

Criterion for Archaeological Significance

This property is not being evaluated under this criterion.

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Continuation Update

References

Building and Engineering News, issues of August 22, September 5, October 31, November 7, and November 28, 1925; and January 2 and January 9, 1926. “Completion Notices” and “Liens Filed”, for the Park Court properties of Walter Altevogt. These included at least 21 completion notices and 40 liens filed. The subject property appears to have been lot 23 of Park Court and was recorded on November 28th under “Liens Filed.”

Building and Engineering News, issues of July 12, August 2, September 13 and 20, and November 15, 1924; and April 25 and August 1, 1925. “Completion Notices” for Walter Altevogt’s projects in Burrell Park (San Jose) and the Chapman and Davis Tract.

San Jose city directories 1924-1927 for Walter Altevogt

Santa Clara city directories 1928-1974 for Marcus and Mary Soll, Frances and Harriett Scott, Emmett and Fern Nichols, Stephen and Elizabeth Dowell, Wesley and Alice Lanham, Lowell Thomas, Clinton Nolan, and Elsie Bryson.

1920 U. S. Census, Martinez, for Walter Altevogt

1930 U. S. Census, Hayward, for Walter Altevogt

1930 U. S. Census, 44 Park Court (today’s #794), for Marcus and Mary Soll

1940 U. S. Census, 44 Park Court (today’s #794), for Stephen and Elizabeth Powell

1940 U. S. Census, 64 Park Court, for Wesley Lanham

1940 U. S. Census, Santa Clara (address illegible), for Elsie Bryson

Find-A-Grave website listings for Marcus Mathew Soll, Mary Elizabeth Soll, and Stephen Price Dowell

1950 Sanborn insurance map, page 121

Archives and Architecture, LLC. Historical Evaluation of 651 Park Court, Santa Clara (2015). This report was useful for background information on Walter Altevogt and the Park Court subdivision.

City of Santa Clara. “Historic Properties” website. <https://www.santaclaraca.gov/our-city/about-santa-clara/maps/santa-clara-s-historic-properties-story-map/historic-properties> (accessed June 2020).

Santa Clara Chamber of Commerce. *Plan of Santa Clara: The Heart of Santa Clara Valley* (November 1925).

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Photographs of 794 Park Court



Top row: Two views of the front of the house.
Middle left: Eaves at front, with knee brace.
Middle right: Slightly-projecting bay window, with tripartite sash.
Bottom: Double-ogee (teardrop) siding.

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Top two photos: Front entrance, concrete porch and step, and porch post with moldings.
Bottom photo: Ceiling of the recessed entrance.

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Top photo: The north side of the house.

Middle left: North side entrance and window.

Middle right: The rear of the house.

Bottom: Garage (c.1950's) facing Alviso Street.

Other houses in the Park Court subdivision, all facing the street Park Court



These are some of the houses in Park Court that appear to retain good to high integrity. Several of the house plans were repeated, so that some of the ones shown here have two or three twins or near twins in the subdivision. One house, shown in the fourth row at far left, is a twin of 794 Park Court.

The black and white photo at bottom left is from the booklet "Plan of Santa Clara," published in 1925. It shows a row of three Park Court houses, including the subject house (at right).

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Continuation Update



Map of the land of the estate of John G. Bray. Copied from a report by Archives and Architecture, LLC (2015).

John G. Bray came to San Jose in 1852 and he purchased this large tract of land in the 1850s or 1860s. He or his heirs had it divided into twelve parcels; parcel 9, colored red, corresponds to the later Park Court subdivision.

Secretary of Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10-Year Restoration Maintenance Plan

January 5, 2021

Megan Carter
794 Park Court
Santa Clara, CA 95050

Dear Planning Staff and Historic & Landmark Commissioners,

The following is my proposed 10-year plan for the restorations and maintenance of my historic home at 794 Park Court. All items to meet the Secretary of Interiors standards for Treatment of Historic Properties:

Years 1-3 (2022-2024)

Foundation: Replace failing concrete hollow brick foundation with new concrete pier and grade beam foundations. The final finish floor height will be set to the highest point of the existing finish floor. Note that the existing finish floor is higher in the middle of the house because the perimeter of the house has settled over the years due to poor rainwater management around the structure. A third bedroom and second bathroom will be added concurrently with the foundation replacement to adapt the home to meet the homeowners needs (adaptive reuse of a historic structure).

Entry Porch Slab & Steps: Replace existing cracked concrete porch slab and steps with new concrete porch slab and steps. The entry porch roof and tapered wood columns to remain unchanged.

Repair wood siding where required due to settling of existing foundations. Siding that will be removed as part of the proposed bedroom addition will be used where needed.

Years 4-5 (2025-2026):

Window Restoration: Restore / Repair existing historic wood window sashes. Where windows sashes are inoperable from being painted shut or where pulley ropes have been they will be restored to working order by cutting the paint and installing new pulley ropes where required. Any minor dry rot areas on the window sashes shall be repaired with epoxy filler and repainted to match. Where elements of the existing window sashes have excessive rot (stiles or rails) they shall be replaced with salvaged or custom milled wood to match. Glazing putty, where cracked, shall be replaced and the window sash shall be painted to match existing.

Years 6-7 (2027-2028):

Painting of the structure: New paint for all exterior wood siding, eaves, gutters / downspouts, all windows, doors and their associated trim.

Year 8 (2029): Electrical: Update all electrical systems including replacing knob and tube wiring.

Year 9 (2030): HVAC: Update all existing heating and ventilation systems.

Year 10 (2031):

Roofing: Replace existing asphalt composition shingle roofing with new triple layer (tri-lam) asphalt composition shingle roofing with a more similar profile and shadow line of wood shingles (what was originally on the home). Repair any dry rot at roof rafters at the eaves and install new ogee style gutter with 2" diameter round downspouts to be more historically sensitive than the current fascia gutters with rectangular downspouts.

I am excited about restoring and rehabilitating my wonderful historic home so that it can be preserved and enjoyed for many years to come.

Sincerely,

Megan Carter

**RECORD WITHOUT FEE
PURSUANT TO GOV'T CODE SECTION 6103**

Recording Requested by:
Office of the City Attorney
City of Santa Clara, California

When Recorded, Mail to:
Office of the City Clerk
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Form per Gov't Code Section 27361.6

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Agreement, (herein, "Agreement"), is made and entered into this [REDACTED] day of [REDACTED], 2021, ("Effective Date"), by and between Megan L. Carter, owner of certain real property located at 794 Park Court, Santa Clara, CA 95050 ("OWNER") and the City of Santa Clara, California, a chartered California municipal corporation with its primary business address at 1500 Warburton Avenue, Santa Clara, California 95050 ("CITY"). CITY and OWNER may be referred to herein individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

A. **Recitals.**

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

(2) OWNER possesses fee title in and to that certain real property, together with associated structures and improvements thereon, shown on the 2020 Santa Clara County Property Tax Rolls as Assessors' Parcel Number 269-52-054, and generally located at the street address 794 Park Court, in the City of Santa Clara ("Historic Property"). A legal description of the Historic Property is attached hereto as "Legal Description," marked as "Exhibit A," and incorporated herein by reference.

(3) The Historic Property is on the City of Santa Clara Architecturally or Historically Significant Properties list. OWNER submitted a Mills Act Proposal to City on January 8, 2021. The Proposal included a Primary Record from the State of California's Department of Parks and Recreation. A true and correct copy of the Proposal is attached to this Agreement as "Exhibit B".

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

B. **Agreement.**

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

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

(2) **Renewal.**

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

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

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

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

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

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

(c) OWNER shall allow, and CITY requires, that after five (5) years, and every five (5) years thereafter, an inspection of the property's interior and exterior shall be conducted by a party appointed by CITY, to determine OWNER'S continued compliance with the terms of this

Agreement. OWNER acknowledges that the required inspections of the interior and exterior of the property were conducted prior to the effective date of this Agreement.

(4) Provision for Information.

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

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

(5) Cancellation.

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

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

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

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

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

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

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

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

(6) No Waiver of Breach.

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

(7) Mediation.

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

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

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

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

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

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

(8) Binding Effect of Agreement.

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

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

(c) CITY and OWNER hereby further declare their understanding and intent that the benefit of such covenants, reservations, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the CITY, public (which includes, but is not limited to the benefit to the public street generally located at 794 Park Court), and OWNER.

(9) Notice.

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

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

OWNERS: Megan L. Carter
794 Park Court
Santa Clara, CA 95050

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

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

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

(12) Attorneys' Fees. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to costs and other relief ordered by the court.

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

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

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

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

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

(17) Fees. The Planning Department may collect such Mills Act Historic Property Contract application fee of \$7,564.00 (seven thousand, five hundred, and sixty-four dollars), or other fees for the administration of this contract as are authorized from time to time by the City Council. Such fees do not exceed the reasonable cost of providing the service for which these fees are charged. OWNER shall pay the County Recorder's Office recordation fees for recordation of this Mills Act Historic Property Contract.

(18) Ordinary Maintenance. Nothing in this contract shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any Historic Property covered by this contract that does not involve a change in design, material, or external appearance thereof, nor does this contract prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such external architectural feature when the Director of Community Development determines that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the California Historical Building Code and when such architectural feature can be replaced according to the Secretary of Interior's Standards.

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

(20) Conservation Easements.

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

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

(c) It shall be the duty of the Director of Community Development to enforce this section.

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

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

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

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

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

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

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

APPROVED AS TO FORM:

Brian Doyle
City Attorney

Deanna J. Santana
City Manager

ATTEST:

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

Hosam Haggag
City Clerk

“CITY”

**Megan L. Carter,
Owner of 794 Park Court**

By: _____
Megan L. Carter
794 Park Court
Santa Clara, CA 95050

“OWNER”

Exhibits:

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

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LERNER + ASSOCIATES
ARCHITECTS

April 11, 2021

City of Santa Clara Planning Staff &
Historical and Landmarks Commission
1500 Warburton Avenue
Santa Clara, CA 95050
Attn.: Rebecca Bustos, Senior Planner

Re: Preservation Design Review
Carter Residence
794 Park Court
Santa Clara, CA 95050



Dear Ms. Bustos,

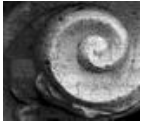
At the request of Ms. Megan Carter, the home owner of 794 Park Court, I performed a preservation design review based on the Secretary of the Interior's Standards for Rehabilitation (SIS) of the proposed alterations and addition as presented in the plans prepared by Architect, Robert Mayer (seven sheets: A1.0, A2.0, A3.0, A4.0, A5.0, A5.1, HP1 dated 4/9/21), that included a site visit on March 13, 2021, and a review of a CA Department of Parks and Recreation Primary Record (DPR) by Architectural Historian William Kostura dated July, 2020. In summary, I found that the preservation design of the proposed alterations and addition complies with the Secretary's Standards.

As to whether I am qualified to render such an opinion on preservation design, I more than qualify for the minimum professional qualifications in historic architecture as set by the National Park Service as I have a professional degree in architecture (from Kansas University), a State license to practice architecture in California, plus at least one year of full-time professional experience on historic preservation projects. For that, I served as staff architect for San Francisco's Architectural Heritage from 1983-88, and since then have been in private practice, winning design awards from the California Preservation Foundation, the California Governor's Office, and the Art Deco Society of California.

As noted in the Historic Resource Evaluation by Mr. William Kostura (July 2020):

"It appears that the subdivision was completely or almost completely developed during 1925, and that all or almost all of the houses were one-story in height and clad in horizontal wood siding. Styles were mostly restrained examples of Craftsman, Tudor, and Classic Revival styles. Some houses lack strong style elements, so that it does not seem possible to assign a style name to them other than "bungalow."

On average these were modest vernacular houses that were probably intended for working class and lower middle class workers. Nevertheless, many of the houses do have distinctive forms, mainly in their rooflines and porches. Many have porches that project from the main body of the house and have gabled or hipped roofs supported by columns.



Some of these columns have just enough articulation in their capitals to give the houses a "Classical Revival" style. Craftsman style houses, by contrast, may have tapering columns with or without capitals.

Alterations

There have been two alterations to the exterior of the house. One is a plain, replacement wooden front door. The other has been the removal of a brick chimney from the left side of the house. It was not visible from the street and was damaged in the Loma Prieta Earthquake of 1989.

Integrity

Mr. Kostura concluded:

This property retains integrity in all seven areas, listed below:

- *Because this house has never been moved, it retains integrity of location.*
- *Because the only alterations have been the replacement of a door and the removal of a chimney, this house retains integrity of:*
 - *design,*
 - *materials,*
 - *workmanship,*
 - *feeling, and*
 - *association.*
- *Because most of the old houses in the Park Court subdivision still stand with good to high integrity, this property retains integrity of setting.*

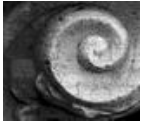
Evaluation under California Register criteria

Evaluation under Criterion 3 of the California Register: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

This is a fine though restrained example of a 1920s bungalow, and it is one of the best houses in the Park Court subdivision. Its most characteristic features are a cross-gabled roof with a corresponding, smaller gable over a projection in the front; knee-braces that support broad eaves and that relate the building to the Craftsman style; and a square column with capital moldings in the porch. A rectangular bay window in the front adds interest to the composition. The house has unusually high integrity, including all of its original window sash. Many of these sash are divided by muntins into multiple lights.

Because of its characteristic features and exceptionally high integrity, this house is a distinctive example of the domestic architecture of 1920s Santa Clara. Accordingly, the property appears to be individually eligible for the California Register at the local level under this criterion. The Period of Significance is 1925, the year the house was built."

Under Criterion 3, Park Court is likewise a rare and excellent example of a 1920s subdivision composed of bungalows built to near-uniform scale but with varied compositions and styles. The wooden cladding of the houses, and the decorative style



features, which are also of wood, provide surface texture and create a rustic feeling throughout the subdivision. As a large collection of wooden bungalows this subdivision is almost certainly unmatched in the city of Santa Clara, and this may be true for a much larger surrounding area as well.

Secretary of the Interior's Standards for Rehabilitation

Because the house is considered eligible for the California Register, the appropriateness of the design and construction were analyzed based on the Secretary's Standards for Rehabilitation. The Standards for Rehabilitation are regulatory for the Historic Preservation Tax Incentives program and are the Standards most often used by local historic district commissions nationwide. Below is my review:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Response: Compliant. The house will continue to be used as a residence.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Response: Compliant. The addition is situated in the open space between the house and the garage. Four of the original double hung windows towards the back of the house will be reused in the addition.

3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.

Response: Compliant. The house will have an addition which will distinguish itself from the original design of the house by use of materials, the size and slope of the addition's roof, and cement board siding that while it will approximate the size and orientation of the existing wood siding, it will be of a modern material, cement board, that upon close observation, can be recognized as a new material.

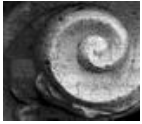
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Response: Not Applicable. There are no new changes that have acquired historic significance in their own right.

