



# City of Santa Clara

## Meeting Agenda

### Historical & Landmarks Commission

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Thursday, March 7, 2024

6:00 PM

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

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The City of Santa Clara is conducting the Historical and Landmarks Commission meeting in a hybrid manner (in-person and methods 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](mailto: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.

#### 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

#### CONSENT CALENDAR

**1.A     24-243     [Historical and Landmarks Commission Minutes of February 1, 2024](#)**

**Recommendation:** Approve the Historical and Landmarks Commission Minutes of February 1, 2024.

**1.B     24-124     [Action on Draft Certified Local Government \(CLG\) 2022-2023 Annual Report](#)**

**Recommendation:** Recommend that the Commission review and take action to approve the Draft Certified Local Government (CLG) 2022-2023 Annual Report.

**PUBLIC PRESENTATIONS**

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

**GENERAL BUSINESS**

**2.       24-185     [PUBLIC HEARING: Consideration of a Historical Preservation Agreement \(Mills Act Contract\) for 1059 Madison Street](#)**

**Recommendation:** Staff recommends that the Historical and Landmarks Commission find that the Mills Act Application and associated 10-Year Plan for restoration and maintenance accomplish the intent of preserving and maintaining the historical significance of the property; and therefore, recommend City Council approval of a Mills Act Contract, and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement for the property located at 1059 Madison Street.

3.      24-173      [PUBLIC HEARING: Consideration of a Proposed 785 Square-Foot First Floor Addition, 704 Square-Foot Second Floor Addition, and a 451 Square-Foot Detached Garage at 745 Harrison Street That is Located Within 200 Feet of a Historic Resource](#)

**Recommendation:** Staff recommends that the Historical and Landmarks Commission find that the proposed project located at 745 Harrison Street will not destroy or have a significant adverse effect on the integrity of the abutting HRI listed properties at 755 Harrison Street and 744 Lewis Street; that the alterations and addition are compatible with the existing structure and surrounding neighborhood, and recommend approval to the Development Review Hearing Officer.

### **STAFF REPORT**

Berryessa Adobe Maintenance

### **TRAINING AND TRAVEL REQUESTS**

1.      24-249      [PUBLIC HEARING: California Preservation Foundation \(CPF\) 2024 Annual Conference](#)

**Recommendation:** There is no staff recommendation.

### **COMMISSIONERS REPORT**

Subcommittee Reporting - 20 minutes

Board/Committee

Lead/Alternate

Santa Clara Arts and Historic Consortium

Vargas-Smith / Romano

Historic Preservation Society of Santa Clara

Vargas-Smith / Leung

Old Quad Residents Association

Leung

Development Review Hearing

Romano /Vargas-Smith

BART/ High Speed Rail/ VTA BRT Committee

Vargas-Smith/ Leung

El Camino Real Specific Plan Community Advisory Committee

Leung

Downtown Precise Plan

Vargas-Smith/Stocks

Santa Clara Station Area Task Force

Leung/Stocks

### **ADJOURNMENT**

*The next regular scheduled meeting is Thursday, April 4, 2024 at 6 pm in City Hall Council Chambers and via Zoom*

### **MEETING DISCLOSURES**

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

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.



# City of Santa Clara

1500 Warburton Avenue  
Santa Clara, CA 95050  
[santaclaraca.gov](http://santaclaraca.gov)  
@SantaClaraCity

## Agenda Report

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24-243

Agenda Date: 3/7/2024

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### REPORT TO HISTORICAL AND LANDMARKS COMMISSION

#### **SUBJECT**

Historical and Landmarks Commission Minutes of February 1, 2024

#### **RECOMMENDATION**

Approve the Historical and Landmarks Commission Minutes of February 1, 2024.

Reviewed by: Rebecca Bustos, Principal Planner

Approved by: Lesley Xavier, Planning Manager

#### **ATTACHMENTS**

1. Historical and Landmarks Commission Minutes of February 1, 2024



# City of Santa Clara

## Meeting Minutes

### Historical & Landmarks Commission

02/01/2024

6:00 PM

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

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• Via Zoom:

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

o Phone: 1 (669) 900-6833

Webinar ID: 972 3326 2035

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- 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 Vargas-Smith called the meeting to order at 6:04 p.m.

**Present** 6 - Commissioner Michael Celso , Commissioner Amy Kirby,  
Commissioner Patricia Leung, Vice Chair Kathleen Romano,  
Commissioner Ed Stocks, and Chair Ana Vargas-Smith

**Absent** 1 - Commissioner Yvonne Inciarte

**A motion was made by Commissioner Celso, seconded by  
Commissioner Stocks, to excuse Commissioner Inciarte.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung,  
Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Absent:** 1 - Commissioner Inciarte

### **CONSENT CALENDAR**

**A motion was made by Commissioner Celso, seconded by  
Commissioner Kirby, to approve the Consent Calendar.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung,  
Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

[24-1613](#) Historical and Landmarks Commission Minutes of December 7, 2023

### **PUBLIC PRESENTATIONS**

### **GENERAL BUSINESS**

[24-1415](#) Consideration of the Addition of Names to the City Street Name List

Public Speakers:

Sergeant Greg Deger, Santa Clara Police Department

**A motion was made by Commissioner Leung, seconded by  
Commissioner Stocks, to approve the addition of six names to the  
City Street Name List with the addition of William Kelly for a total of  
seven.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung,  
Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

[24-66](#)

Historical and Landmarks Commission Planning Session in Preparation for Upcoming Joint City Council Dinner Meeting on February 6, 2024

The Commission prepared for their presentation to the City Council. No action was taken.

### **STAFF REPORT**

Berryessa Adobe Maintenance

### **TRAINING AND TRAVEL REQUESTS**

### **COMMISSIONERS REPORT**

Subcommittee Reporting - 20 minutes

The Banner Subcommittee provided an update on the cost and process for installing streetlight banners to commemorate Historic Preservation Month in May.

#### **Board/Committee**

#### **Lead/Alternate**

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

Vargas-Smith / Romano  
Vargas-Smith / Leung  
Leung  
Romano /Vargas-Smith  
Vargas-Smith/ Leung  
Leung  
Vargas-Smith/Stocks  
Leung/Stocks

### **ADJOURNMENT**

The meeting was adjourned at 7:55 a.m.

**A motion was made by Commissioner Leung, seconded by Commissioner Romano, to adjourn the meeting.**

### **MEETING DISCLOSURES**

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## Agenda Report

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24-124

Agenda Date: 3/7/2024

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### REPORT TO HISTORICAL AND LANDMARKS COMMISSION

#### **SUBJECT**

Action on Draft Certified Local Government (CLG) 2022-2023 Annual Report

Staff has prepared the attached draft Certified Local Government (CLG) Report for the October 1, 2022 through September 30, 2023 reporting period, using the template form provided by the State Office of Historic Preservation (OHP). This report is due to be submitted to OHP by April 26, 2024.

#### **RECOMMENDATION**

Recommend that the Commission review and take action to approve the Draft Certified Local Government (CLG) 2022-2023 Annual Report.

Prepared by: Rebecca Bustos, Principal Planner

Approved by: Lesley Xavier, Planning Manager

#### **ATTACHMENTS**

1. Draft Certified Local Government (CLG) 2021-2022 Annual Report
2. Attachment 1: Resumes and Statement of Qualifications
3. Attachment 2: HLC Meeting Minutes

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

**INSTRUCTIONS:** This is a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to [info.calshpo@parks.ca.gov](mailto:info.calshpo@parks.ca.gov). You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

## **Name of CLG**

City of Santa Clara

**Report Prepared by:** Rebecca Bustos, Principal Planner and Liaison to the Historical and Landmarks Commission

**Date of commission/board review:** March 7, 2024

## **MINIMUM REQUIREMENTS FOR CERTIFICATION**

### **I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.**

#### **A. Preservation Laws**

1. Are you considering amending or revising your certified ordinance this year?

**None.**

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.  
<https://www.codepublishing.com/CA/SantaClara/#!/SantaClara18/SantaClara18106.html#18.106>

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

## B. New Local Landmark Designations (Comprehensive list of properties/districts designated during the reporting.

1. During the reporting period, October 1, 2022 – September 30, 2023, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
324 Madison Street	12/6/2022		12/23/2022
1053 Lexington Street	8/22/2023		9/28/2023

**Reminder:** Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors.

Property Name/Address	Date Removed	Reason
None		

## C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? ☐ No  
☐ Yes, in a separate historic preservation element. ☒ Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan or to the separate historic preservation element.