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

Response: Compliant. Examples of features of craftsmanship that characterize the property will remain. Where windows are removed, they shall be reused in new window locations. Where window sash or rails are deteriorated (dry rot), they will be repaired with a 2-part epoxy or replaced with new in kind window sash when more than 50% of the window parts are deteriorated.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old



in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Response: Compliant. Deteriorated historic features will be repaired rather than replaced. The project proposed to replace the existing foundations that are failing (settling, listing) and causing major stress to the wood siding, wood windows and trim. Replacing the foundation will help rehabilitate these contributing elements and preserve them for many years to come.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Response: Compliant. No physical treatments, such as sandblasting, that cause damage to historic materials will be used.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

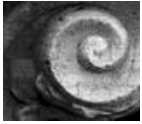
Response: Not Applicable. We are not aware of any archeological resources.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Response: In reviewing alternative designs, a 2nd story addition was considered and rejected as it was felt it would overpower the original house form. A one story addition in the open space between the garage and the house was considered appropriate as it was set back and behind the original house in open space between the garage and the house. The addition's roof is lower than that of the original house and there is a setback "notch" at the meeting of the addition and the house. It creates a certain rhythm of the ridges of the 3 roofs step down from the front to the back. In terms of detailing, the flat wood trim around the reused original double hung wood windows will be of a slightly different size so as to distinguish the old from the new. The siding of the addition will acknowledge the horizontal wood siding of the original house but will be made of a modern cement board material.

10. New additions and adjacent or related new construction shall 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.

Response: Compliant. The addition is located in an open space between the historic house and garage. The addition, which is an infill in this space, could be removed in the future and the essential form, integrity and relationship of the historic house and garage easily restored since they will remain where they have always been. The proposed design will reuse 4 original windows that could be salvaged, if the addition is removed, and installed in their original places in the house.



In summary, it's my professional opinion that the proposed project meets the Secretary of the Interior's Standards for the Treatment of Historic Properties - Rehabilitation Standards. The project could be found to be mitigated to a less-than-significant impact under the California Environmental Quality Act (CEQA) and in conformance with the intent of the proposed Mills Act contract.

Thank you in advance for your consideration of my opinions of the proposed project.

Sincerely,

Arnie Lerner, FAIA, CASp

cc. Megan Carter, Property Owner
Robert Mayer, Architect
William Kostura, Architectural Historian

attachments: Architect Robert Mayer's Drawings,
Architectural Historian William Kostura's Historic Resource Evaluation

April 30, 2021

To: Jeff Schwilk, AICP
Associate Planner, Community Development Department
City of Santa Clara

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

RE: 794 Park Court, Santa Clara, California

- 1. Secretary of the Interior Standards Review (Arnie Lerner, April 11, 2021)**
- 2. Historic Resources Survey Report (William Kostura, July 2020)**

Dear Jeff,

I would like to submit the following comments on both the above referenced 2021 SIS Review and the 2020 HRSR.

1. With regards to the SIS Review, I completely concur with the finding made by Arnie Lerner that the proposed project for 794 Park Court “meets the Secretary of the Interior’s Standards for the Treatment of Historic Properties – Rehabilitation Standards.”
2. With regards to the HRSR, there is one important omission on the Historic Resources Survey Report made by William Kostura. On Page 1 (**Primary**)_section “**P7. Owner and Address**” he omits the name and address of the owner and this section is required to be filled in on the DPR.

I also feel that there are a few other corrections, which should be made.

On pages 2 and 5, Mr. Kostura refers to Park Court being developed during 1925. He writes on Page 2, “It appears that the subdivision was completely or almost completely developed during 1925” and on Page 5, “Park Court and was developed during 1925.” This is incorrect. It was almost completely developed during 1924 and 1925

I made a count of the construction dates for the historic Park Court houses, which face Alviso Street, Park Court and Park Avenue, and found 1 constructed in late 1923, 41 homes built in 1924 and 21 in 1925 with the remainder somewhat later.

And finally, on Page 5, Mr. Kostura gives the boundaries of the Old Quad neighborhood as being roughly bounded on the north by Lewis Street. This is incorrect as it completely ignores the area north of the El Camino between Lewis Street and the railroad tracks. Basically, the Old Quad covers the original quadrangle surveyed by J. J. Bowen and thus encompasses the area between Scott (from its juncture at the RR tracks) then south to Newhall and then is bordered by Newhall back to the RR tracks, which form the northernmost boundary.

Sincerely,

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

April 29, 2021

To: Jeff Schwilk, AICP
Associate Planner, Community Development Department
City of Santa Clara

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

RE: 794 Park Court, Santa Clara, California
APN: 269-52-054
Request for Variances for Rear and Side Yard setbacks

Dear Jeff,

I would like to submit the following comments in support of the Variance request:

The majority of the homes constructed as small bungalows, reflected the small working-class building styles of the era. This historic pattern with its up-and-down rhythm of the rooflines and the in-and-out rhythm of small detached garages set behind the main dwelling created a unified appearance with enough variety for individual identification, which is considered the essence of good neighborhood design and today is a character defining feature of historic neighborhoods.

Mainly constructed in 1924 (41 houses) and 1925 (21 houses), with the majority of the remainder erected up to the latter half of the 1930s, Park Court was developed in compliance with the new City regulations governing the construction of dwellings and garages in a Residential district. Since then, the Park Court neighborhood has only been minimally altered, and the majority of the original houses occupy their original footprints and the garages occupy their original locations.

The residence, located at 794 Park Court was built in 1925 and the placement of both the house and the garage on the lot met the regulations stated in the City's new zoning ordinance (Ordinance No. 384) for the City of Santa Clara, "Creating a Comprehensive Zoning Plan and Establishing Four Districts in the Town of Santa Clara," adopted on July 6, 1925. The subject property was located in "Residence District A" and under Section 4.b "Side Yards" and "Private Garages and Other Outbuildings," met the following set-back requirements: no residence (excluding eaves, window sills and other ornamental features) could "be placed closer than four (4) feet to either side yard lot-line" and no private garage could "be placed closer than three (3) feet" to "a rear or side property line."

Part of Ordinance No.444, enacted August 1, 1932, which established the use of the 1930 Uniform Building Code and Fire Zones within the City, was amended by Ordinance No. 457, enacted on November 20, 1933, which "provided that private garages detached from the residence or dwelling may be built up to the property line."

The new proposed addition between the existing house and garage is compatible with the historic pattern of development, as the 1925 Zoning Ordinance, in effect at the time the home was built, allowed 4' between structure and side lot-line and the proposed addition would be set at a 4' 6" setback. In 1950s, the garage was modified from a one to two car garage, giving it a 9-inch setback from the side property line. However, it retained the original setback from the street. It is interesting to note that after the modification of the garage, its setbacks from the side and rear property lines would have still complied with the 1933 Ordinance regarding garages. In both cases neither of the historic setbacks for construction meet the current Zoning Ordinance.

Adopted in 1969, the current Zoning Ordinance was written to regulate new construction occurring at that time and did not address the standards of development, i.e., height, building placement or setbacks, lot size or proportions, found in historic properties or neighborhoods.

According to the July 2020, Historic Resources Survey Report by William Kostura, Park Court is considered "probably by far the best example of a suburban subdivision that was built in Santa Clara in the 1920s-1930s, and may be one of the best in the immediate region." He also states that "Park Court appears to qualify for the California Register [of Historic Resources] as a historic district under Criterion 1 and Criterion 3.

No significant changes to the residence or garage or their placement on the property have occurred since its construction in 1925 and the current project proposed for 794 Park Court meets the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. 794 Park Court's architectural style, form, size, massing and character-defining features are, and will remain, all compatible with the neighboring and nearby historic homes in the historic Park Court neighborhood. Thus, in order to not adversely impact the historic significance of the subject property and the character defining feature of the neighborhood's unique historic development-design, both a rear and side-yard variance for the proposed project for 794 Park Court are necessary.

During my 11 years and 11 months on the Santa Clara Planning Commission, we dealt numerous times with the problem of the City's historic neighborhoods and properties being completely unable to comply with the "modern" zoning ordinance due to the periods and manner in which they were constructed. We consistently made the findings for granting the needed variance requests due to these "unusual conditions applying to the land or the building" that were necessary for their preservation.

Thank you for allowing me the opportunity to provide this information. If you have any questions, please don't hesitate to contact me.

Sincerely,

Lorie Garcia
City Historian, City of Santa Clara

Park Court is a very important and unusual example of the history of development in town. There are not many developments laid out like this one. And there's not a collection of mostly intact cottages still so visible anywhere else in town that are arranged to create an instant neighborhood. The cultural story is as important as the architectural and land planning stories. If we ever able to get Historic Districts in this town to project a group of houses, not just one at a time, the Park Court neighborhood would likely be one of our first.

For years we have been reviewing individual projects within Park Court against the Secretary's Standards and what few rules we do have. Frankly, we have had mixed results, and the pressure to buy these small houses and turn them into bigger ones all over town is becoming intense because of the presence of jobs and money flowing in.

I say all this to remind us how important it is that we treat every alteration application in areas such as Park Court with great care. And is especially pleasing when an owner sends us one that is as sensitively done as this one.

I can say that I agree with the independent consultant's review that it meets the Secretary's Standards, but the Commission should talk about why they find that it does. This would be especially helpful for new Commissioners and the applicant. For learning purposes, lets contrast it to last month's submittal from another historically important neighborhood that has no protection either.

You remember in my review last month I cited a lot of criteria from Preservation Brief #14; that the addition should always be visually subordinate to the main house; that it should be set well back on the side or placed at the back only; that it needed the same rhythm to the openings even if the window was a different style, and more. It becomes increasing hard to meet these guidelines when the existing house is so tiny to begin with. But the design of this addition does exactly what PB#14 talks about. Instead of trying to double the square footage of the house, this proposal is very modest in size.

I further cited the Brief saying that the addition should be at the back or on the side at the back, this addition meets this requirement too. Yes its larger front wall is quite close to the side of the house facing the street, but it is only perhaps 1/3 as wide as the front of the house – clearly subordinate. And the elevation next to the front façade is very narrow and set back from the façade about 30ft behind a fence. Definitely subordinate.

I talked about PB#14's suggestion for a 'hyphen' shape as an interconnecting link between the main addition and the main house. This whole addition is so small compared to the two masses it links together that it doesn't just have a hyphen, it IS the hyphen. So points for this part of the design too.

This design is also clearly respectful of the architectural character of the house. It is not just a copy of the original, details have 'differentiation' yet the mass, placement, size, bulk, etc. are clearly 'compatible' with the original. Also reusing the historic windows is brilliant! In my "energy savings for historic buildings" seminar, I show how, if restored properly, a wood, double-hung window can equal or better the performance of affordable vinyl or fiberglass "energy efficient" windows – and as a bonus, it will last decades longer.

SIDING BACKGROUND: The use of cement-board siding is problematic everywhere as most often it replaces or covers the historic siding, erasing an important character-defining feature. In some parts of the country, in the 1980s and 90s, it became the scourge of historic remodels equal to that of vinyl, and aluminum siding. Several decades ago, the Parks Service issued Preservation Brief No. 8 (Yes, #8 out of 50) "*Aluminum and Vinyl Siding on Historic Buildings.*" We had our own scare with it here in Santa Clara,

as applicants wanted to replace historic wood siding in poor condition with ‘wonderful new cement board.’ Look in the Commission’s files. You’ll find the argument raging about 20 years ago, and both Gloria Sciara and I wrote about its detrimental effects.

One problem is that the building will behave differently – temperatures and moisture content, moisture migration, etc. – all are upset. A visual problem, whether it’s replacing siding or added to new sections, can be the shadow line. Cement board is heavy, so it’s usually thinner. The resulting shadow line on horizontal clapboard type siding is noticeably thinner. So one of the clues we read unconsciously to tell a building’s age is off.

Now, all of the above was to tell you, the Commission, how and why it shouldn’t be used without a good reason. But it does have its place (A section my own Ranch style house is clad with it.) Here at 794 it is being used to differentiate the addition from the older part of the house. It is only being proposed for the new construction not to replace existing siding. Now we should not be commanding that the siding on every addition the Commission reviews be a certain specific type, but kudos to the Architect for using it here to clearly differentiate the addition, yet keep it compatible with the historic feature. So, I agree with the consultant, this meets Criteria #9 of the Rehabilitation Standards.

QUESTION 1: WHICH EXPOSURE ON THE SIDING, 7” or 4”? The Right Elevation, Sheet A5.0, lists the new V-Rustic style siding as 7” exposure, to blend with the existing 1x8 V-Rustic wood siding of the garage. But then on the Rear Elevation, the siding is marked as 4” exposure? Usually, more than two styles of siding on such a small house can get visually chaotic. So my question is: Shouldn’t this note also say 7”?

QUESTION 2: CHANGE THE STYLE OF THE GARAGE DOOR? Of course, we would like the garage door to be changed to a more period type. It seems we always do. But an argument could be made to keep the existing 1990s design as if fits in with those on the rest of Alviso Street. I suggest however, that it might be could to make a statement about the part of Santa Clara’s heritage that is hidden back there in Park Court. Many citizens do not know it exists. This one looks so modern that it seems jarring against the wonderful little house. But change the style to what? And this used to be an expensive undertaking. But many different styles are available in metal roll-up doors now and one just picks from the catalog.

The “Period-of-Significance” (DPR Page 4, Item B10) is used to help us pick an appropriate style. The POS is usually a range of years when this style house would have fit most clearly or had the most influence on the local culture. But the DPR also says that Park Court was supposedly built in only one year, 1925. Still, we should look at what kind of doors would have been available then. During the 20s garages were starting to pop up all over town. Fords were now affordable. Horses were disappearing. The car was the modern age. But the building to store the car was still a design from an earlier age, a shed where either just a horse was kept, or if one had more money, a carriage. What existed were only hinged groups of relatively narrow panels that folded accordion style against the right and left jamb, or doors that rolled on tracks above to stack beyond the side of the opening. Either way, most often a cross-buck design of thin boards arranged in an X-pattern on the front of each panel was used as a brace. The fancier doors often had a glass panel in the top portion always. And no matter what style garage, these doors could be found all over town. And you’re in luck, because now, the overhead (roll-up) door industry reproduces these patterns in typical metal roll-ups. The cost difference is less only a few hundred, and the function is the same, just press the remote and up it goes.

Also, it is much appreciated that the trim sizes of the various windows are specifically listed right on the drawings. This way we can understand what is being proposed. Up until a couple years ago, formally requested that this information be on the drawings. It’s very helpful to see it here. And if a Commissioner has a question, it can be a very specific one discussing sizes etc. A minor point that the applicant might

want to consider: As “1x’s” are now ¾” thick. The older trim was a full 1” thick or sometimes more. If the siding butts to this, a modern (thinner) board may not be enough to stand proud of the siding. This not only looks substantially different (remember what I was saying about shadow lines) but it may be hard to get it sealed against the weather. Of course each situation is different, but often we put blocks, or a thin piece of plywood behind the new trim so that the siding butts properly and can be sealed properly.

CONCLUSION:

The proposal, as presented on the drawings we reviewed meets the Secretary’s Standards for Rehabilitation. The size, bulk and mass of the addition is less than that of the little house. Mainly it can only be seen at the corners at the back and the addition is clearly subordinate to the main house. Further it has been clearly differentiated while still looking compatible with the main house. In future, it should be used as an example of how to meet the Standards for an addition.

Volunteer Architectural Advisor to the HLC

Craig Mineweaser

Craig Mineweaser, AIA | Principal Preservation Architect

Mineweaser & Associates

architecture | preservation | building conservation services

building forensic investigations | historical building evaluations

Historic Structure Reports | Secretary of the Interior’s Standards Reviews

California Historical Building Code consulting

architectural acoustics design | audio visual equipment consulting

Craig@Mineweaser.com | www.mineweaser.com | M 408.206.2990 | Lic C13,397

Offices in San Jose and Sonoma area

Every building tells a story and every house holds a mystery!

File: //HLC_2021/794_ParkCourt_DesignRvw.docx

Planning Department
City of Santa Clara

April 25, 2021

Re: Letter in Support of 794 Park Ct. Variance Request

Dear Planning Commissioners and Planning Staff:

We are the residents and homeowners of 792 Park Ct. Our home is located directly south of 794 Park Ct., the property that is the subject of the variance request. Our house is the only house that borders the subject property so we are interested in any proposed developments to the property that may impact us.

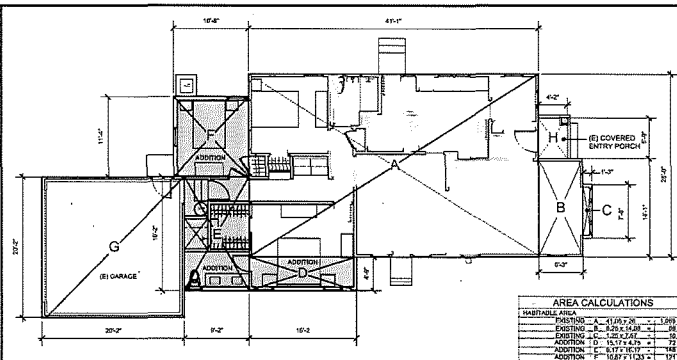
We are writing to express our support for the project, and for the side yard and rear yard variances requested. We have reviewed the drawings prepared by architect Rob Mayer (dated April 09, 2021) that show the variances to reduce the side yard building setback from the required 5 feet to 4'-6" at the addition, and 9" at the existing garage, as well as a 2'-0" rear yard setback at the existing garage where 20 feet is required. We feel these variance requests are reasonable given the that the existing garage remains in its current location and will have no greater impact than it currently does; and that the variance at the addition, if granted, will only reduce the side yard setback by 6 inches.

We wholeheartedly approve of the homeowner's proposed plans for 794 Park Ct. We have reviewed these plans in detail, and believe that the proposed project will be a significant improvement to the property while also helping to preserve the historical character of our unique street.

Regards,

The image shows two handwritten signatures in black ink. The signature on the left is 'Ann Dunham' and the signature on the right is 'Darren Dunham'. Both signatures are fluid and cursive.

Ann and Darren Dunham
Homeowners and Residents of 792 Park Ct.



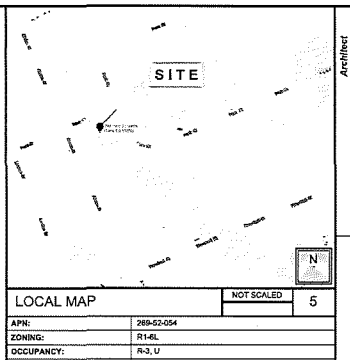
AREA CALCULATIONS	
HABITABLE AREA	
POSITION A	4186.73
ADDITION	423.57
ADDITION	15174.28
ADDITION	1171.87
ADDITION	10877.13
TOTAL	12007.58
NON-HABITABLE AREA	
(E) GARAGE	1824 X 25.17 = 4587 SF
(E) COVERED PORCH AREA	18' X 10' = 180 SF
(E) ELECTRIC PANEL	4.51 X 6.75 = 30.43 SF
TOTAL	4777 SF

AREA CALCULATIONS 1/8" = 1'-0" 8

General Notes

- ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES:
 - 2019 CALIFORNIA RESIDENTIAL CODE AND AMENDMENTS
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA GREEN BUILDING CODE
 - 2019 CALIFORNIA ENERGY CODE
- AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THIS PROJECT LOCATION.
- ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THESE DOCUMENTS.
- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
- WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, MESSE SHALL BE RESPONSIBLE FOR LOSS AND OR DAMAGE TO THESE ITEMS.
- DO NOT SCALE DRAWINGS. DIMENSIONS NOT GIVEN ARE TO BE CALCULATED IN THE FIELD FROM AVAILABLE DATA ELSEWHERE IN THESE SET OF PLANS. JOB SPECIFICATIONS (IF APPLICABLE), AND/OR MANUFACTURER'S SPECIFICATIONS.
- DIMENSIONS MARKED "CLEAR" OR "CLR." SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.
- "SM" SHALL MEAN COMPARIBLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- "ST" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR THE SIMILAR CONDITIONS THROUGHOUT.
- ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- THESE DRAWINGS ARE THE SOLE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, COPYING, ALTERATION, OR USE OF THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED AND PUNISHABLE BY LAW.

GENERAL NOTES 7



LOCAL MAP			
APN:	289-52-054	NOT SCALED	5
ZONING:	R1-4L		
OCCUPANCY:	R-3, U		
CONSTRUCTION TYPE:	SM (NO FIRE SPRINKLERS)		
FLOOD ZONE:	X		
NET LOT AREA:	4,872 SF (1-1)		
HABITABLE FLOOR AREA:	EXISTING	CHANGE IN	TOTAL
MAIN RESIDENCE	1,156 SF	+341 SF	1,507 SF
NON-HABITABLE FLOOR AREA:	EXISTING	CHANGE IN	TOTAL
GARAGE	407 SF	0 SF	407 SF
COVERED PORCHES:	EXISTING	CHANGE IN	TOTAL
ENTRY PORCH	24 SF	NONE	24 SF
LOT COVERAGE:	EXISTING	PROPOSED	ALLOWED
	1,587 SF (32.6%)	1,938 SF (39.8%)	1,549 SF (31.8%)

PROJECT INFO	
OWNER	4
ARCHITECT	
MICHAEL CARTER	ROBERT L. MAYER
794 PARK COURT	140 SANTA CLARA STREET
SANTA CLARA, CA 95050	SANTA CLARA, CA 95050
(408) 294-2057	(408) 564-0943

PROJECT TEAM	
SCOPE OF WORK	3
<ol style="list-style-type: none"> REPLACE FAILING CONCRETE BRICK FOUNDATIONS WITH NEW CONCRETE PIER AND GRADE BEAM FOUNDATION SYSTEM. ADDITION TO ACCOMMODATE 3RD BEDROOM, 2ND BATHROOM & LARGER CLOSET AT BEDROOM 1. ALTER BEDROOM 1 TO ACCOMMODATE HALLWAY TO GARAGE. RELOCATE LAUNDRY TO NEW HALLWAY. 	

SCOPE OF WORK	
ARCHITECTURAL	2
<ol style="list-style-type: none"> PROJECT INFO, SITE PLAN, AREA CALCULATIONS DEMOLITION FLOOR PLAN FLOOR PLAN ROOF PLAN SECTION ELEVATIONS EXISTING ELEVATIONS 	
HISTORIC PRESERVATION	
HP1	HISTORIC PRESERVATION PLAN

Architect

ROBERT MAYER

1600 BERRY LANE SUITE 200
SAN JOSE, CA 95131
408.564.0943
rm@robertmayer.com

CONSULTANT

794 PARK COURT
SANTA CLARA, CA 95050
APN: 289-52-054

ADDITION & REMODEL TO THE RESIDENCE AT:

DESCRIPTION

DATE	REVISION

ISSUE: PLANNING

PROJECT #: 2020-04

DRAWN BY: RM

CHECKED BY: RM

ISSUE DATE: 04/02/21

SHEET TITLE

PROJECT INFORMATION

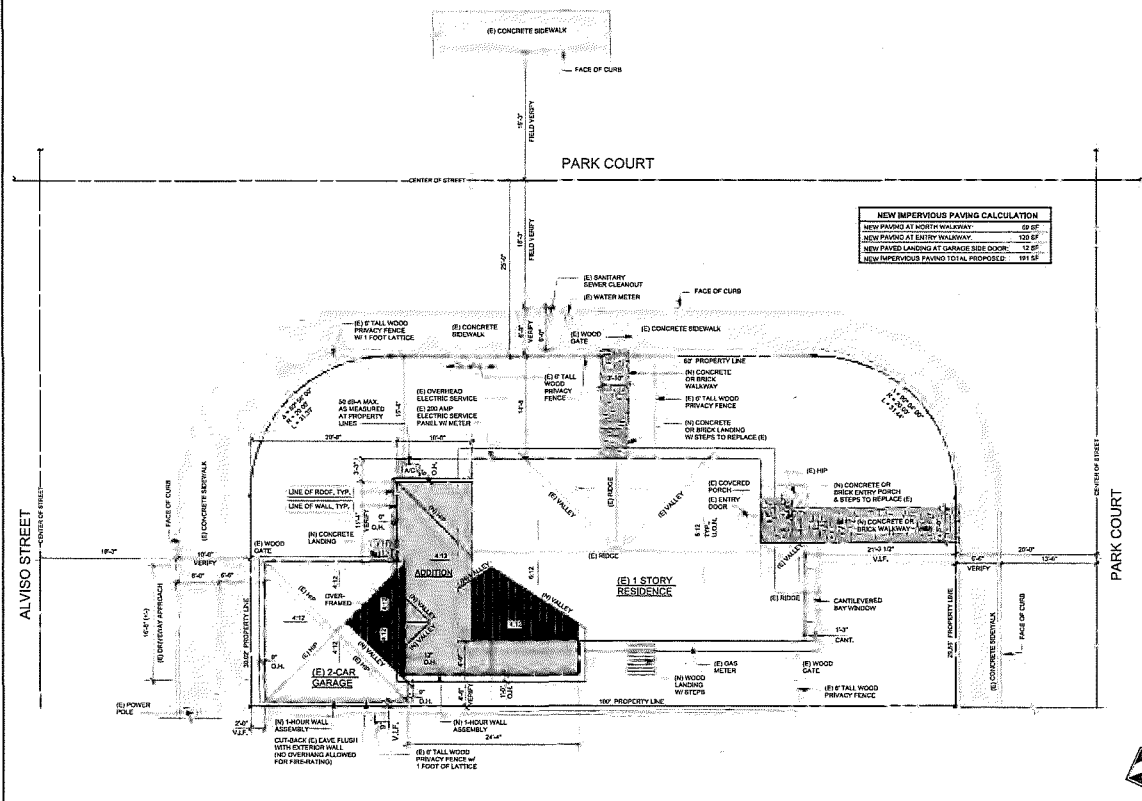
SITE PLAN

AREA CALCULATIONS

DRAWING NO.

A1.0

1 of 7



SITE PLAN 1/8" = 1'-0" 7

ABBREVIATIONS 6

SHEET INDEX 1

DEMOLITION KEYNOTES

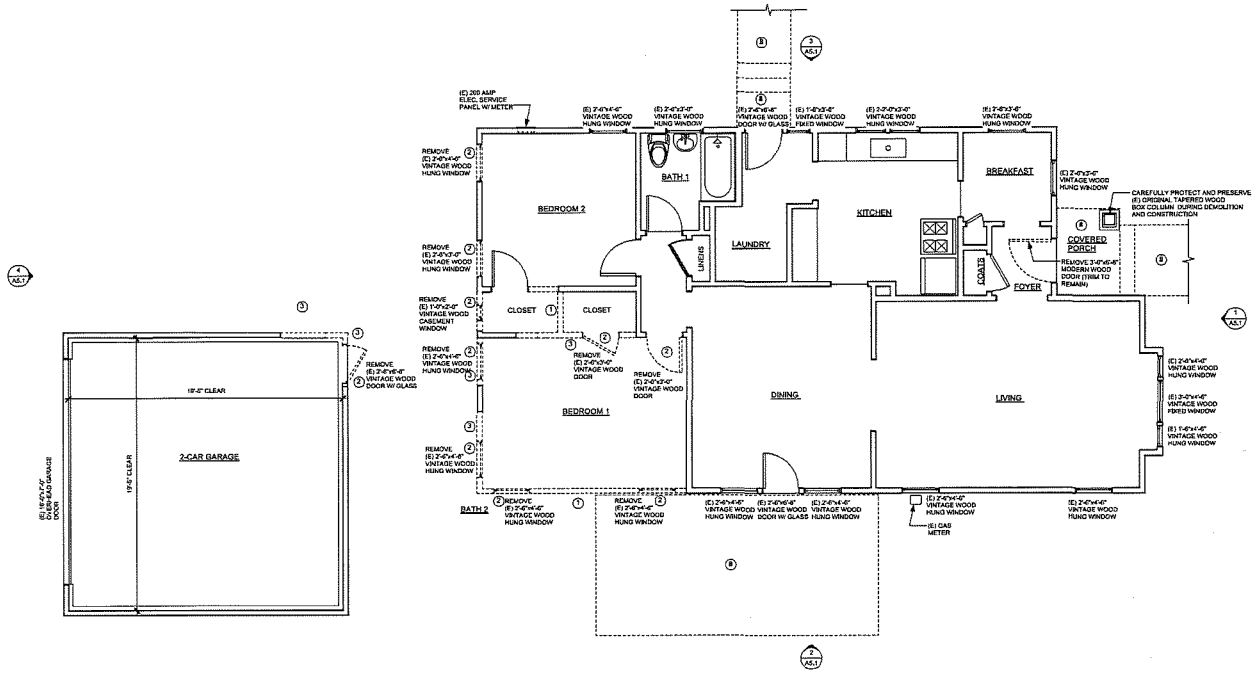
- ① REMOVE WALL AND SALVAGE EXISTING SIDING, TRIM (INTERIOR AND EXTERIOR) AND SAFELY STORE FOR REUSE OR SALVAGE.
- ② CAREFULLY REMOVE (E) VINTAGE WINDOW/ DOOR INCLUDING ALL JAMBS, TRIM AND HARDWARE AND SAFELY STORE FOR RELOCATION PER FLOOR PLAN AND WINDOW/DOOR SCHEDULE OR SALVAGE (TRIM BY HOMEOWNER).
- ③ REMOVE SECTION OF WALL TO ACCOMMODATE NEW OPENING (SEE FLOOR PLAN OR SEE).
- ④ REMOVE CONCRETE LANDING AND STEPS
- ⑤ REMOVE CONCRETE WALKWAY
- ⑥ REMOVE WOOD DECK

DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
2. CAREFUL OPERATION AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURES APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
3. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURES. PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT.
4. GENERAL CONTRACTOR SHALL EXERCISE REASONABLE PRECAUTION IN THE PROTECTION OF ALL EXISTING FINISHES TO REMAIN AND/OR EXISTING SUBSTRATES TO REMAIN. ONCE INSTALLED, COORDINATE ALL TRADES TO ELIMINATE DAMAGE TO ALL FLOOR MATERIAL, WALLS, CEILING AND CEILING FINISHES TO REMAIN IN THE PROJECT AREA AND FOR ALL FINISHES WHICH 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 EXTERIOR FINISHES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT EACH SUBCONTRACTOR CLEANS UP AND REMOVES, DAILY, ANY AND ALL DEBRIS GENERATED BY CONSTRUCTION OPERATIONS, LEAVING READY FOR ALL SUBSEQUENT SUBCONTRACTORS.