<http://www.santaclaraca.gov/home/showdocument?id=13934>

## D. Review Responsibilities

### 1. Who takes responsibility for design review or Certificates of Appropriateness?

- ☐ All projects subject to design review go the commission.

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

- ☒ Some projects are reviewed at the staff level without commission review.

What is the threshold between staff-only review and full-commission review?

Authority to conduct architectural review of an application for the issuance of a permit for any sign, building, and structure or for alteration to the exterior of a structure in any zone district is vested in the Development Review Hearing by the City Council of the City of Santa Clara. Chapter 18.76 of the Zoning Ordinance of the City of Santa Clara delineates the powers and duties of the Development Review Hearing and outlines the process of architectural review. It is the practice of the City Council to grant limited authority of architectural review to the Director of Community Development. This authority is granted with the stipulation that the Director may, at his or her discretion, refer any item allowed for his or her review to the Development Review Hearing for resolution. Under direction from the Director of Community Development, staff, including the Liaison to the Historical & Landmarks Commission, review those projects within the Old Quad as well as all potentially historic properties over 50 years of age, and any proposed changes to properties within 200 feet of historic resources on the City's Historic Resources Inventory, for potential impacts to the City's historic resources. Any project that may have an identifiable impact on a historic resource or potentially eligible historic resource, and any development application within 200 feet of an identified historic resource, is forwarded with a staff report and recommendation to the Historical and Landmarks Commission for review and recommendation as required per the Historic Preservation Ordinance.

## 2. California Environmental Quality Act (CEQA)

- Explain the historic preservation staff and commission role in *providing input* to CEQA documents prepared for or by the local government.
- Explain the staff and commission role in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government.

Environmental review is a part of the normal project review and requires no separate application. Proposals are evaluated under the California Environmental Quality Act (CEQA) to determine the appropriate level of CEQA analysis required. Per Historic Preservation Ordinance when City's Historical and Landmarks Commission review is required, the Commission is provided with opportunity to review and comment on the CEQA documents by agendizing the item for a Commission meeting.

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

## 3. Section 106 of the National Historic Preservation Act

- Explain the staff and commission role in *providing input* to Section 106 documents prepared for, or by, the local government.  
See below.
- Explain the staff and commission role in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government?  
Environmental review is a part of the normal project review and requires no separate application. Per Historic Preservation Ordinance, when City's Historical and Landmarks Commission review is required, the Commission is provided with opportunity to review and comment on the CEQA documents. Planning staff reviews the Section 106 requests, the Commission on occasion will review requests when the proposal directly impacts a historically designated resource.

## II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

### A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Patricia Leung		August 21, 2018	June 30, 2027	<a href="mailto:HistoricalLandmarksCommission@santaclaraca.gov">HistoricalLandmarksCommission@santaclaraca.gov</a>
Michael Celso		August 21, 2018	June 30, 2026	<a href="mailto:HistoricalLandmarksCommission@santaclaraca.gov">HistoricalLandmarksCommission@santaclaraca.gov</a>
Ana Vargas-Smith		August 21, 2018	June 30, 2026	<a href="mailto:HistoricalLandmarksCommission@santaclaraca.gov">HistoricalLandmarksCommission@santaclaraca.gov</a>
Megan Swartzwelder		August 26, 2019	February 2, 2023	<a href="mailto:HistoricalLandmarksCommission@santaclaraca.gov">HistoricalLandmarksCommission@santaclaraca.gov</a>
Kathleen Romano		August 26, 2019	June 30, 2025	<a href="mailto:HistoricalLandmarksCommission@santaclaraca.gov">HistoricalLandmarksCommission@santaclaraca.gov</a>
Amy Kirby	Public History	August 26, 2019	June 30, 2025	<a href="mailto:HistoricalLandmarksCommission@santaclaraca.gov">HistoricalLandmarksCommission@santaclaraca.gov</a>
Ed Stocks		October 5, 2021	June 30, 2025	<a href="mailto:HistoricalLandmarksCommission@santaclaraca.gov">HistoricalLandmarksCommission@santaclaraca.gov</a>

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

Yvonne Inciarte		June 13, 2023	June 30, 2027	<a href="mailto:HistoricalLandmarksCommission@santaclaraca.gov">HistoricalLandmarksCommission@santaclaraca.gov</a>
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Attach resumes and Statement of Professional Qualifications forms for all members.

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications have not been met and how professional expertise is otherwise being provided.

Currently all qualifications are met through City staff and volunteer advisors to the Commission.

2. If all positions are not currently filled, why is there a vacancy, and when will the position be filled? *No vacancies.*

## B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? ☒ Yes   ☐ No
2. If not, please provide the Commission staff member's contact information.
3. If the position(s) is not currently filled, why is there a vacancy?

Attach resumes and Statement of Professional Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Rebecca Bustos, Principal Planner	Urban Planning	Community Development	<a href="mailto:rbustos@santaclaraca.gov">rbustos@santaclaraca.gov</a>
Lesley Xavier, Planning Manager	Urban Planning	Community Development	<a href="mailto:lxavier@santaclaraca.gov">lxavier@santaclaraca.gov</a>

## Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

### C. Attendance Record

Please complete the commission meeting attendance chart for each commissioner and staff member. Commissions are required to meet a minimum of four times a year. If you haven't met at least four times, explain why not.

Commissioner/Staff	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun 1	Jun 29	Aug	Sep
Patricia Leung	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Michael Celso	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ana Vargas-Smith	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Megan Swartzwelder	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kathleen Romano	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Amy Kirby	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ed Stocks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yvonne Inciarte	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rebecca Bustos	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

### D. Training Received

Please indicate the specific training each commissioner received last year.

**Reminder:** It is a CLG requirement that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
Ana Vargas-Smith	2023 California Preservation Conference (in-person)	Full day	California Preservation Foundation	4/19-4/21, 2023
Patricia Leung	2023 California Preservation Conference (webinar)	4 hours	California Preservation Foundation	4/26-4/27, 2023
Patricia Leung	Historic Preservation Bootcamp for Local Governments (webinar)	9 hours	California Preservation Foundation	11/3/2022 11/10/2022
Ed Stocks	Historic Preservation Bootcamp for Local Governments (webinar)	9 hours	California Preservation Foundation	11/3/2022 11/10/2022
Rebecca Bustos	2023 California Preservation Conference (webinar)	4 hours	California Preservation Foundation	4/26-4/27 2023

### III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

#### A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by the OHP)

**Reminder:** California CLG procedures require CLGs to submit survey results, including historic contexts, to the OHP. If you have not done so, submit an electronic copy or link if available online with this report.

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

Context Name	Description	How it is Being Used	Date Submitted to the OHP
None			Click or tap here to enter text.

## B. New Surveys or Survey Updates (excluding those funded by the OHP)

**Note:** The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to the OHP
None						

Explain how you are using the survey data: Type here.

## IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

### A. Public Education

Has your CLG undertaken any public outreach, training, or publications programs this year? How were the commissioners and staff involved? Please provide an electronic link to all publications or other products not previously provided to the OHP.