DEMOLITION LEGEND

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



Architect
ROBERT MAYER
1930 South Main Street
Santa Clara, CA 95050
Phone: (408) 298-3058
rmm@rml.com/consultant



CONSULTANT

ADDITION & REMODEL TO THE RESIDENCE AT:
794 PARK COURT
SANTA CLARA, CA 95050
APR. 2023-0058

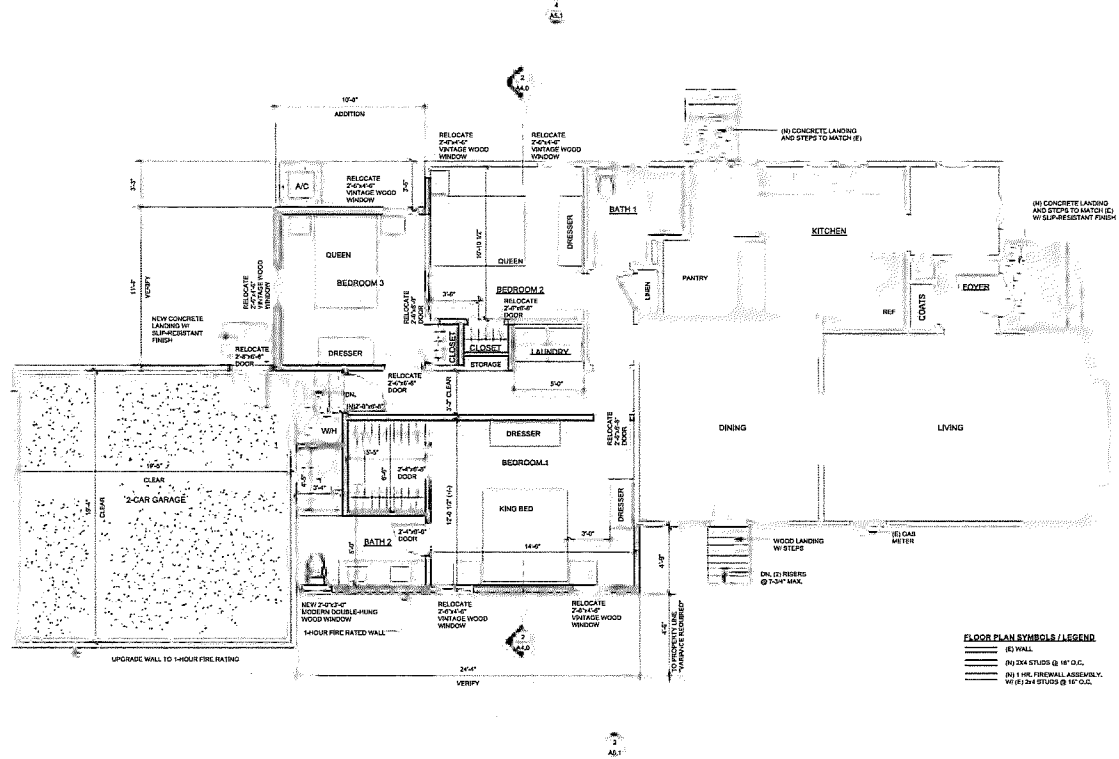
REVISION	DATE	DESCRIPTION

ISSUE: PLANNING
PROJECT #: 2023-04
DRAWN BY: RM
CHECKED BY: RM
ISSUE DATE: 04/09/21


SHEET TITLE
DEMOLITION FLOOR PLAN

DRAWING NO.
A2.0

FLOOR PLAN

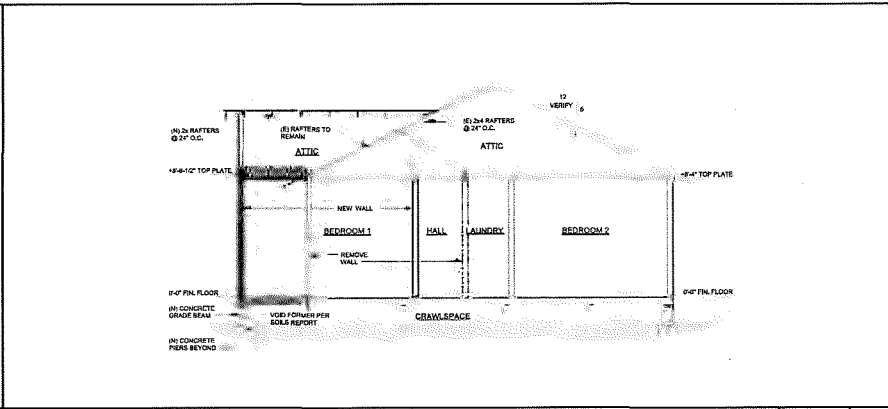
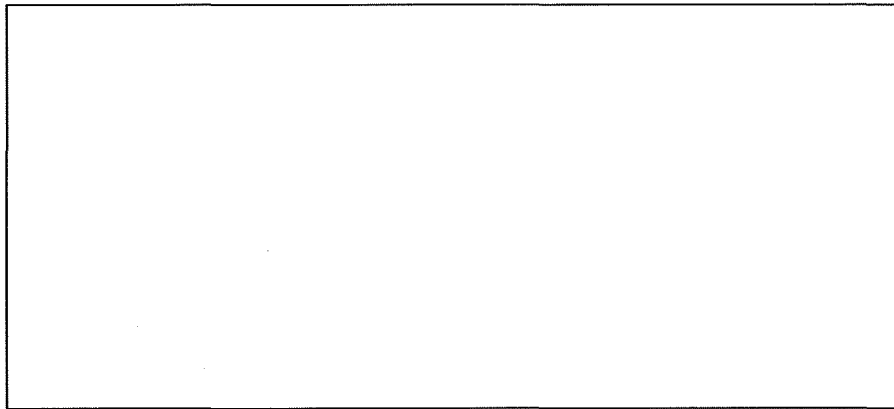


FLOOR PLAN SYMBOLS / LEGEND
 (S) 3/4" x 1/4" (S) 3/4" x 1/4"
 (R) 3/4" STUDS @ 16" O.C.
 (W) 1 1/2" FIREWALL ASSEMBLY, W/ 5/8" GYPSUM @ 16" O.C.

ARCHITECT	ROBERT MAYER
CONSULTANT	
REVISION	ADDITION & REMODEL TO THE RESIDENCE AT: 794 PARK COURT SANTA CLARA, CA 95050 APN: 2863204
DATE	ISSUE: PLANNING PROJECT #: 2020-04 DRAWN BY: RM CHECKED BY: RM ISSUE DATE: 04/01/21 SHEET TITLE: FLOOR PLAN
DRAWING NO.	A3.0 1 of 7 2020-04 CARTER_PHASE1_PLAN(RV1)_ISSUE 4/1/2021

1/4" = 1'-0"

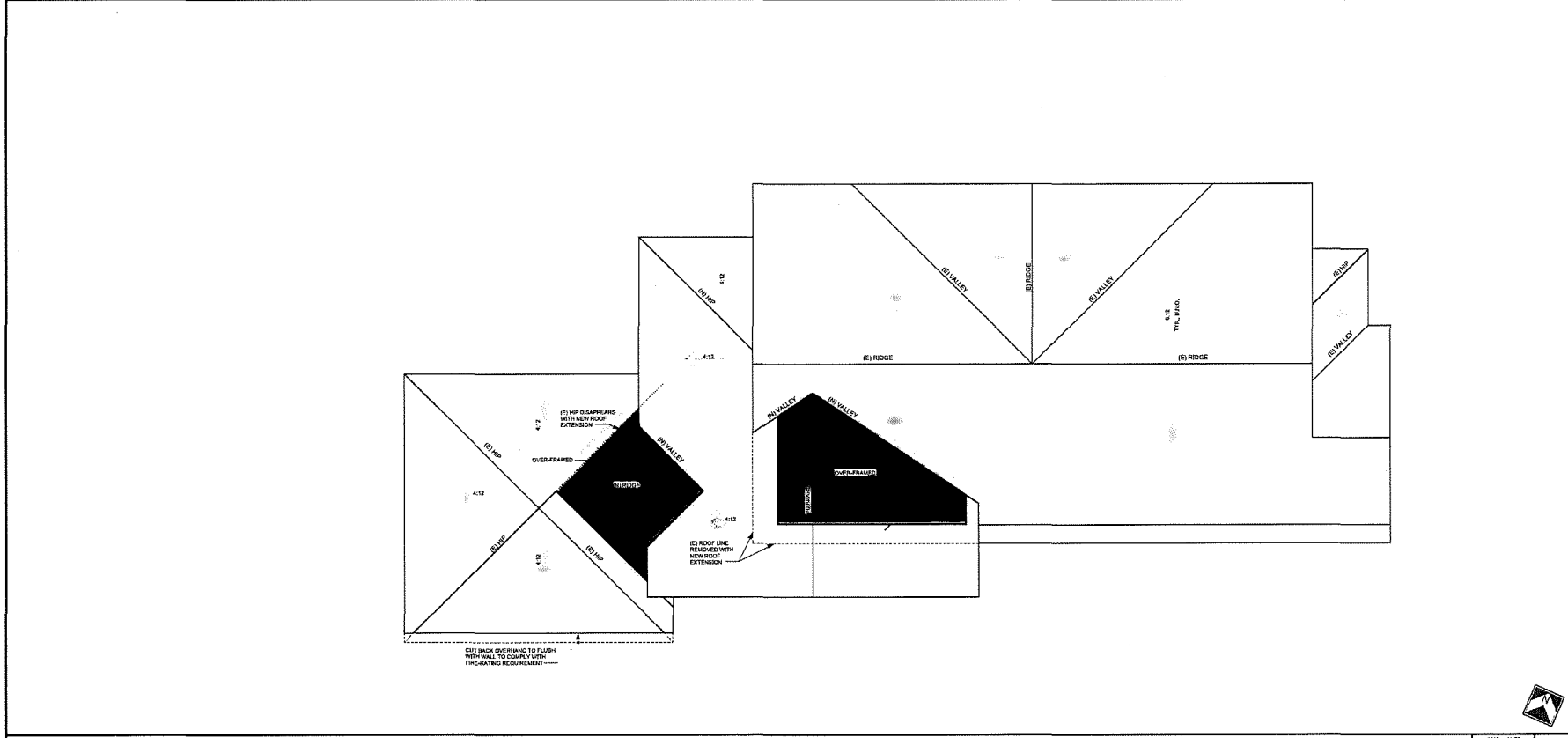
1



Architect
ROBERT MAYER
 1000 Wilshire Blvd., Suite 2000, Santa Monica, CA 90401
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 Fax: 310.316.2001
 www.robertmayer.com

CONSULTANT

SECTION 1/8" = 1'-0" 2



ADDITION & REMODEL TO THE RESIDENCE AT:
794 PARK COURT
 SANTA CLARA, CA 95050
 APR. 2004-05-04

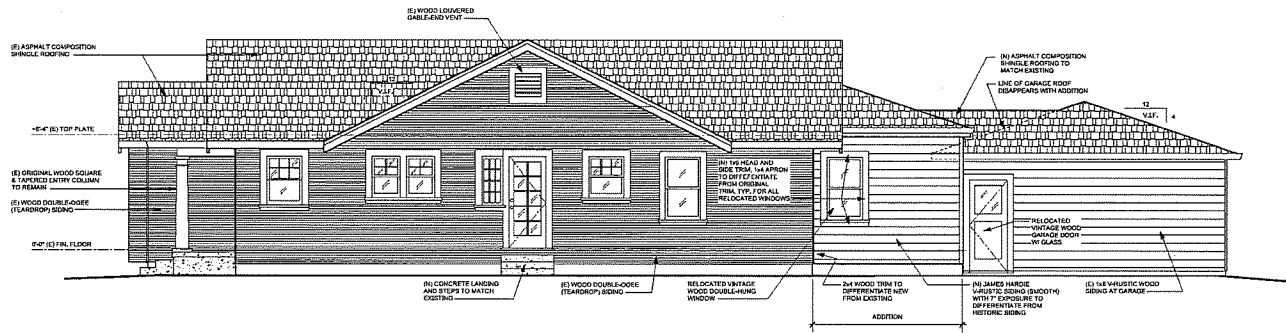
REVISION	DATE	DESCRIPTION

ISSUE: PLANNING
 PROJECT #: 2004-04
 DRAWN BY: RM
 CHECKED BY: RM
 ISSUE DATE: 04/09/21

SHEET TITLE
ROOF PLAN

DRAWING NO.
A4.0

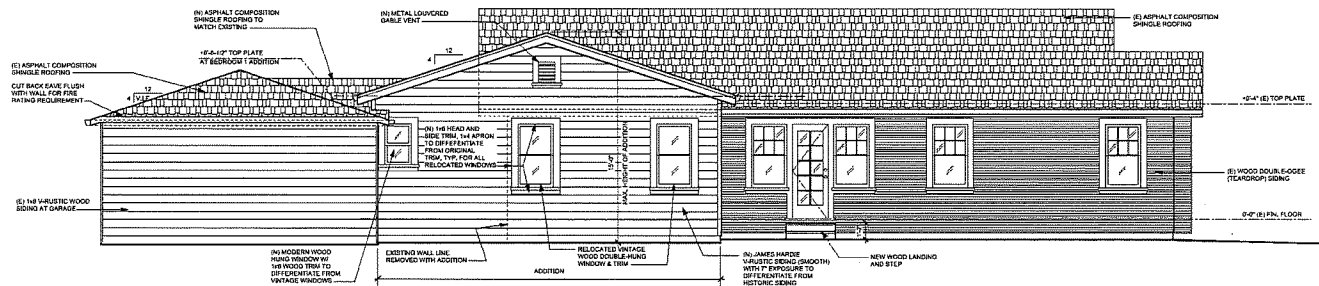
ROOF PLAN 1/8" = 1'-0" 1



RIGHT ELEVATION

1/4" = 1'-0"

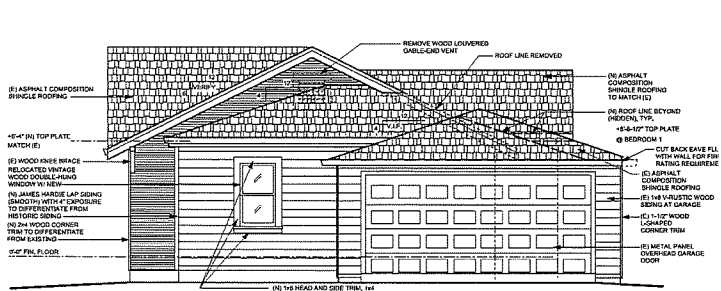
3



LEFT ELEVATION

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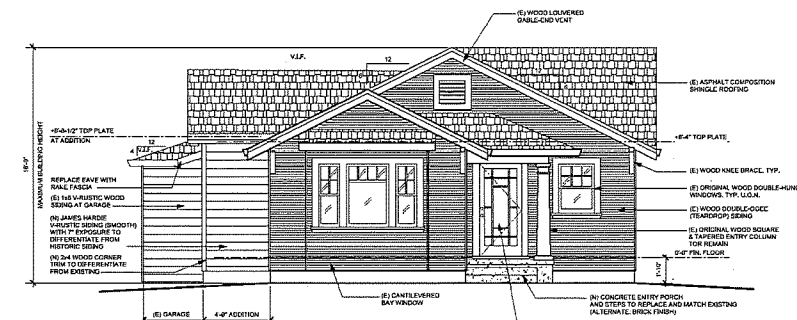
2