Item or Event	Description	Date
National Preservation Month Website Information / In-person display at City Hall	The City posted information regarding Historic Preservation Month on social media and worked with the Commission to create a public display in City Hall.	May 2023

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

## ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

During the reporting period (October 1, 2022 – September 30, 2023) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. This includes the National Register, California Register, California Historical Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
City of Santa Clara Historic Resource Inventory	Two (2)

### A. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2022 – September 30, 2023) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? ☒ Yes ☐ No
2. If yes, how many properties have been added to your register or designated from October 1, 2022, to September 30, 2023? Two (2)

### C. Local Property Tax Incentive Program

1. During the reporting period (October 1, 2022 – September 30, 2023) did you have a Mills Act program? ☒ Yes ☐ No
2. If yes, how many properties entered into a contract from October 1, 2022, to September 30, 2023?

Name of Program	Number of Properties Added During 2022-2023	Total Number of Properties Benefiting From Program
Historical Preservation Contract (Mills Act)	Five (5)	169

### D. Local “bricks and mortar” grants/loan program

## Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

1. During the reporting period (October 1, 2022 – September 30, 2023) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? ☐Yes ☒No
2. If yes, how many properties have been assisted under the program(s) from October 1, 2022, to September 30, 2023?

Name of Program	Number of Properties that have Benefited
N/A	Type here.

### E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2022 – September 30, 2023) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? ☒ Yes ☐ No
2. If yes, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s) from October 1, 2022, to September 30, 2023?

The City staff review of local government projects or impacts on historic properties are not collected. It is the function of the Permit Center staff to review properties that are flagged in the system as resources that are over 50 years old and/or are within 200 feet of a listed resource. Projects flagged are referred to the Planning Division staff to provide guidance on the permit application. The Commission reviewed three (3) project within 200 feet of a historic resource as referenced in the Agendas and Minutes.

### F. Local Property Acquisition Program

1. During the reporting period (October 1, 2022 – September 30, 2023) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? ☐Yes ☒ No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2022, to September 30, 2023?

Name of Program	Number of Properties that have Benefited
N/A	

# Certified Local Government Program -- 2022-2023 Annual Report

(Reporting period is from October 1, 2022, through September 30, 2023)

## **IN ADDITION TO THE MINIMUM CLG REQUIREMENT THE OHP IS INTERESTED IN YOUR TRAINING NEEDS**

- Whether or not you were able to participate in any of the free CAMP trainings in 2021, would you like to see the OHP fund CAMPs from the NAPC in the future?
- What are your top three topics for future training provided by the OHP?

## **XII Attachments (electronic)**

- ☒ Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- ☒ Minutes from commission meetings
- ☐ Drafts of proposed changes to the ordinance
- ☐ Drafts of proposed changes to the General Plan
- ☐ Public outreach publications

Email to: [info.calshpo@parks.ca.gov](mailto:info.calshpo@parks.ca.gov)

**Attachment 1:**  
**Resumes and Statement of Qualifications**

**(Placeholder Sheet)**



**City of  
Santa Clara**  
The Center of What's Possible

APPLICATION  
BOARD, COMMISSIONS, AND COMMITTEE  
CITY OF SANTA CLARA

City Clerk's Office 1500 Warburton Avenue,  
Santa Clara, California 95050

Phone: 408-615-2220 E-mail: [Clerk@santacclaraca.gov](mailto:Clerk@santacclaraca.gov)

\*If you are having trouble viewing or submitting this form please download the free version of Adobe Reader:  
<http://get.adobe.com/reader>

Board/ Commission/ Committee Applying For:	Historical & Landmark Commission		
Name:	Ana Vargas-Smith		
Address:	[REDACTED]		
City:	Santa Clara		
State:	CA	Zip Code:	95050
E-mail Address:	[REDACTED]		
Primary Phone Number	[REDACTED]		
Secondary Phone Number			
Are you eligible to register to vote in Santa Clara?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure
Are you a registered voter of Santa Clara?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure
Have you attended a meeting of this Board/ Commission/Committee?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure
Present Employer:	Self employed/Www.Eggsbythebay.com		
Job Title:	Owner		

Previous Governmental Bodies/ Elective Offices  
Applicant has served:

Position/ Office Held:

Dates:

None		

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Civic or Charitable Organizations to which  
Applicant has belonged:

Position(s) Held:

Dates:

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Special Interests, Hobbies or Talents:

Arts, History, Painting, Writing, and BGE Foodie/Cooking instructor
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College, Professional, Vocational Schools  
attended:

Major Subject:

Degree/Dates:

Bachelor of Science
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Business Administration/Marketing
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Graduated March 2003
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Special awards or recognition received:

2003 Graduated Magna Cum Laude, 1999 Pasadena Rotary Club Marketing project

Please state reasons why you want to become a member of this Board/Commission/Committee, including what specific objectives you would be working toward as a member of this advisory board:

I grew up in the Quad and was blessed to be surrounded by beautiful architecture and history daily as I made my way past SCU on my way to St. Clare's. It's part of my psych now. As an adult I want to give back to our community to ensure that our Old Quad treasures are preserved for generations to come--especially given all the current HD development in SC.

Any other information which you feel would be useful to the City Council in reviewing your application:

Core member lead of Reclaiming our Downtown since 2016. It's a non political community of history buffs supporting the redevelopment and Revitalization of our Historical Downtown.

Are you associated with any Organization/Employment that might be deemed a conflict of interest in performing your duties if appointed to this position?

☐ Yes

☒ No

☐ Unsure

If yes, please name the Organization or Employment.

City policy directs all advisory body members not to vote on matters where there exists a potential conflict of interest. Would you be willing to abstain from voting if such a conflict arises?

☒ Yes

☐ No

☐ Unsure

Have you ever been convicted of a felony or misdemeanor? Do not list any misdemeanor settled in juvenile court. (If yes, explain convictions)

Historical & Landmark Commission

Signature of Applicant:

Ana Vargas-Smith

Date Signed:

06/13/2018

By clicking submit you are confirming that you are the person listed in this application, and that all information provided is truthful and correct. You can also submit the completed application in person at: City Clerk's Office, 1500 Warburton Avenue, Santa Clara, California 95050. All information provided will be public information.

## Contact

[www.linkedin.com/in/](http://www.linkedin.com/in/)

## Top Skills

Supply Chain Management

Business Planning

Consumer Electronics

## Languages

Portuguese (Native or Bilingual)

French (Elementary)

Japanese (Limited Working)

# Ana Vargas-Smith

Exceptional Supply Chain Leader & Business Planner  
San Francisco Bay Area

## Summary

Multilingual supply chain leader and top performing business planner offering extensive global high technology experience. Proven success in optimizing and managing end-to-end supply chain performance for multiple programs and products from launch to EOL while ensuring product quality and exceeding revenue goals. Cultivates and sustains strong relationships with Asia, Europe and North and South America customers to meet demand. As an Oracle and SAP expert, conducts demand and inventory planning, forecasting and demand analysis, and executive reporting.

## Experience

Santa Clara Parade of Champions

President

January 2019 - Present (1 year 3 months)

Santa Clara, CA

SONY Electronics

10 years

Business Planner

2006 - November 2013 (7 years)

San Jose, CA

Manages supply chain performance throughout customer product lifecycles for the CSBD division. The OEM (nonbranded) products include lithium ion/polymer battery and power supply components for smartphones, mobile devices and automotive and network applications. Negotiates the demand balance between SONY Japan and its global energy and power supply customers (e.g., SONY Mobile, Blackberry, Apple, Makita, HP, Cisco, Continental Automotive Systems, TRW Automotive, Shrader International) while achieving/exceeding aggressive revenue goals.

Analyzes and adjusts SONY PSI (Production Supply Inventory) to support project decision making. Prepares and delivers a weekly roll up report by project to SONY US and Japan.

Identifies customer needs and solutions and ascertains product fit for their applications. Travels to meet with purchasing and supply chain customers to review North America operational support.