REAR ELEVATION

1/4" = 1'-0"

4



FRONT ELEVATION

1/4" = 1'-0"

1

Architect
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Phone: (408) 253-5441
rmm@rmla.com

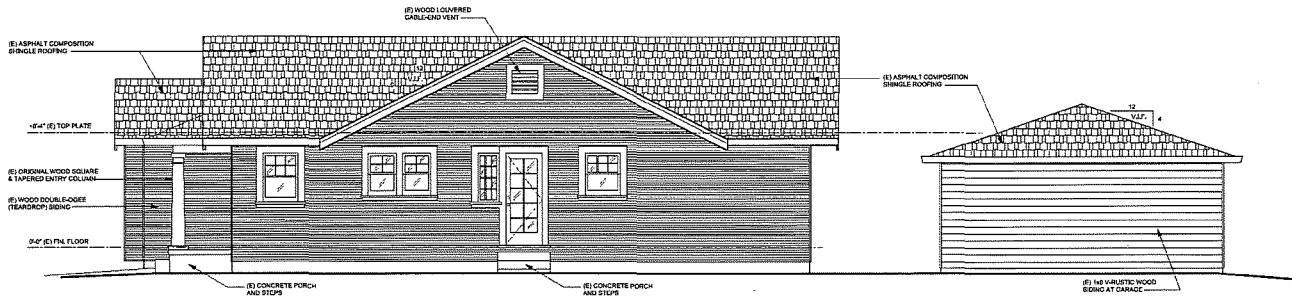
CONSULTANT

ADDITION & REMODEL TO THE RESIDENCE AT:
794 PARK COURT
SANTA CLARA, CA 95050
APN: 98532-054

REVISION	DATE	DESCRIPTION

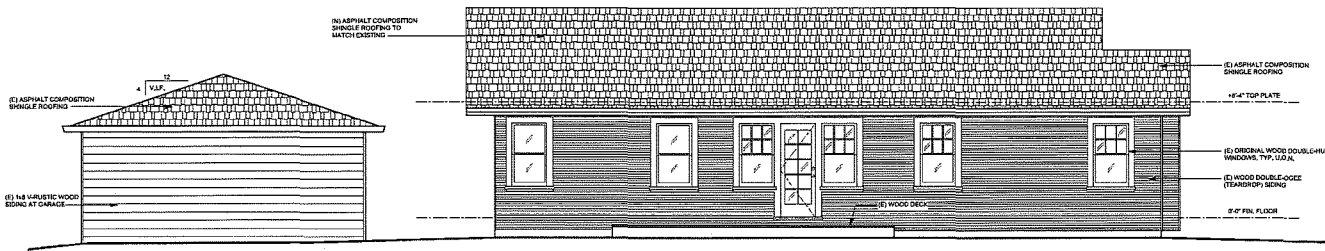
ISSUE: PLANNING
PROJECT #: 2020-04
DRAWN BY: RM
CHECKED BY: RM
ISSUE DATE: 04/08/21
SHEET TITLE: ELEVATIONS

DRAWING NO.
A5.0
of 7



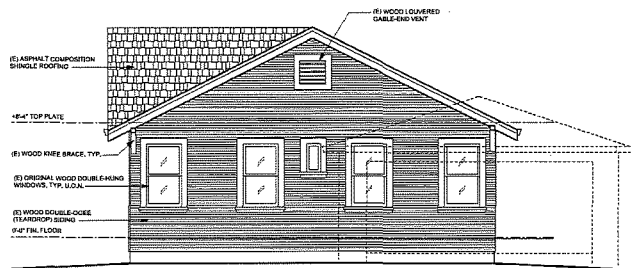
EXISTING RIGHT ELEVATION

1/4" = 1'-0" 3



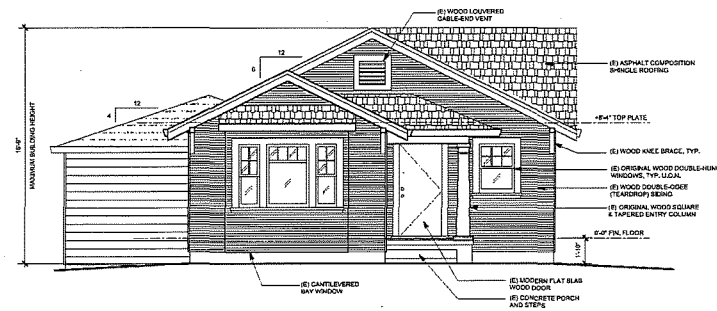
EXISTING LEFT ELEVATION

1/4" = 1'-0" 2



EXISTING REAR ELEVATION

1/4" = 1'-0" 4



EXISTING FRONT ELEVATION

1/4" = 1'-0" 1

Architect
ROBERT MAYER
 1500 W. GARDEN STREET
 SANTA CLARA, CA 95050
 Phone: 408.951.1543
 Fax: 408.951.1544
 Email: r@mayer.com



CONSULTANT

ADDITION & REMODEL TO THE RESIDENCE AT:
794 PARK COURT
 SANTA CLARA, CA 95050
 APR. 2003-05-04

REVISION	DATE	DESCRIPTION

ISSUE: PLANNING
 PROJECT #: 2003-04
 DRAWN BY: RM
 CHECKED BY: RM
 ISSUE DATE: 04/02/03
 SHEET TITLE:
EXISTING ELEVATIONS

DRAWING NO.
A5.1

Table with columns: FEATURE, DESCRIPTION AND CONDITION, TREATMENT. Sections include EXTERIOR MATERIALS, FORM AND STRUCTURE, INTERIOR FINISHES.

Table with columns: FEATURE, DESCRIPTION AND CONDITION, TREATMENT. Sections include FORM AND STRUCTURE, INTERIOR FINISHES.

Professional seal for Robert Mayer, Architect. Includes project information: 794 PARK COURT, SANTA CLARA, CA 95050. Date: APR 28-2024.



City of Santa Clara

Meeting Minutes

Historical & Landmarks Commission

06/03/2021

6:00 PM

Virtual Meeting

Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, the City of Santa Clara has implemented the following method for the public to participate remotely:

- Via Zoom:
 - o <https://santaclaraca.zoom.us/j/97233262035> or
 - o Phone: 1 (669) 900-6833
 - Webinar ID: 972 3326 2035

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

PUBLIC PARTICIPATION IN ZOOM WEBINAR:

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

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

CALL TO ORDER AND ROLL CALL

Chair Leung called the meeting to order at 6:02 p.m.

Present 7 - Chair Patricia Leung, Vice Chair Stephen Estes, Commissioner J.L. "Spike" Standifer, Commissioner Ana Vargas-Smith, Commissioner Michael Celso, Commissioner Megan Swartzwelder, and Commissioner Kathleen Romano

CONSENT CALENDAR

1. [21-748](#) Historical and Landmarks Commission Minutes of May 6, 2021

Recommendation: Approve the Historical and Landmarks Commission Minutes of May 6, 2021.

Commissioner Vargas-Smith abstained from voting due to her absence at the May 6, 2021 meeting. **Commissioner Standifer** abstained from voting due to technical difficulties relating to Zoom.

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

Aye: 5 - Chair Leung, Vice Chair Estes, Commissioner Celso, Commissioner Swartzwelder, and Commissioner Romano

Abstained: 2 - Commissioner Standifer, and Commissioner Vargas-Smith

PUBLIC PRESENTATIONS

Commissioner Estes stated that the trees in his neighborhood will be replaced with Scarlet Oak trees as recommended by the City Arborist and expressed gratitude to the City for replacing them and discussing the process with the neighborhood residents. **Commissioner Estes** also announced his resignation from the Historical and Landmarks Commission due to his move to Oregon and that this meeting would be his last.

GENERAL BUSINESS

2. [21-744](#) Public Hearing: Consideration of City Historic Resource Inventory Property Designation, Approval of a Historic Preservation Agreement (Mills Act Contract), and Architectural Review and SPA Permit to allow an addition and attachment of an existing detached two-car garage at 794 Park Court

Recommendation: Staff recommends the Historical and Landmarks Commission find that the house will retain sufficient integrity as a significant example of Craftsman architecture through the construction of the proposed addition, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans, and recommend approval of the following:

- 1) That, based upon the historic survey (DPR) and the evaluations of the proposed remodel and additions to the property, the Commission forward a recommendation to the City Council for approval of the designation and addition of this property to the City's Historic Resource Inventory;
- 2) That, based upon the analysis and findings of the historical evaluation, the Commission forward a recommendation to the City Council for approval of the Mills Act Contract application, including the adoption of a 10-Year Rehabilitation and Maintenance Plan associated with this historical preservation agreement; and,
- 3) That, based upon the analysis and findings of the historical evaluation, the Commission forward a recommendation of approval for issuance of a Significant Property Alteration (SPA) Permit to the Director of Community Development for the proposed addition, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans.

Associate Planner Jeff Schwilk provided the staff presentation.

Applicant Rob Mayer and **Owner Megan Carter** spoke regarding the proposed changes to the residence and answered questions from the Commission regarding the foundation, garage, and plaque. **Architectural Advisor Craig Mineweaser** spoke regarding the siding.

Commissioner Standifer abstained from voting due to technical difficulties relating to Zoom.

A motion was made by Commissioner Romano, seconded by Commissioner Estes to approve staff recommendation and to approve a historical plaque circa 1925 with a friendly amendment by Commissioner Estes to recommend that the Planning Commission approve the variance.

Aye: 6 - Chair Leung, Vice Chair Estes, Commissioner Vargas-Smith, Commissioner Celso, Commissioner Swartzwelder, and Commissioner Romano

Abstained: 1 - Commissioner Standifer

3. [21-749](#) Public Hearing: Election of Historical and Landmarks Commission Chair and Vice Chair

Recommendation: There is no staff recommendation.

A motion was made by Commissioner Romano, seconded by Commissioner Standifer to re-elect Chair Leung as Chair and to elect Commissioner Vargas-Smith as Vice Chair.

Aye: 7 - Chair Leung, Vice Chair Estes, Commissioner Standifer, Commissioner Vargas-Smith, Commissioner Celso, Commissioner Swartzwelder, and Commissioner Romano

STAFF REPORT

Staff Liaison Rebecca Bustos informed the Commission that a new Historical and Landmarks Commissioner was appointed by City Council at the May 27, 2021 meeting and that the new Commissioner would be joining the Commission effective July 1, 2021. **Ms. Bustos** also notified the Commission that there will be an item on the next agenda for new Fiscal Year 2021-2022 Board and Committee assignments.

1. Berryessa Adobe Maintenance

Architectural Advisor Craig Mineweaser stated that there were no updates on the building's maintenance and announced that the building permit for the Harris-Lass Museum was recently approved.

COMMISSIONERS REPORT

1. Subcommittee Reporting - 20 minutes

There were no subcommittee reports.

2. Board and Committee Assignments - 15 minutes

Commissioners present reported on assignments.

Board/Committee

Lead/Alternate

Santa Clara Arts and Historic Consortium	Estes / Leung
Historic Preservation Society of Santa Clara	Vargas-Smith
Old Quad Residents Association	Leung / Vargas-Smith
Development Review Hearing	Romano / Vargas-Smith
Agnews Historic Cemetery Museum Committee	Standifer / Romano
BART/ High Speed Rail/ VTA BRT Committee	Vargas-Smith / Swartzwelder
Zoning Ordinance Update	Romano / Swartzwelder
El Camino Real Specific Plan Community Advisory Committee	Leung
Downtown Revitalization	Vargas-Smith / Romano

3. Announcements and Other Items - 10 minutes

Recognition of Outgoing Commissioners Estes and Standifer

Commissioner Standifer and **Commissioner Estes** spoke about their time on the Commission. **Commissioner Romano**, **Commissioner Vargas-Smith**, **Architectural Advisor Craig Mineweaser**, **Commissioner Celso**, **Chair Leung**, and **Staff Liaison Rebecca Bustos** thanked both Commissioners for their time on the Commission.

Public Speaker(s): Rob Mayer
Adam Thompson

4. Commissioner Travel and Training Requests - 10 minutes

The Commission requested a training from staff on the new Zoning Ordinance.

ADJOURNMENT

A motion was made by Commissioner Estes, seconded by Commissioner Standifer to adjourn the meeting.

The meeting adjourned at 7:40 p.m.

The next regular scheduled meeting is on Thursday, July 1, 2021.

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

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

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

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

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

Planning Department
City of Santa Clara

April 25, 2021

Re: Variance Request

Variations: Request for setback variances

Project Location: 794 Park Ct. Santa Clara, CA 95050
APN: 269-52-054

Dear Planning Commissioners and Planning Staff:

This application includes plans to connect the property's existing house and existing, detached garage with an infill addition that will add a bedroom and bathroom, increasing the home from a 2 bedroom, 1 bath home to one that has 3 bedrooms and 2 baths. The property is a substandard lot at 50 feet wide (60 feet is standard) and 4,872 square feet (6,000 square feet is standard) located in the historic Old Quad and zoned R1-6L (single-family). We are requesting two variances. The first is a side yard variance, where 5 feet is required, to allow the current 9 inch setback to the existing garage and a 4'-6" setback to the proposed addition. The second is a rear yard variance where 20 feet is required to have a 2'-0" rear yard setback to the existing garage which gets triggered with this project because we are proposing to attach the house to the garage. These proposed variances are reasonable given the unusual configuration of this property, which is bordered on 3 sides by streets; and the fact that other homes on Park Ct., constructed at the same time in the 1920s as part of a housing development, are located less than 5 feet from the side yard property lines.

We understand that the Planning Commission must make the following 4 findings in order to grant the variances (Sec 18.108.040). Our justification for the variances is as follows:

(1) That there are unusual conditions applying to the land or building which do not apply generally in the same district:

The current Zoning Ordinance, adopted in 1969, defined the R1-6 Zoning district at a time when new tract developments were being built in Santa Clara. It defined a standard lot as having a 60 foot minimum width and 6,000 square foot minimum lot size. That ordinance did not address the City's existing, narrower lots typical in the historic Old Quad such as this property, which is 50 feet wide (10 feet less than the 60-foot minimum.) So, although a 50-foot-wide lot such as this is not unusual in the Old Quad, it is unusual when compared to the R1-6 zoning district across the entire city.

In addition, this particular property is bordered by three streets (to the east, north and west), which is unusual in the R1-6 zoning district; and the property has two large radiuses at the corners, making the property unusual when compared to other corner lots in the City. Also, this property is sub-standard in size at 4,872 square feet which is 19% smaller than the standard 6,000 square foot lot size for the R1-6 zoning district.

(B) That the granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the petitioner:

The home on this property is in heavy distress due to highly expansive soil conditions, a high water table and a failing, almost 100-year-old concrete block foundation. The homeowner had previously explored two other design scenarios: repairing the foundation and adding living space with a basement, which was not feasible given the property's high water table; and adding a second story, which was a less historically sensitive

design solution. Currently, the house is visibly sagging in all four corners; the floors noticeably slope; the walls and foundation have large cracks; the house and the foundation are separated; the windows and window frames are splitting due to the stress of the house moving; the doors stick as the door frames shift; and the lap siding is buckling at the base of the house as the house sinks.

To be clear: if the home's foundation is not completely replaced, eventually the home will reach a point where it is not salvageable. Unfortunately, this is a fate that has befallen other homes that are part of the Park Ct. subdivision, leading to the loss of some of the street's historic character. The foundation needs to be replaced if the home is to be preserved. However, due to the high cost of foundation replacement, and the need by the homeowner to have a 3 bedroom home with 2 bathrooms, the variance is necessary for the preservation and enjoyment of the homeowner. While 2 bedroom, 1 bath houses used to be typical, a 3 bedroom, 2 bath home is what the homeowner needs to accommodate her multigenerational family responsibilities while also being able to work at home.

(C) That the granting of such variance shall not, under the circumstances for the particular case, materially affect adversely the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of the applicant's property, and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood:

The request for a variance at the rear of the property is merely because the project proposes attaching the home to the existing detached garage with the bedroom addition, making the garage part of the home, not a detached accessory structure which can have a lesser setback, and triggering the requirement for a 20 foot minimum rear yard setback. The proposed rear addition will have a 20'-8" rear yard setback (8 inches over the minimum setback) but, because this property backs up to a street, it has no impact on a property to the rear. The garage will maintain its current, unusual, rear-yard setback of 2 feet and, therefore, will not intensify the existing condition and will have no additional impact to its relationship to the street or the single, neighboring property to the south.

The second request is for a variance to the side yard setback. This includes the request for a 4'-6" side yard setback at the addition to allow a comfortable, albeit not over-sized, master bedroom. The existing garage will also require a side yard variance to maintain its current 9 inch side yard setback, but there is no change its relationship to the property line. However, the eave of the garage will be cut back flush with the wall and the wall will be 1-hour fire-rated as required by code for a portion of a house that is closer than 5 feet from a property line. The wall of the addition also will be 1-hour fire-rated as required by code. The property owner has reviewed this request with the neighboring property owners (see support letter from the Dunhams at 792 Park Court) most impacted by this request and they are supportive of the reduction.

(D) That the granting of the variance is in keeping with the purpose and intent of this title:

Granting these variances will allow the homeowner to preserve the home and reverse the damage that has been done by the failing foundation, while allowing the homeowner to reasonably expand the home to accommodate modern family responsibilities, while having a minimal impact on others in the neighborhood.

Thank you for your consideration of this request.

Regards,



Megan Carter, Homeowner and Resident of 794 Park Ct.

August 18, 2021

To: The City of Santa Clara Planning Commission

From: Lorie Garcia
City Historian, City of Santa Clara

RE: PLN2021-14940 (PLN2021-14768)
794 Park Court, Santa Clara, California (APN: 269-52-054)
Request for Variances for Rear and Side Yard setbacks

Dear Chair Nancy Biagini and Members of the Planning Commission,

I would like to submit the following comments in support of the Variance requests:

The majority of the homes constructed as small bungalows, reflected the small working-class building styles of the era. This historic pattern with its up-and-down rhythm of the rooflines and the in-and-out rhythm of small detached garages set behind the main dwelling created a unified appearance with enough variety for individual identification, which is considered the essence of good neighborhood design and today is a character defining feature of historic neighborhoods.

Mainly constructed in 1924 (41 houses) and 1925 (21 houses), with the majority of the remainder erected up to the latter half of the 1930s, Park Court was developed in compliance with the new City regulations governing the construction of dwellings and garages in a Residential district. Since then, the Park Court neighborhood has only been minimally altered, and the majority of the original houses occupy their original footprints and the garages occupy their original locations.

The residence, located at 794 Park Court was built in 1925 and the placement of both the house and the garage on the lot met the regulations stated in the City's new zoning ordinance (Ordinance No. 384) for the City of Santa Clara, "Creating a Comprehensive Zoning Plan and Establishing Four Districts in the Town of Santa Clara," adopted on July 6, 1925. The subject property was located in "Residence District A" and under Section 4.b "Side Yards" and "Private Garages and Other Outbuildings," met the following set-back requirements: no residence (excluding eaves, window sills and other ornamental features) could "be placed closer than four (4) feet to either side yard lot-line" and no private garage could "be placed closer than three (3) feet" to "a rear or side property line."

Part of Ordinance No.444, enacted August 1, 1932, which established the use of the 1930 Uniform Building Code and Fire Zones within the City, was amended by Ordinance No. 457, enacted on November 20, 1933, which "provided that private garages detached from the residence or dwelling may be built up to the property line."

The new proposed addition between the existing house and garage is compatible with the historic pattern of development, as the 1925 Zoning Ordinance, in effect at the time the home was built,

allowed 4' between structure and side lot-line and the proposed addition would be set at a 4' 6" setback. In 1950s, the garage was modified from a one to two car garage, giving it a 9-inch setback from the side property line. However, it retained the original setback from the street. It is interesting to note that after the modification of the garage, its setbacks from the side and rear property lines would have still complied with the 1933 Ordinance regarding garages. In both cases neither of the historic setbacks for construction meet the current Zoning Ordinance.

Adopted in 1969, the current Zoning Ordinance was written to regulate new construction occurring at that time and did not address the standards of development, i.e., height, building placement or setbacks, lot size or proportions, found in historic properties or neighborhoods.

According to the July 2020, Historic Resources Survey Report by William Kostura, Park Court is considered "probably by far the best example of a suburban subdivision that was built in Santa Clara in the 1920s-1930s, and may be one of the best in the immediate region." He also states that "Park Court appears to qualify for the California Register [of Historic Resources] as a historic district under Criterion 1 and Criterion 3.

No significant changes to the residence or garage or their placement on the property have occurred since its construction in 1925 and the current project proposed for 794 Park Court met the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. 794 Park Court's architectural style, form, size, massing and character-defining features are, and will remain, all compatible with the neighboring and nearby historic homes in the historic Park Court neighborhood. Thus, in order to not adversely impact the historic significance of the subject property and the character defining feature of the neighborhood's unique historic development-design, both a rear and side-yard variance for the proposed project for 794 Park Court are necessary.

During my 11 years and 11 months on the Santa Clara Planning Commission, we dealt numerous times with the problem of the City's historic neighborhoods and properties being completely unable to comply with the "modern" zoning ordinance due to the periods and manner in which they were constructed. We consistently made the findings for granting the needed variance requests due to these "unusual conditions applying to the land or the building" that were necessary for their preservation.

Thank you for allowing me the opportunity to provide this information.

Sincerely,



Lorie Garcia
City Historian, City of Santa Clara

Planning Department
City of Santa Clara

April 25, 2021

Re: Letter in Support of 794 Park Ct. Variance Request


Dear Planning Commissioners and Planning Staff:

We are the residents and homeowners of 792 Park Ct. Our home is located directly south of 794 Park Ct., the property that is the subject of the variance request. Our house is the only house that borders the subject property so we are interested in any proposed developments to the property that may impact us.

We are writing to express our support for the project, and for the side yard and rear yard variances requested. We have reviewed the drawings prepared by architect Rob Mayer (dated April 09, 2021) that show the variances to reduce the side yard building setback from the required 5 feet to 4'-6" at the addition, and 9" at the existing garage, as well as a 2'-0" rear yard setback at the existing garage where 20 feet is required. We feel these variance requests are reasonable given the that the existing garage remains in its current location and will have no greater impact than it currently does; and that the variance at the addition, if granted, will only reduce the side yard setback by 6 inches.

We wholeheartedly approve of the homeowner's proposed plans for 794 Park Ct. We have reviewed these plans in detail, and believe that the proposed project will be a significant improvement to the property while also helping to preserve the historical character of our unique street.

Regards,

The image shows two handwritten signatures in black ink. The signature on the left is 'Ann Dunham' and the signature on the right is 'Darren Dunham'. Both signatures are cursive and fluid.

Ann and Darren Dunham
Homeowners and Residents of 792 Park Ct.

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA APPROVING VARIANCES TO THE SIDE AND REAR YARD BUILDING SETBACK REQUIREMENTS FOR THE PROPERTY LOCATED AT 794 PARK COURT, SANTA CLARA

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

WHEREAS, on January 7, 2021, Megan Carter (“Property Owner”) filed a Planning Application (PLN2021-14940) requesting Variances for the property located at 794 Park Court (APN: 269-52-054) (“Project Site”) in the City of Santa Clara;

WHEREAS, the Project Site is zoned Single Family Residential (R1-6L);

WHEREAS, the General Plan designation for the Project Site is Very Low Density Residential, which is intended to allow up to 10 dwelling units per acre; and,

WHEREAS, the Property Owner has submitted an application for Variances to the City’s required interior side and rear yard building setbacks in order to construct a 341 square foot living area addition at the rear of an existing two-bedroom and one-bathroom single family residence, resulting in a three-bedroom, two-bathroom house with an attached two-car garage;

WHEREAS, the Project is Categorically Exempt per Section 15301(e), Class 1 Existing Facilities, of the Guidelines of the California Environmental Quality Act (“CEQA”), Public Resources Code § 21000 *et seq*, which exempts the construction of additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed 341 square foot addition does not exceed 50 percent of the floor area of the 1,166 square foot house before the addition. The project is also exempt per CEQA Section 15331, Class 31 Historical Resource Restoration/ Rehabilitation, in that the project as proposed will be constructed in accordance with the Secretary of the Interior’s Standards for Rehabilitation.

WHEREAS, on August 12, 2021, the notice of meeting date for this item was posted within 300 feet of the Project Site and mailed to property owners within a 300-foot radius of the Project Site; and,

WHEREAS, on August 25, 2021, the Planning Commission held a duly noticed public hearing to consider the Variance application, during which the Planning Commission invited and considered any and all verbal and written testimony and evidence offered in favor of and in opposition to the proposed Variance.

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

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the Planning Commission hereby approves the Variances to allow the addition at a substandard interior side yard setback, and addition to a detached two car garage resulting in a substandard rear and interior side yard setbacks in order to allow construction of a 341 square foot addition to the existing single family residence with the two-car garage to remain.

3. That pursuant to SCCC Section 18.108.040, the Planning Commission determines that the following findings exist in support of the Variances:

A. That there are unusual conditions applying to the land or building, in the same district, in that that the lot has a legal-nonconforming substandard area of 4,872 square feet where a minimum of 6,000 square feet is required (19% smaller), has a substandard lot width of 50 feet where a minimum of 60 feet is required, and has the unusual configuration of having three separate street frontages.

B. That the granting of the Variances is necessary for the preservation and enjoyment of substantial property rights of the Property Owner, in that it would allow the property owner to benefit from the use and enjoyment of a 1,507 square foot, three-bedroom and two-bathroom house more typical of the size of homes in the R1-6L zoning district

elsewhere in the City and which would provide additional living area to meet family needs without necessitating a significant remodel and reconstruction of the home creating a greater hardship than is generally expected for similar requests.

C. That the granting of such Variance will not, under the circumstances of the particular case, materially affect adversely the health, safety, peace, comfort, or general welfare of persons residing or working in the neighborhood of the Project Site, and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood, in that the rear yard variance is only required because the project proposes attaching the home to the existing detached garage with the infill bedroom and bathroom addition, making the garage part of the home, not a detached accessory structure which can have a lesser setback, and thereby triggering the requirement for a 20-foot minimum rear yard setback. The proposed rear addition will have a 20-foot, 8-inch rear yard setback, and because this property backs up to Alviso Street the proposed single-story addition would not impact any properties to the rear. The garage will maintain its current, unusual, nonconforming rear-yard setback of two feet and, therefore, will not intensify the existing condition and will have no additional impact to its relationship to the street or to the neighboring property to the south. Further, the second requested variance to the side yard setback will allow for a four-foot, six-inch side yard setback to the proposed one-story master bedroom addition as a minor reduction from the five-foot minimum, and also a side yard variance to allow the garage to maintain its current nine-inch side yard setback once attached to the house, but there would be no change to its setback from the side property line and therefore no impact.

D. That the granting of the Variance is in keeping with the purpose and intent of the Zoning Ordinance, in that granting the requested variances will allow the homeowner to preserve the home and reverse the damage that has been done by the failing foundation, while allowing the homeowner to reasonably expand the home to accommodate modern family responsibilities, in a manner that is compatible with the use, historic scale and architectural style

of the existing house and other homes on Park Court.

3. 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 PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 25th DAY OF AUGUST, 2021, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____
ANDREW CRABTREE
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Conditions of Approval
2. Development Plans

I:\PLANNING\2021\Project Files Active\PLN2021-14940 794 Park Ct\Resolution Approving the Variances.doc

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

- G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G2. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

- C1. Obtain required permits and inspections from the Building Official and comply with the conditions thereof.
- C2. Submit plans to the Planning Department for final architectural review and approval prior to application for building permits.
- C3. The project shall preserve and maintain all existing exterior siding materials and windows around the house with the exception of those historic materials to be removed/relocated for the proposed living area addition, in accordance with the historic preservation treatment plan included with the Development Plans as Sheet HP1.
- C4. The two-car garage shall remain accessible and unobstructed for on-site vehicle parking.

PARKS & RECREATION

- PR1. Dwelling Unit Tax. A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes an additional bedroom for a total DUT of \$5.00.

PUBLIC WORKS

ENGINEERING

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Property owner shall pay \$1,315.55 for City's cost to construct Alviso Street improvements per covenant running with the land SC13,992 (Recording #4904669, B192 P483, 12/2/1974). Pay processing fee for release of covenant running with the land after payment is received.

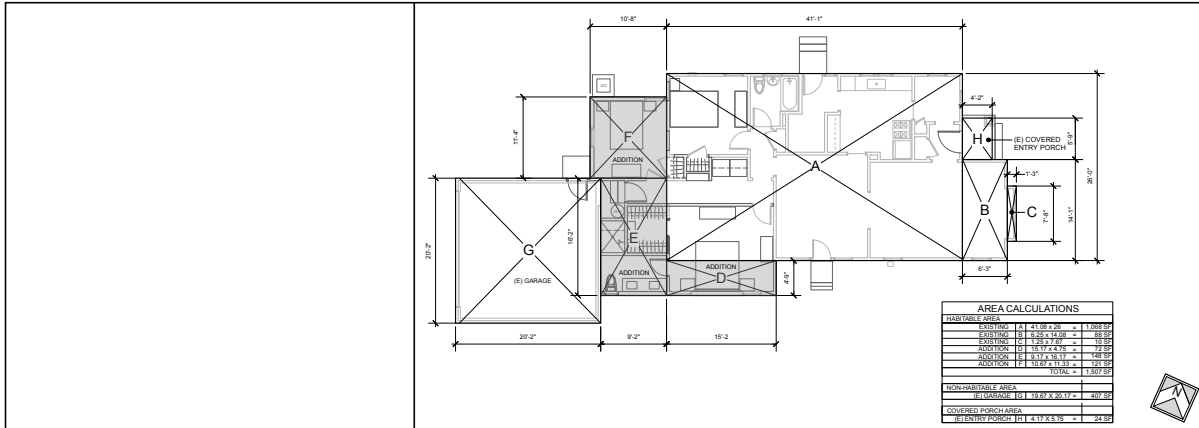
SILICON VALLEY POWER

- SVP1. Any relocation of existing electric facilities shall be at Developer's expense.