Ensures that third party (3PL) VMI hub partner contract terms and conditions and SONY and customer supply requirements are met. Evaluates and renegotiates existing contracts and service quotes. Monitors and manages hub performance to assure contract and budget alignment and customer satisfaction.

Supports the product marketing P & L report function. Tracks revenue and controls costs to assure project profitability. Conducts weekly cost analysis/liability assessment and makes recommendations to SONY US and Japan global production planning teams concerning areas of opportunity. Provides month end business review reports and revenue projections to the finance and management teams.

Collaborated closely with SONY Japan to ensure that the supply chain remained intact for customers after the 2011 Japan earthquake/tsunami/Fukushima power plant disaster. Through daily communication with SONY Japan and customers, proposed and negotiated production plan changes, calmed customer fears and successfully diverted production.

#### Senior Procurement, Planning & Inventory Analyst

2005 - 2006 (1 year)

San Jose, CA

Conducted planning, procurement and inventory analysis that includes OEM (nonbranded) optical data storage products and lithium and polymer battery applications for smartphones/mobile devices, power tools and PCs. Supported planning for global and SONY South America business units (RELA) and a variety of distribution channels for commodity, government and education customers (e.g., Philips, SONY Mobile, Nokia, IBM, Apple, Dell).

Simultaneously collaborated with internal and external logistics, imports, exports and customer service teams to maintain a stable supply chain from customer to factory.

Oversaw and tracked inventory levels weekly at SONY hubs to ensure that inventory supply was aligned with purchasing and customer demand forecasts. Controlled inventory at SONY owned and customer managed 3PL VMI warehouses. Monitored and adjusted supply requisitions by product and category.

#### Marketing Associate & Planner (Temporary position)

2003 - 2005 (2 years)

San Jose, CA

Promoted frontline communication between customers and the SONY US and Japan product marketing, production planning and project planning teams as the procurement planner for batteries.

Consolidated findings from weekly and monthly market share analysis, product lifecycle road maps, SEL monthly business review (sales vs. forecast reconciliation) and financial business planning reports for the cellular, power tool and PC product marketing teams. Aggregated forecasts by component category by program using SAP and Oracle.

Created and delivered customer presentations for the monthly business review meetings. Attendees included corporate finance, product marketing and SONY US and Japan senior management teams working for the OEM lithium battery business group.

#### Lebhar-Friedman

Advertising Sales Coordinator/Marketing Administrator

2000 - 2003 (3 years)

Los Angeles, CA

Supported the Western Regional Marketing/Sales Manager for all monthly Drug Store News (DRSN) and Home Center and Restaurant News magazine sales and marketing on behalf of the national publishing company. Drove the implementation of direct marketing campaigns, B to B conferences, trade shows, industry events and cold calling strategies to identify new customers and meet advertising revenue goals.

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## Education

California State University of Los Angeles

Bachelor of Science in Business Administration, Concentration in  
Marketing · (1999 - 2003)



# City of Santa Clara

The Center of What's Possible

## APPLICATION BOARD, COMMISSIONS, AND COMMITTEE CITY OF SANTA CLARA

City Clerk's Office 1500 Warburton Avenue,  
Santa Clara, California 95050

Phone: 408-615-2220 E-mail: [Clerk@santaclaraca.gov](mailto:Clerk@santaclaraca.gov)

\*If you are having trouble viewing or submitting this form please download the free version of Adobe Reader:  
<http://get.adobe.com/reader>

Board/ Commission/ Committee Applying For:	Historical & Landmark Commission		
Name:	Kathleen Romano		
Address:			
City:	Santa Clara		
State:	CA	Zip Code:	95050
E-mail Address:			
Primary Phone Number			
Secondary Phone Number			
Are you eligible to register to vote in Santa Clara?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure
Are you a registered voter of Santa Clara?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure
Have you attended a meeting of this Board/ Commission/Committee?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure
Present Employer:	Hitachi Vantara		
Job Title:	Senior Project Manager		

Previous Governmental Bodies/ Elective Offices  
Applicant has served:

Position/ Office Held:

Dates:

None		

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Civic or Charitable Organizations to which  
Applicant has belonged:

Position(s) Held:

Dates:

American Association of University Women

Member

Aug 2017 - present

South Bay Blue Star Moms

Member

Nov 2017 - present

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Special Interests, Hobbies or Talents:

Researching history of Santa Clara, supporting our military families and veterans through care packages to troops and volunteering at the VA, and organizing volunteer activities at my employer to promote giving back to our community. Hobbies include hula dancing, playing the ukulele, and an avid crafter. Certified PRINCE2 international project manager.

---

College, Professional, Vocational Schools  
attended:

Major Subject:

Degree/Dates:

San Jose State University

Business Administration:  
Management of Information  
Systems

Bachelors 1995

Special awards or recognition received:

Please state reasons why you want to become a member of this Board/Commission/Committee, including what specific objectives you would be working toward as a member of this advisory board:

As a historic home owner, with a Mills Act, and a member of the Old Quad Association, I want to contribute back to my community by serving on the HLC. I am particularly interested in the development of the city codes to support our historic properties and to ensure that we not only preserve our existing assets but promote our unique neighborhood as a thriving community.

Any other information which you feel would be useful to the City Council in reviewing your application:

Are you associated with any Organization/Employment that might be deemed a conflict of interest in performing your duties if appointed to this position?

☐ Yes

☒ No

☐ Unsure

If yes, please name the Organization or Employment.

City policy directs all advisory body members not to vote on matters where there exists a potential conflict of interest. Would you be willing to abstain from voting if such a conflict arises?

☒ Yes

☐ No

☐ Unsure

Signature of Applicant:

Kathleen Romano

Date Signed:

06/02/2019

By clicking submit you are confirming that you are the person listed in this application, and that all information provided is truthful and correct. You can also submit the completed application in person at: City Clerk's Office, 1500 Warburton Avenue, Santa Clara, California 95050. All information provided will be public information.



**City of  
Santa Clara**  
The Center of What's Possible

APPLICATION  
BOARD, COMMISSIONS, AND COMMITTEE  
CITY OF SANTA CLARA

City Clerk's Office 1500 Warburton Avenue,  
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Phone: 408-615-2220 E-mail: [Clerk@santaclara.gov](mailto:Clerk@santaclara.gov)

\*If you are having trouble viewing or submitting this form please download the free version of Adobe Reader:  
<http://get.adobe.com/reader>

Board/ Commission/ Committee Applying For:	Historical & Landmark Commission		
Name:	Michael Celso		
Address:	[REDACTED]		
City:	Santa Clara		
State:	CA	Zip Code:	95054
E-mail Address:	[REDACTED]		
Primary Phone Number	[REDACTED]		
Secondary Phone Number			
Are you eligible to register to vote in Santa Clara?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure
Are you a registered voter of Santa Clara?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unsure
Have you attended a meeting of this Board/ Commission/Committee?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unsure
Present Employer:	Santa Clara County Social Services Agency, Department of Family and Children's Services		
Job Title:	Social Worker II		

Previous Governmental Bodies/ Elective Offices  
Applicant has served:

Previous Governmental Bodies/ Elective Offices Applicant has served:	Position/ Office Held:	Dates:
Santa Cruz County Homeless Census Subcommittee International Club of Penn Yan Academy High School	Member President	11/2008 09/01/1994 to 06/01/1995
Penn Yan Rotary Club	Member	09/01/1994 to 06/01/1995
Penn Yan Academy Model United Nations	Member	09/01/1994 to 06/01/1995

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Civic or Charitable Organizations to which  
Applicant has belonged:

Position(s) Held:

Dates:

American Red Cross Silicon Valley Chapter  
NASW (Natr'l Association of Social Workers)

Community Disaster Education  
Presenter, Volunteer  
Member

5/2011-9/2011

2013 to present

UC Santa Cruz CalPIRG (California Public Interest  
Research Group) Students organization

Member

3/2008-6/2008

ACLU  
CA Health Care for All  
SWGSA (Social Work Graduate Students  
Association) at SJSU

Member  
Member  
Student member

2011 to 2012 (\*estimate)  
3/2008-6/2008  
2015 to 2017

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Special Interests, Hobbies or Talents:

I am interested in history, nature, and the arts. I have a recent interest in the Native American populations indigenous to the Santa Clara County area. I sing, play guitar, and am currently studying Spanish at Mission College in order to become a bilingual English/Spanish social worker with the County of Santa Clara. I'm also an active member of the SIEU Local 521 service workers union.