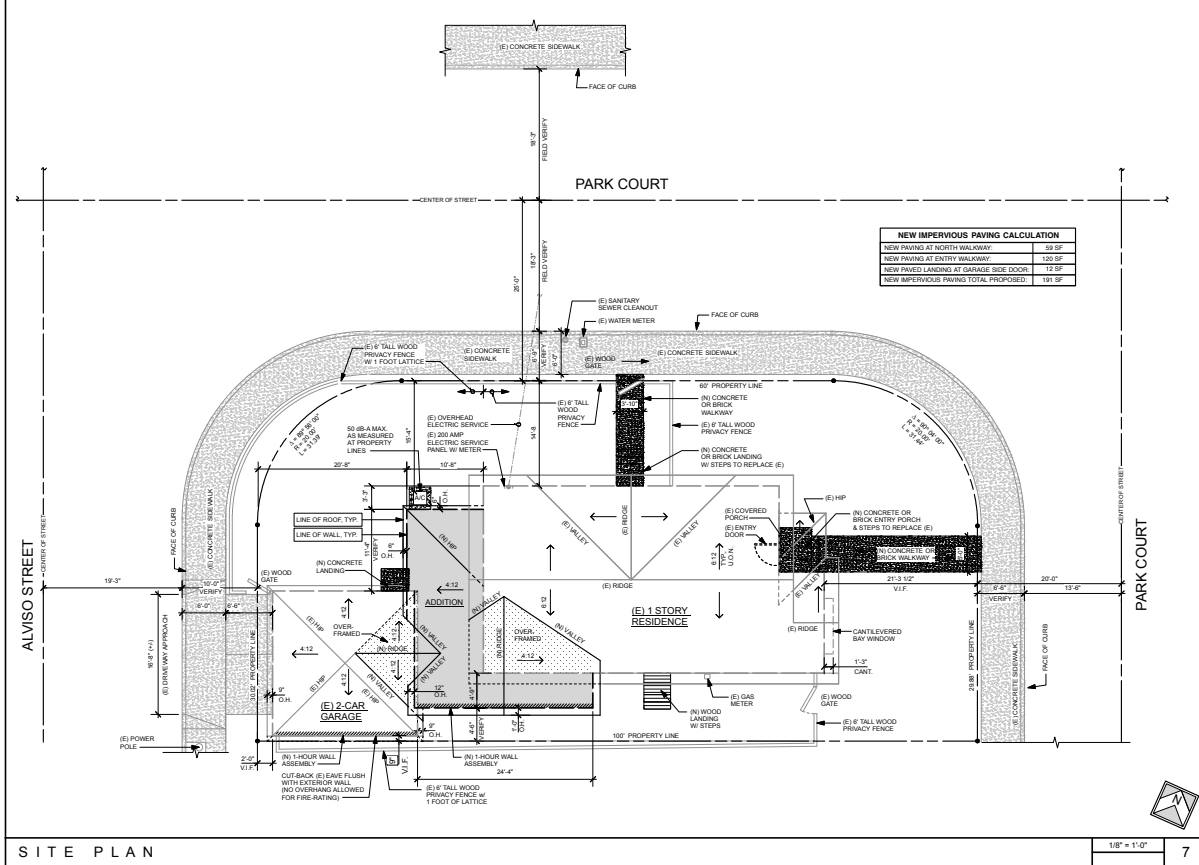
CONDITIONS OF APPROVAL

WATER & SEWER

- W1. Prior to issuance of Building Permits, Developer shall indicate the disposition of all existing water and sewer services and mains on the development plans. If the existing service will not be used, then the developer shall properly abandon the service to the main at developer's expense per Water & Sewer Utilities standards and install new service to accommodate the water needs of the development.
- W2. Developer shall submit development plans showing all proposed water, sanitary sewer, and fire service (if required) connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping onto existing fire service line(s) and services crossing parcel lines are prohibited.
- W3. Development plans for construction of water utilities shall be designed to comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. Developer shall construct all public water utilities per the approved plans. City Water & Sewer Utilities staff will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W4. The existing water service shall be abandoned and a new water service and meter installed a minimum of 10 feet from sanitary sewer (SS) lateral; or, the existing sanitary sewer lateral shall be abandoned and a new SS lateral and cleanout installed a minimum of 10 feet from the water service. New water meter and sewer cleanout must be installed entirely on the property within a landscape area.
- W5. A new Sanitary Sewer cleanout shall be installed on the property within one foot of the property line to replace the existing cleanout in the City right-of-way on the sidewalk.
- W6. No structures (fencing, foundation, biofiltration swales, etc.) are allowed over City sanitary sewer and/or water utilities and/or public utility easements.
- W7. Developer shall adhere to and provide a note indicating all horizontal and vertical clearances. Maintain a minimum 12 inches of vertical clearance at water service crossing with other utilities and the following required minimum horizontal clearances from water services: 10 feet from sanitary sewer utilities, 8 feet from storm drain utilities, 5 feet from fire and other water utilities, 3 feet from abandoned water services, 5 feet from gas and electric utilities, and 5 feet from the edge of the existing driveway. For sanitary sewer and water utilities, Developer shall maintain a minimum horizontal clearance of 10 feet from existing and proposed trees. If applicant installs tree root barrier(s) the minimum clearance from tree may be reduced to 5 feet (clearance must be from the edge of tree root barrier to edge of water facilities).



AREA CALCULATIONS 1/8" = 1'-0" 8



SITE PLAN 1/8" = 1'-0" 7

General Notes

- ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES:
 - 2019 CALIFORNIA RESIDENTIAL CODE AND AMENDMENTS
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA GREEN BUILDING CODE
 - 2019 CALIFORNIA ENERGY CODE
- AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.
- ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK OR QUESTION.
- WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, HE/SHE SHALL BE RESPONSIBLE FOR LOSS AND OR DAMAGE TO THESE ITEMS.
- DO NOT SCALE DRAWINGS. DIMENSIONS NOT GIVEN ARE TO BE CALCULATED IN THE FIELD FROM AVAILABLE DATA ELSEWHERE IN THESE SET OF PLANS. JOB SPECIFICATIONS IF APPLICABLE.
- AND/OR MANUFACTURER'S SPECIFICATIONS.
- DIMENSIONS MARKED "CL" OR "CLT" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.
- "SM" SHALL MEAN COMPRESSIBLE CHANNELS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- PLANS AND ELEVATIONS SHALL BE MAINTAINED THROUGHOUT.
- ALL DIMENSIONS ARE TO FACE OF STUDY, UNLESS OTHERWISE NOTED.
- THESE DRAWINGS ARE THE SOLE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, COPYING, ALTERATION, OR USE OF THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED AND PUNISHABLE BY LAW.

GENERAL NOTES 7

- # AND AT
- A.A. ATTIC ACCESS
- A.C. AIR-CONDITIONING CONDENSER
- A.D. AREA DRAIN
- A.F.F. ABOVE FINISHED FLOOR
- ALUM. ALUMINUM
- BO. BOARD
- BSM. BASEMENT
- BYND. BEYOND
- BOT. BOTTOM
- CANT. CANTILEVER
- C.I.P. CAST IN PLACE
- CHNL. CHANNEL
- C.J. CONTROL JOINT
- CEILING. CEILING
- CLR. CLEAR
- C.M.U. CONCRETE MASONRY UNIT
- COL. COLUMN
- COMP. COMPRESSIBLE
- CONC. CONCRETE
- CONT. CONTINUOUS
- CPT. CERAMIC TILE
- C.I. DOUBLE
- DBL. DIAMETER
- DN. DOWN
- DR. DRAIN
- DS. DOWNSPUT
- DRAWING. DRAWING
- EA. EACH
- EL. ELEVATION
- ELEC. ELECTRICAL
- EXT. EXTERIOR
- F.A.U. FAN UNIT
- F.C.B. FLUSH CEILING BEAM
- F.D. FLOOR DRAIN
- F.F.T. FACE OF FOUNDATION
- FND. FOUNDATION
- GA. GALVANIZED
- G.I. GALVANIZED IRON
- GWB. GYPSUM WALL BOARD
- H.C. HIGH
- H.M. HOLLOW METAL
- H.P. HIGH POINT
- HR. HOUR
- H.V.A.C. HEATING, VENTILATING AND AIR CONDITIONING
- HWH. HOT WATER HEATER
- INSUL. INSULATED
- INT. INTERIOR
- LO. LOW
- MAX. MAXIMUM
- M.O. MASONRY OPENING
- MCH. MECHANICAL
- MEMBR. MEMBRANE
- MIR. MOISTURE-RESISTANT GYPSUM WALL BOARD
- M.R.G.W.B. METAL
- N.I.C. NOT IN CONTRACT
- NUM. NUMBER
- NOM. NOMINAL
- ON CENTER
- ONCE
- ONCE
- PLUMB. PLUMBING
- PLYWD. PLYWOOD
- P.F.P. PRESSURE TREATED DOUGLAS FIR
- P.U.E. PUBLIC UTILITY EASEMENT
- P.V. PUBLIC VALVE
- R.A. RETURN AIR REGISTER
- R.C.P. REFLECTED CEILING PLAN
- R.D. ROOF DRAIN
- R.D. REQUIRED ROOM
- REDD. REDDUCED
- RWL. RAIN WATER LEADER DOWNSPOUT
- SBL. SPECIFIED OR SPECIFICATION
- SPEC. SPECIFIED OR SPECIFICATION
- S.P.K. SANITARY SEWER CLEANOUT
- S.S.C.D. SEE STRUCTURAL DRAWINGS
- STC. STAINLESS STEEL
- STC. SOUND TRANSMISSION COEFFICIENT
- ST. STEEL
- STRUCT. STRUCTURAL
- T&G. TONGUE AND GROOVE
- TELE. TELEPHONE
- TO. TOP OF
- T.P. TOILET PAPER DISPENSER
- T.D. TELEPHONE DATA
- TYP. TYPE
- U.N.O. UNLESS NOTED OTHERWISE
- UN.S. UNDERSIDE
- V.I.F. VERIFY IN FIELD
- W. WITH
- WD. WOOD

ABBREVIATIONS 6



LOCAL MAP NOT SCALED 5

APN:	269-52-054
ZONING:	R1-4L
OCCUPANCY:	R-3, U
CONSTRUCTION TYPE:	5N (NO FIRE SPRINKLERS)
FLOOD ZONE:	X
NET LOT AREA:	4,872 SF (+/-)
HABITABLE FLOOR AREA:	EXISTING CHANGE IN TOTAL
MAIN RESIDENCE	1,166 SF +341 SF 1,507 SF
NON-HABITABLE FLOOR AREA:	EXISTING CHANGE IN TOTAL
GARAGE	407 SF 0 SF 407 SF
COVERED PORCHES:	EXISTING CHANGE IN TOTAL
ENTRY PORCH	24 SF NONE 24 SF
LOT COVERAGE:	EXISTING PROPOSED ALLOWED
	1,587 SF (32.8%) 1,938 SF (39.8%) 1,949 SF (40%)

PROJECT INFO 4

OWNER: MEGAN CARTER
794 PARK COURT
SANTA CLARA, CA 95050
(408) 384-3357

ARCHITECT: ROBERT MAYER ARCHITECT
1490 SANTA CLARA STREET
SANTA CLARA, CA 95050
(408) 564-5943

PROJECT TEAM 3

SCOPE OF WORK

- REPLACE FINISHING CONCRETE BRICK FOUNDATIONS WITH NEW CONCRETE PIER AND GRADE BEAM FOUNDATION SYSTEM.
- ADDITION TO ACCOMMODATE 3RD BEDROOM, 2ND BATHROOM & LARGER CLOSET AT BEDROOM 1.
- ALTER BEDROOM 1 TO ACCOMMODATE HALLWAY TO GARAGE.
- RELOCATE LAUNDRY TO NEW HALLWAY.

SCOPE OF WORK 2

ARCHITECTURAL

A1.0 PROJECT INFO, SITE PLAN, AREA CALCULATIONS

A2.0 DEMOLITION FLOOR PLAN

A3.0 FLOOR PLAN

A4.0 ROOF PLAN, SECTION

A5.0 ELEVATIONS

A5.1 EXISTING ELEVATIONS

HISTORIC PRESERVATION

HP1 HISTORIC PRESERVATION PLAN

PROJECT INFORMATION

SITE PLAN

AREA CALCULATIONS

ISSUE: PLANNING

PROJECT #: 2020-04

DRAWN BY: RM

CHECKED BY: RM

ISSUE DATE: 04/09/21

SHEET TITLE

PROJECT INFORMATION

SITE PLAN

AREA CALCULATIONS

DRAWING NO.