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College, Professional, Vocational Schools  
attended:

Major Subject:

Degree/Dates:

San Jose State University

Social work with a  
concentration in health and  
mental health

MSW - 08/18/2017

UC Santa Cruz

Community Studies with a  
focus in Economic Justice

B.A. - 03/20/2009

De Anza College

University Transfer Studies

A.A. - 12/14/2007

San Jose City College

Prehospital Emergency Care  
(EMT 1 Basic)  
Computer LAN (Local Area  
Networking) Tech Specialist

Certificate - 06/01/2005

Computer Training Academy

9 mos. diploma -  
06/01/2001

Special awards or recognition received:

Please state reasons why you want to become a member of this Board/Commission/Committee, including what specific objectives you would be working toward as a member of this advisory board:

\*\*\*\*\*SEE ATTACHMENT\*\*\*\*\*

Any other information which you feel would be useful to the City Council in reviewing your application:

\*\*\*\*\*SEE ATTACHMENT\*\*\*\*\*

Are you associated with any Organization/Employment that might be deemed a conflict of interest in performing your duties if appointed to this position?

☐ Yes

☒ No

☐ Unsure

If yes, please name the Organization or Employment.

City policy directs all advisory body members not to vote on matters where there exists a potential conflict of interest. Would you be willing to abstain from voting if such a conflict arises?

☒ Yes

☐ No

☐ Unsure

Have you ever been convicted of a felony or misdemeanor? Do not list any misdemeanor settled in juvenile court.  
(If yes, explain convictions)

Historical & Landmark Commission

Signature of Applicant:

Michael Celso

Date Signed:

08/03/2018

By clicking submit you are confirming that you are the person listed in this application, and that all information provided is truthful and correct. You can also submit the completed application in person at: City Clerk's Office, 1500 Warburton Avenue, Santa Clara, California 95050. All information provided will be public information.

**Michael Celso**

Historical and Landmarks

Attachment to Application

Please state reasons why you want to become a member of this Board/Commission/Committee, including what specific objectives you would be working toward as a member of this advisory board

I would like to become an active member in local politics and to better understand how commissions operate within the municipal government. Social work and the community has been the focus of my professional and educational endeavors for approximately the past ten years. I began interning and working with marginalized populations in 2008 while attending UC Santa Cruz in Santa Cruz, CA. I gained an understanding of social movements and the intersections of culture, history, and community.

After graduating I spent approximately four years working as a Housing Specialist at the Silicon Valley Independent Living Center (SVILC) in San Jose, CA, where I served clients with disabilities. During this time, I spoke before the City Council along with other members of SVILC to request continued funding which supported a disability-accessible home in Santa Clara. I enjoyed speaking before the City Council and was impressed by the professionalism and welcoming environment created by the council members.

Now that I have completed my Masters in Social Work at San Jose State University and started a new career as a child welfare social worker with the County of Santa Clara Department of Family and Children's Services, I have the free time needed to join a city commission and am excited for this opportunity. I have become more interested in history as I recognize the importance and relevance of how it has shaped our current values and culture. Preserving and supporting historical landmarks and museums maintains a connection to the remaining vestiges of our physical past.

As a member of this advisory board, I would work diligently to learn the Secretary of the Interior's Standards for the Treatment of Historic Properties to ensure that these standards are upheld during rehabilitation of historic properties. I would listen to the members of the community as they voice their opinions about matters which the commission oversees. I would also encourage the development of new learning opportunities in the community in the form of museums, historical landmarks, and street names which honor the leaders of our local and global communities.

Additionally, I have been interested in architecture as it pertains to home design since I was a child. When I was in middle school, I used to enjoy reading magazines with blueprints of home designs. In fact, I tore out one of the pages which contained my favorite home design and have planned to build it since I was eleven or twelve years old. I liked that it was different than all of the other designs because it had round walls and a three-story bay window which extended from the basement to the second floor. The home design means a great deal to me because it is a part of my own history.

I have been a happy resident and registered voter in the City of Santa Clara since May of 2017, and before that for one year in 2014. It would be my honor serve on this commission and would do so with great pride and humility. I humbly request the board's consideration and appointment of me as a member of the Historical and Landmarks Commission. I look forward to hearing from you. Thank you very much.

Any other information which you feel would be useful to the City Council in reviewing your application

I have served the populations listed below either through work or internship experiences. Serving these diverse communities has broadened my understanding of the human condition and the different ways in which people live. History and culture permeate families and families, in turn, define a community. During this evolution, it is important that historical landmarks, museums, and street names honor and maintain our connections to the past because it is these connections which shape our future. I have had the privilege to serve the following populations:

- homeless adults and families
- low-income senior citizens
- people with disabilities include mental illnesses, physical, developmental, and intellectual disabilities, learning disabilities, and substance use
- youths and adults in the criminal justice system
- families receiving public assistance
- undocumented immigrants including farmworkers

Below are additional achievements and activities:

Team Leader, 2017 NASW-CA Legislative Lobby Days 03/11/2017-03/13/2017

National Association of Social Workers (NASW), Sacramento, CA

Prepared and led a team of six social work students to lobby a California legislator.

Student Leadership Discovery Group, SJSU School of Social Work, San Jose, CA

Student Co-Planner and Presenter, 12/2015-5/2016

Helped plan the curriculum, materials, and meeting dates of the leadership group; conducted interactive presentation about leadership in the context of social work.

Leadership Presentation, Student Leadership Discovery Group

San Jose State University, Master of Social Work program, San Jose, CA, April 4, 2016

Conducted interactive presentation about the differences between management and leadership, components of effective leadership, and leadership as self empowerment.

SW 285: Contemporary Spain, San Jose State University, School of Social Work

Madrid, Spain, 6/14/2014-7/5/2014

Experienced the history, culture, art, dance, food, and social services systems and practices in Spain through immersion and the lens of the transcultural perspective.

Disability Capital Action Day (DCAD)

Advocate, Sacramento, CA, 2012-2014

Advocated with co-workers, clients, and volunteers in May during statewide gathering of independent living centers in Sacramento, CA to lobby for disability rights and services.

Housing Workshops

Silicon Valley Independent Living Center, San Jose, CA, 2012-2015

Developed and led collaborative and informative Housing Workshops each week; informed disabled and elderly people about available housing, laws, and resources.

Huron Healthcare Center, Huron, OH

Volunteer Socializer, Part-time, Temporary, 6/1992-7/1992

Socialized with elderly clients to invigorate and uplift the nursing home residents.

#### Publications:

An Examination of the Effectiveness of the Referral Process for Juvenile Drug Court

Qualitative Research, in fulfillment of MSW degree requirements at SJSU, 2017.

Team of three MSW researchers conducted qualitative interviews of professionals in the Juvenile Drug Court. Utilized thematic analysis of transcriptions and subcommittee meetings to identify and discuss strengths and challenges of the referral process.

SPHH (Special Programs Housing Handbook)

Silicon Valley Independent Living Center, San Jose, CA, 2015.

Created an electronic, printable handbook with information about special housing programs including emergency shelters and transitional housing in Santa Clara County.

Rental Housing Search Packet

Silicon Valley Independent Living Center, San Jose, CA, 2012 to 2015.

Developed a thorough packet of information and resources related to affordable, accessible housing; packet was provided at Housing Workshops and to clients as needed.

Fact Sheet on Homelessness

The Shelter Project, Santa Cruz, CA, 2009.

Researched national and local facts about homelessness. Program Director of The Shelter Project incorporated my research into his online "Fact Sheet on Homelessness."

Removing the Stigma of Homelessness

Senior Capstone Project, Community Studies major, UC Santa Cruz, CA, March 2009.

Independently researched homelessness; wrote a capstone paper about the stigma and causes of homelessness; proposed free

**Objective:** To continue to serve the Santa Clara community on the Historical and Landmarks Commission.

**Education:**

- **Master of Social Work** **August 2017**  
San Jose State University, San Jose, CA
- **Bachelor of Arts in Community Studies** **March 2009**  
University of California, Santa Cruz, CA

**Work Experience**

- Psychiatric Social Worker I** 1/2020 to Present  
Santa Clara County Substance Use Treatment Services (SUTS), San Jose, CA
- Conduct assessments and provide individual and group counseling and case management to adults with substance use problems.
- Social Worker II,** 1/2018 to 1/2020  
Santa Clara County Department of Family and Children's Services, San Jose, CA
- Built rapport with resource (foster) families and conducted biopsychosocial assessments to determine if families could provide safety, permanence, and well-being to foster children.
- Student Research Assistant,** 3/2015 to 7/2017  
San Jose State University Research Foundation, San Jose, CA
- Completed psychosocial assessments of youths in Juvenile Drug Treatment Court and communicated their needs to court staff. Assessed for suicidality and suspected abuse.
- Night Supervisor,** 1/2017 to 6/2017  
St. Paul's United Methodist Church, Temporary Homeless Shelter, San Jose, CA
- Supervised temporary homeless shelter residents. Listened and provided resources as needed.
- Housing and Personal Assistant Specialist,** 10/2011 to 7/2015  
Silicon Valley Independent Living Center, San Jose, CA
- Conducted Housing Workshops, created independent living plans, and intervened to prevent evictions. De-escalated and provided conflict resolution in situations with dissatisfied clients.
- Eligibility Worker I,** 9/2010 to 2/2011  
County of Santa Clara, Milpitas, CA
- Determined eligibility and benefits for families receiving Medi-Cal, CalWORKs, and CalFresh.

**Social Work Intern Experience**

- MSW Intern,** 9/2016 to 5/2017  
County of Santa Clara, Office of the Sheriff, Elmwood Programs Unit, Milpitas, CA
- Provided effective short-term therapy to male inmates, completed risk assessments, transition/discharge plans, and co-created and facilitated a parenting skills group for inmates.
- MSW Intern,** 5/2015 to 8/2015  
Dr. Edward Cohen, MSW Coordinator, SJSU, San Jose, CA
- Developed a client satisfaction survey for youths in the Juvenile Drug Treatment Court.
- MSW Intern,** 9/2014 to 4/2015  
InnVision Shelter Network, Opportunity Services Center, Palo Alto, CA
- Provided outreach, case management, and created a weekly singing group for homeless clients.

## Community Studies Intern Experience

I completed 4 internships in different agencies for Community Studies.

1/2008 to 3/2009

**Intern**, 12 hours per week

Senior Citizens Legal Services, Santa Cruz, CA

- Performed intake interviews, researched community resources, and drafted letters to clients.

**Intern**, 32 hours per week

The Shelter Project: Community Action Board of Santa Cruz County, Inc., Santa Cruz, CA

- Conferred with hospital social workers and public health nurses for the Motel Voucher Program.

**Intern**, 6 hours per week

Davenport Resource Service Center, Davenport, CA

- Assisted undocumented families through free food, clothing, and the Campesino Health Clinic.

**Intern**, 6 hours per week

Santa Cruz County Juvenile Hall, Felton, CA

- Researched articles on juvenile justice and shadowed probation officers during their daily duties.

## Volunteer Experience

**Commissioner**, Historical & Landmarks Commission

8/2018 to Present

City of Santa Clara, CA

- Review proposals of historical properties and make recommendations to the City Council.

**Community Disaster Education Presenter**,

5/2011 to 9/2011

American Red Cross (ARC), San Jose, CA

- Facilitated one-hour presentations on disaster preparedness to interested companies.

## Leadership Experience

**Student Co-Planner and Presenter**, Student Leadership Discovery Group

12/2015 to 5/2016

School of Social Work, San Jose State University, San Jose, CA

- Conducted an interactive presentation about leadership in the context of social work.

**Team Leader**, 2017 NASW-CA Legislative Lobby Days

3/11/2017 to 3/13/2017

National Association of Social Workers (NASW), Sacramento, CA

- Prepared and led a team of six social work students to lobby a California legislator.

## Awards /Certificates/Licenses

- **Certificate of Completion**, Developing Aspiring Supervisors, Certificate Program, County of Santa Clara, June 21, 2019.
- **Registered Associate Clinical Social Worker**, ASW 87147, California Board of Behavioral Sciences, December 11, 2018, Expires 12/31/2020.
- **Certificate of Achievement**, Social Worker II/III Child Welfare training, County of Santa Clara Social Services Agency, Department of Family and Children's Services, April 26, 2018.
- **Helen L. Stevens Faculty-Led Program Scholarship**, San Jose State University, May 13, 2014.

## Memberships

**National Association of Social Workers (NASW)**, South Bay Unit, San Jose, CA

- Professional membership organization of social workers guided by a code of ethics.

**The Honor Society of Phi Kappa Phi**, San Jose State University Ch. 067, San Jose, CA

- National honor society recognizing the top 10% of SJSU graduate students.

## Additional Languages

- **Spanish**, Associate in Arts for Transfer, October 2019, Mission College, Santa Clara, CA.



**City of  
Santa Clara**  
The Center of What's Possible

APPLICATION  
BOARD, COMMISSIONS, AND COMMITTEE  
CITY OF SANTA CLARA

City Clerk's Office 1500 Warburton Avenue,  
Santa Clara, California 95050

Phone: 408-615-2220 E-mail: [Clerk@santacalaraca.gov](mailto:Clerk@santacalaraca.gov)

\*If you are having trouble viewing or submitting this form please download the free version of Adobe Reader:  
<http://get.adobe.com/reader>

Board/ Commission/ Committee Applying For:

Historical & Landmark Commission

Name:

Patricia Leung

Address:

[REDACTED]

City:

Santa Clara

State:

CA

Zip Code:

95050

E-mail Address:

[REDACTED]

Primary Phone Number

[REDACTED]

Secondary Phone Number

Are you eligible to register to vote in Santa Clara?

☒ Yes

☐ No

☐ Unsure

Are you a registered voter of Santa Clara?

☒ Yes

☐ No

☐ Unsure

Have you attended a meeting of this Board/  
Commission/Committee?

☐ Yes

☒ No

☐ Unsure

Present Employer:

Palantir

Job Title:

Internal Applications Analyst

Previous Governmental Bodies/ Elective Offices  
Applicant has served:

Position/ Office Held:

Dates:

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Civic or Charitable Organizations to which  
Applicant has belonged:

Position(s) Held:

Dates:

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Special Interests, Hobbies or Talents:

Crochet, Long Distance Running, Indoor Soccer, Photography, Travel, Cooking

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College, Professional, Vocational Schools  
attended:

Major Subject:

Degree/Dates:

SJSU

Human Resource Management

BS, 2008

Cal Poly SLO

Computer Science

n/a

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Special awards or recognition received:

Please state reasons why you want to become a member of this Board/Commission/Committee, including what specific objectives you would be working toward as a member of this advisory board:

I recently attended the "Downtown" meetings and saw that most people who attend those events don't really have a good grasp of the younger generation's likes and dislikes. In fact, I was shut down by a couple of the veteran attendees when I tried to voice my opinions in small group discussions. I would love to bring different viewpoints to the commission and help foster involvement from a wider range of residents from around the community. This is a very unique city with a lot of historical significance and I would love to highlight those features to the residence and visitors who are unaware of them. Better informed citizens will help preserve the historically significant features for future generations to enjoy.