A1.0

Architect

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phone: 408.564.5943
mayer@robertmayer.com

REGISTERED ARCHITECT

C27155

RENEW 6/31/22

CONSULTANT

ADDITION & REMODEL TO THE RESIDENCE AT:

794 PARK COURT

SANTA CLARA, CA 95050

APN: 269-52-054

DESCRIPTION

DATE

MARK

4 of 7

2020-04 CARTER_PHASE1_plan(rev1).vwx 4/10/21

DEMOLITION FLOOR PLAN

DEMOLITION KEYNOTES

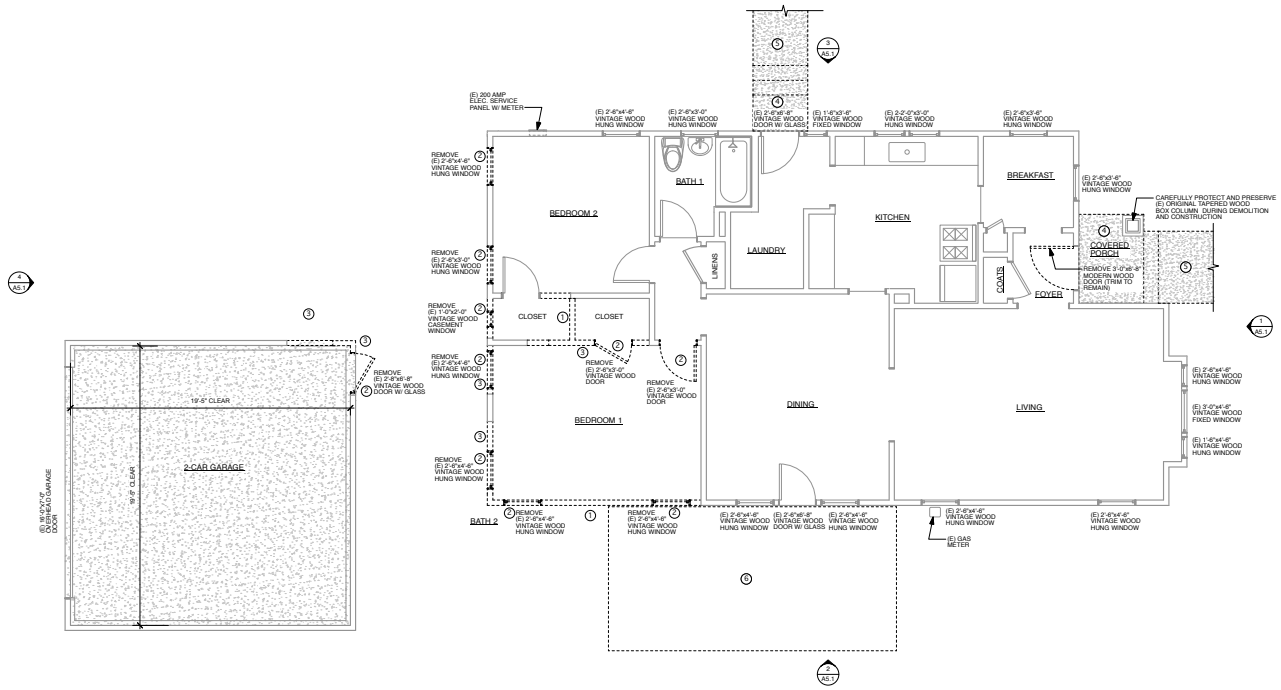
- ① REMOVE WALL AND SALVAGE EXISTING SIDING, TRIM (INTERIOR AND EXTERIOR) AND SAFELY STORE FOR REUSE OR SALVAGE.
- ② CAREFULLY REMOVE (E) VINTAGE WINDOW / DOOR INCLUDING ALL JAMBS, TRIM AND HARDWARE AND SAFELY STORE FOR RELOCATION PER FLOOR PLAN AND WINDOW/DOOR SCHEDULE OR SALVAGE. (TBD BY HOMEOWNERS)
- ③ REMOVE SECTION OF WALL TO ACCOMMODATE NEW OPENING (SEE FLOOR PLAN FOR SIZE)
- ④ REMOVE CONCRETE LANDING AND STEPS
- ⑤ REMOVE CONCRETE WALKWAY
- ⑥ REMOVE WOOD DECK

DEMOLITION LEGEND

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

DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
2. CEASE OPERATION AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURES APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
3. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT.
4. GENERAL CONTRACTOR SHALL: EXERCISE REASONABLE PRECAUTION IN THE PROTECTION OF ALL EXISTING FINISHES TO REMAIN AND/OR EXISTING SUBSTRATES TO RECEIVE NEW FINISH. SCHEDULE AND COORDINATE ALL TRADES TO ELIMINATE DAMAGE TO ALL FLOOR MATERIAL. ONCE INSTALLED, PROVIDE PROTECTIVE COVERINGS FOR ALL FLOOR, WALL, AND CEILING FINISHES WHICH MAY BE SUBJECT TO TRAFFIC OR CONSTRUCTION ACTIVITY IN ADJACENT AREAS; PROVIDE PROTECTIVE COVERING FOR ALL WINDOWS AND OTHER GLASS TO REMAIN; PROVIDE IMPACT PROTECTION FOR ALL INTERIOR FINISHES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT EACH SUBCONTRACTOR CLEANS UP AND REMOVES, DAILY, ANY AND ALL DEBRIS GENERATED BY CONSTRUCTION OPERATIONS, MAKING READY FOR ALL SUBSEQUENT SUBCONTRACTORS.



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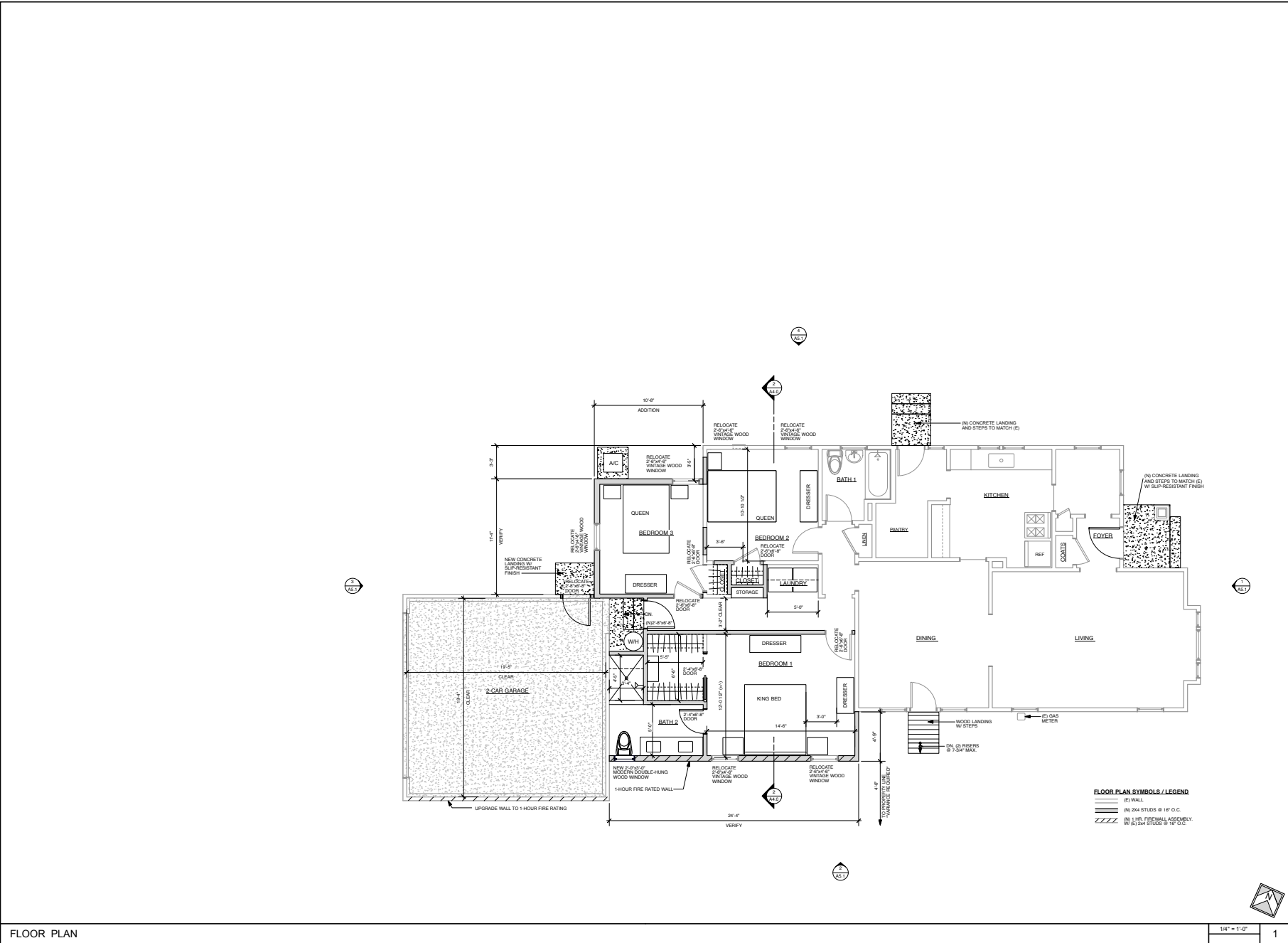
CONSULTANT

ADDITION & REMODEL TO THE RESIDENCE AT:
794 PARK COURT
SANTA CLARA, CA 95050
APN: 203-02-064

REVISION	DATE	DESCRIPTION

ISSUE:	PLANNING
PROJECT #:	2020-04
DRAWN BY:	RM
CHECKED BY:	RM
ISSUE DATE:	04/09/21
SHEET TITLE:	DEMOLITION FLOOR PLAN

DRAWING NO. **A2.0**



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ADDITION & REMODEL TO THE RESIDENCE AT:
794 PARK COURT
 SANTA CLARA, CA 95050
 APN: 203-02-024

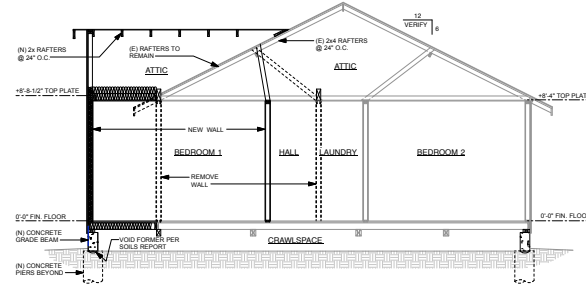
REVISION	DATE	DESCRIPTION

ISSUE:	PLANNING
PROJECT #:	2020-04
DRAWN BY:	RM
CHECKED BY:	RM
ISSUE DATE:	04/09/21
SHEET TITLE:	FLOOR PLAN

DRAWING NO. **A3.0**

FLOOR PLAN

OWENS-CORNING. ANY SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
 2. AT LEAST 80 PERCENT AND NOT MORE THAN 90 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
 3. CONTRACTOR TO VERIFY ALL (E) VENT LOCATIONS AND CONTACT ARCHITECT IF NOT LOCATED AS ON DRAWINGS.



SECTION

1/4" = 1'-0"

2

Architect

ROBERT MAYER

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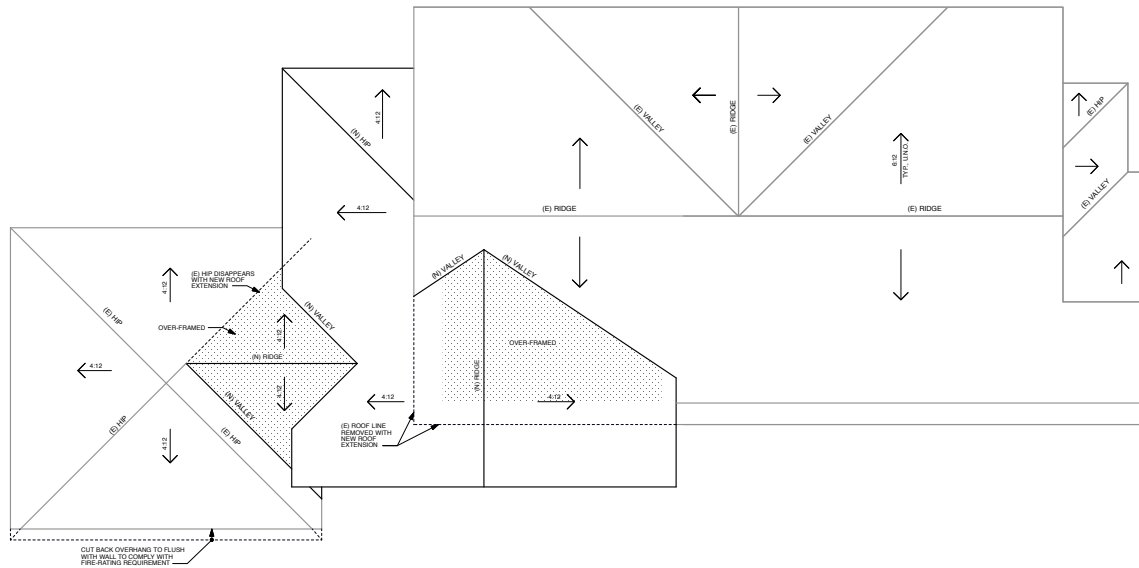


CONSULTANT

ADDITION & REMODEL TO THE RESIDENCE AT:

794 PARK COURT

SANTA CLARA, CA 95050
 A/P/N: 2019-02-08-4



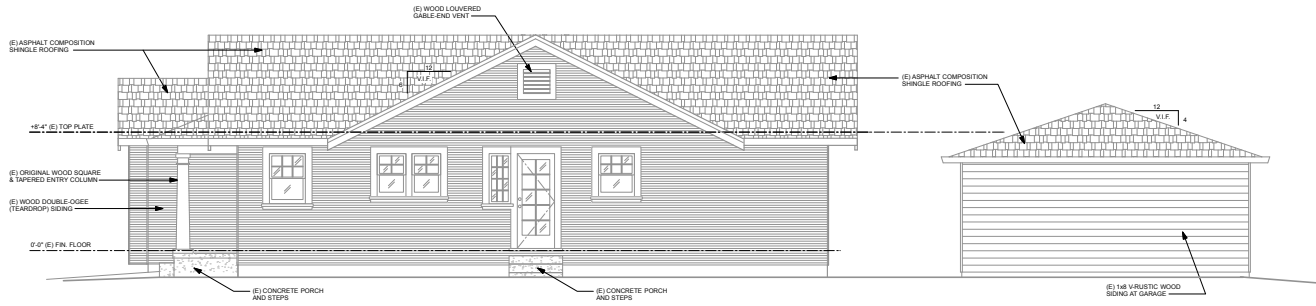
ROOF PLAN

1/4" = 1'-0"

1

DRAWING NO.

A4.0



EXISTING RIGHT ELEVATION

1/4" = 1'-0"

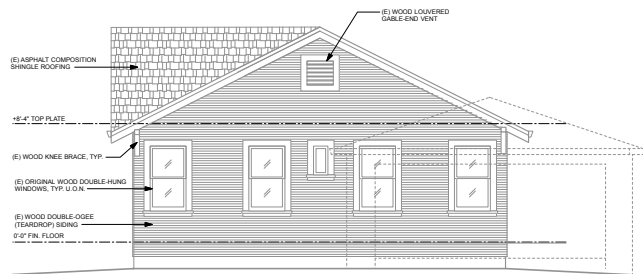
3



EXISTING LEFT ELEVATION

1/4" = 1'-0"

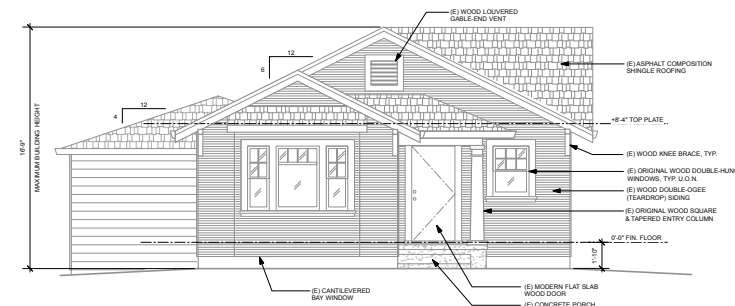
2



EXISTING REAR ELEVATION

1/4" = 1'-0"

4



EXISTING FRONT ELEVATION

1/4" = 1'-0"

1

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CONSULTANT

ADDITION & REMODEL TO THE RESIDENCE AT:

794 PARK COURT
 SANTA CLARA, CA 95050
 APR. 2020-02-04

REVISION	DATE	DESCRIPTION

ISSUE:	PLANNING
PROJECT #:	2020-04
DRAWN BY:	RM
CHECKED BY:	RM
ISSUE DATE:	04/09/21
SHEET TITLE:	EXISTING ELEVATIONS

DRAWING NO. **A5.1**

Table with 3 main sections: EXTERIOR MATERIALS, FORM AND STRUCTURE, and INTERIOR FINISHES. Each section contains columns for FEATURE, DESCRIPTION AND CONDITION, and TREATMENT.

Table with 3 columns: FEATURE, DESCRIPTION AND CONDITION, and TREATMENT. This section details structural and formwork elements.

Architect: ROBERT MAYER (with seal), CONSULTANT: ADDITION & REMODEL TO THE RESIDENCE AT 794 PARK COURT, SANTA CLARA, CA 95050. Includes title block with project name, date, and drawing number HP1.