Any other information which you feel would be useful to the City Council in reviewing your application:

I actually purchased Chris and Tom's house with the mindset to preserve the historically significant pieces of the property. As a relatively new resident of the Old Quad, I feel like there is a lot to learn.

Are you associated with any Organization/Employment that might be deemed a conflict of interest in performing your duties if appointed to this position?

☐ Yes

☒ No

☐ Unsure

If yes, please name the Organization or Employment.

City policy directs all advisory body members not to vote on matters where there exists a potential conflict of interest. Would you be willing to abstain from voting if such a conflict arises?

☒ Yes

☐ No

☐ Unsure

Have you ever been convicted of a felony or misdemeanor? Do not list any misdemeanor settled in juvenile court. (If yes, explain convictions)

Signature of Applicant:

Patricia Leung

Date Signed:

11/30/2015

By clicking submit you are confirming that you are the person listed in this application, and that all information provided is truthful and correct. You can also submit the completed application in person at: City Clerk's Office, 1500 Warburton Avenue, Santa Clara, California 95050. All information provided will be public information.



## Position

Board/Commission/Committee Applying For\*  
Historical & Landmark Commission

## Personal Information

Name \*

Yvonne C. Inciarte

Are you a resident of the City of Santa Clara? \*  
(Must be a resident of the city of santa clara at time of application)

☒ Yes

☐ No

Address \*

Street Address

Address Line 2

City

Santa Clara

Postal / Zip Code

95050

State / Province / Region

CA

Country

USA

Provide two forms of Proof of Residency in the City of Santa Clara

Attachment 1 \*

Yvonne Inciarte.DL CA.pdf

2.07MB

Attachment 2 \*

YI.Vehicle Payment.pdf

3.45MB

Email \*

Primary Phone Number \*

Secondary Phone Number

## Additional Information

Have you attended a meeting of this Board/ Commission/ Committee? \*  
No

## Work Experience

Present Employer \*

U.S. House of Representatives

Job Title \*

Field Representative

Previous Government Bodies/ Elective Offices Applicant has served

Government

Position/ Office Held:

Date

Civic or Charitable Organizations to which Applicant has belonged

Civic or Charitable Organization

Position Held

From Date

To Date

High School, College, Professional, Vocational Schools attended

High School, College, Professional, Vocational School

Major Subject

Degree Dates /  
Anticipated  
Graduation

San Jose State University

Political Science

12/16/2021

Special awards or recognition received

Reasons

**RECEIVED**

**MAY 01 2023**

City Clerk's Office  
City of Santa Clara

Please state reasons why you want to become a member of this Commission, including what specific objectives you would be working toward as a member of this advisory board:

Santa Clara is located in the heart of Silicon Valley. It is a destination for many people of diverse backgrounds who desire and also call it home. Today, we can proudly say we have welcomed the popular tech industry to be our neighbors, but we must preserve and educate our newer generations the beginning of Santa Clara. It's important to revisit and understand the importance of our city. The past and the present give way to the direction of our future. Having a sense of community and our Santa Clara identity helps us make choices that can enable everyone to thrive.

**Additional Information**

Any other information which you feel would be useful to the City Council in reviewing your application:

**Conflict of Interests**

Are you associated with any Organization/Employment that might be deemed a conflict of interest in performing your duties if appointed to this position?

No

**Abstaining from Votes**

City policy directs all advisory body members not to vote on matters where there exists a potential conflict of interest. Would you be willing to abstain from voting if such a conflict arises?

No

**Signature and Acknowledgement**

**Signature**

By clicking submit, you are confirming that you are the person listed in this application, and that all information provided is truthful and correct. All information provided will be public information.

**Date**

5/1/2023



**City of  
Santa Clara**  
The Center of What's Possible

**Application for Boards, Commissions and Committees**

**Position**

**Board/Commission/Committee Applying for\***

Historical & Landmark Commission

APR 22 2021

City Clerk's Office

**Personal Information**

**Name\***

Amy M. Kirby

**Email\***

**Address\***

**Street Address**

**Address Line 2**

**City**

Santa Clara

**State / Province / Region**

CA

**Postal / Zip Code**

95050

**Country**

United States

**Primary Phone #\***

**Secondary Phone #**

**Additional Information**

**Are you eligible to vote in Santa Clara?\***

Yes

**Are you a registered voter of Santa Clara?\***

Yes

**Have you attended a meeting of this Board/ Commission/ Committee?\***

No

**Present Employer**

Unemployed at the moment due to recent move

**Job Title**

Employed as the director of a historical society before move

**Work Experience**

**Previous Government Bodies/ Elective Offices Applicant has served**

	Government Bodies/ Elective Offices	Position/ Office Held	From Date	To Date
1				

**Civic or Charitable Organizations to which Applicant has belonged**

	Civic or Charitable Organization	Position Held	From Date	To Date
1	New Britain Historical Society	Founder and Director	4/1/2012	10/1/2017
2	New Britain Police Museum	Curator and Collections Manager	6/1/2012	6/1/2014
3	Historic Signage and Wayfinding Committee	Committee Member	5/1/2012	5/1/2013

### Special Interests, Hobbies or Talents

I have earned a B.S. in History and completed all coursework for an M.A. in Public History, pending acceptance of my capstone paper. These studies have provided me with an excellent array of coursework and practical experience in both specific historical areas of study and concepts of preservation and presentation of history for the public. My studies, research, and public programs have included topics of national and world history, as well as state and local history. I have experience in working with the online and physical facilities and collections of state and local libraries and historical organizations to obtain historical documents, public and military records, photographs, and literature. I have familiarity and skill in working with a variety of photographic and imaging equipment for artifacts, documents, and microfiche.

In the City of New Britain, I created public programs that helped enliven community pride in an otherwise depressed post-industrial city. I am extremely proud of Timeless Tales of Fairview Cemetery, a dramatic historical reenactment program that portrays and celebrates the lives of people that make up the city's heritage that I researched, wrote, and developed. Another program I am proud of is the anti-bullying program built around a series of KKK visits to the city in the 1980's presented to middle school students. These and other programs have given me experience working with a variety of civic entities, including school administrations and teachers, public libraries, public works departments, police and fire departments, Parks and Recreation departments, town and city councils, and mayors' offices.

I have also gained academic and professional experience in organizational history, historic surveys, and resource inventories. This includes a resource inventory of New Britain's Walnut Hill Park for the purposes of creating a walking tour podcast and submittal to the National Register of Historic Places. I interned at Mystic Seaport, where I created and conducted a visitor survey for a new program and conducted a survey of its collections to identify Civil War-era items for a new online database. I contributed to the recent writing of the organizational history of the Harriet Beecher Stowe house museum, by researching and writing the history of the organization's public programming.

In writing the book *Legendary Locals of New Britain* for Arcadia Publishing, I became familiar with the organizational and corporate history of many of the city's businesses and public institutions dating from colonial times to the present day. For local history and community development courses I conducted research on environmental changes to the city from over three hundred years of human habitation, agriculture, and industry. Finally, both my educational and professional experiences have made me quite comfortable working in teams, collaborating, and interacting with people of a variety of backgrounds and professions.

### College, Professional, Vocational Schools attended

	College, Professional, Vocational School	Major Subject	Degree Dates
1	Iowa State University	Bachelor of Science, History	8/1/2007
2	Central Connecticut State University	Masters of Arts, Public History (I have completed all coursework, degree pending acceptance of my capstone paper)	

### Special awards or recognition received

Recipient, New Britain Parks and Recreation 2011 Benefits are Endless... Special Recognition Award. Annual award for individuals and organizations who have assisted New Britain Parks and Recreation Department in providing new or enhanced services to the community

Nominee and National Finalist, American Association for State and Local History (AASLH) Leadership in History award, 2010

Compiled and presented materials for A Walking Tour of Walnut Hill Park podcast, chosen to be featured at the National Council of Public History's Annual Conference in 2009

Member, Phi Alpha Theta, Chi Iota Chapter, CCSU – Professional History Honor Society

### Reasons

Please state reasons why you want to become a member of this Board/Commission/Committee, including what specific objectives you would be working toward as a member of this advisory board:

My love of history, historic preservation, and using my training as a Public Historian to make history accessible to everyone is what motivates me. Specific objectives for me are not very specific, just anything that helps the public learn about and fall in love with their history.

### Additional Information

Any other information which you feel would be useful to the City Council in reviewing your application:

I have applied for a position with the County of Santa Clara, Parks and Recreation Department, Parks Program Coordinator - Museum Operations and Events. I have learned my application has been approved and I am waiting for interviews to begin

I am in process of becoming a member of California Pioneers of Santa Clara County, a 501(c)(3) and one of the two oldest pioneer societies in California

### Conflict of Interests

Are you associated with any Organization/Employment that might be deemed a conflict of interest in performing your duties if appointed to this position?

Unsure

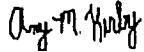
### Abstaining from Votes

City policy directs all advisory body members not to vote on matters where there exists a potential conflict of interest. Would you be willing to abstain from voting if such a conflict arises?

Yes

### Signature and Acknowledgement

#### Signature\*



By clicking submit you are confirming that you are the person listed in this application, and that all information provided is truthful and correct. All information provided will be public information.

Certified Local Government Professional Qualifications (36 CFR Part 61):  
**History Professional Qualifications**

Local Government City of Santa Clara Historical and Landmarks Commission

Name Amy M. Kirby Commissioner ☒ Staff ☐  
(Name of Commissioner or Staff)

Date of Appointment: 07/01/2021 Date Term Expires: 06/30/2025

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

Alternative A

☐ MA or PhD in History

or

☒ MA/MS or PhD in CRF

MA - Public History

(specify field)

Alternative B1

☐ BA in History

or

☒ BA in CRF

BS - History

(specify field)

Alternative B2

☐ BA in History

or

☒ BA in CRF

BS - History

(specify field)

and

and

☒ Two years full-time experience in history (check appropriate boxes below and attach explanation and dates)

☒ research

☒ writing

☒ teaching

☒ interpretation

☒ other (specify) Seminars - Preserving the Built Environment/Historic Preservation and the

☒ Substantial contribution through research and publication to body of scholarly knowledge in history (attach explanation)

☒ With a professional institution

Golden Gate National Parks Conservancy/New Britain Historical Society/Central Connecticut State University/  
(specify institution)

☒ academic institution

☒ historical org./agency

☒ museum

☒ other (specify) social media/podcasts

To meet the standards in this discipline you must be able to check either a big box or a big circle, and check all the smaller boxes under that alternative. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. CRF = Closely Related Field; field closely related to this or other discipline in historic preservation (Urban or Regional Planning, American Studies, Historic Preservation, Art History, Architecture, Material Culture, Landscape Architecture, or Folklore). Coursework should be evaluated if discipline itself is not always or obviously related.

Certified Local Government Professional Qualifications (36 CFR Part 61):  
**Architectural History Professional Qualifications**

Local Government City of Santa Clara Historical and Landmarks Commission

Name Amy M. Kirby Commissioner ☒ Staff ☐  
(Name of Commissioner or Staff)

Date of Appointment: 07/01/2021 Date Term Expires: 06/30/2025

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

Alternative A

☐ MA or PhD in Architectural History

or

☒ MA/MS or PhD in Art History, Historic Preservation or CRF  
MA - Public History  
(specify field)

and

☒ Coursework in American Architectural History (list courses or attach listing)  
HIST 497 - Local History & Community Development  
HIST 501 - Preservation & Resource Management  
HIST 501 - Professional Historian  
HIST 510 - Seminar in Public History  
HIST 511 - Heritage & Cultural Tourism

Alternative B1

☐ BA in Architectural History

or

☒ BA in Art History, Historic Preservation or CRF  
BS - History  
(specify field)

and

☒ Two years full-time experience in American architectural history or restoration (check appropriate boxes below and attach explanation and dates)

☒ With a professional institution  
Golden Gate National Parks Conservancy/New Britain Historical Society/Central Connecticut State University  
(specify institution)

☒ academic institution  
☒ historical org./agency  
☒ museum  
☒ other (specify) social media/podcasts

Alternative B2

☐ BA in Architectural History

or

☒ BA in Art History, Historic Preservation or CRF  
BS - History  
(specify field)

and

☒ Substantial contribution through research and publication to body of scholarly knowledge in American architectural history (attach explanation)

To meet the standards in this discipline you must be able to check either a big box or a big circle, and check all the smaller boxes under that alternative. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. CRF = Closely Related Field; field closely related to this or other discipline in historic preservation (Urban or Regional Planning, American Studies, Historic Preservation, Art History, Architecture, Material Culture, Landscape Architecture, or Folklore). Coursework should be evaluated if discipline itself is not always or obviously related. In addition, note that Alternative A requires the advanced degree in architectural history or a closely related field and coursework in American architectural history. Alternatives B1 and B2 require the work experience or publications (in lieu of a graduate degree) to be in American architectural history.

Certified Local Government Professional Qualifications (36 CFR Part 61):  
**Historic Archeology Qualifications**

Local Government City of Santa Clara Historical & Landmarks Commission

Name Amy M. Kirby Commissioner ☒ Staff ☐  
(Name of Commissioner or Staff)

Date of Appointment: 07/01/2021 Date Term Expires: 06/30/2025

Certified Local Government procedures require local commissions to meet specific professional requirements. The commission shall include a minimum membership of five individuals with all members having demonstrated interest, competence, or knowledge in historic preservation. At least two Commission members are encouraged to be appointed from among professionals in the disciplines of history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation, and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that such professionals are available in the community. Commission membership may also include lay members who have demonstrated special interests, competence, experience, or knowledge in historic preservation. **In addition to completing the form below for any commission member or staff who meets the requirements for this profession, please attach a resume for this individual.**

Alternative A

- ☒ MA/MS or PhD in Archeology or Anthropology or CRF  
MA - Public History  
(specify field)
- and
- ☒ At least one year full-time professional experience or equivalent specialized training in archeological research, administration, or management (attach explanation)
- and
- ☒ At least four months of supervised field and analytic experience in general North American archeology (attach explanation)
- and
- ☒ Demonstrated ability to carry research to completion (attach explanation)
- and
- ☒ At least one year of full-time experience at a supervisory level in the study of archeological resources of the historic period (attach explanation)

To meet the standards in this discipline you must be able to check all the boxes above. One year = 12 months. Full-time = 35-40 hours per week. A year of professional experience need not consist of a continuous year of full-time work, but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent period. CRF = Closely Related Field; field closely related to this or other discipline in historic preservation (Urban or Regional Planning, American Studies, Historic Preservation, Art History, Architecture, Material Culture, Landscape Architecture, or Folklore). Coursework should be evaluated if discipline itself is not always or obviously related.



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## EDUCATION

BACHELOR OF SCIENCE, HISTORY *Iowa State University, August 2007*

**Research Topics:** U.S. History, Causes of the Civil War and Battlefield Experiences, Women in Technology

**Coursework:** U.S. Foreign and Domestic Policy, Civil War Causes and Perspectives, African American Literature, History of Industry and Technology, History of Film

MASTER OF ARTS, PUBLIC HISTORY *Central Connecticut State University (capstone project is pending final grade)*

**Research Topics:** Public Programming and Municipal Partnerships, Use of Cemeteries as Educational and Public History Resources, 19<sup>th</sup> Century Spiritualism and Western Expansion, Connecticut Shipbuilding during the Civil War

**Coursework:** Local History and Community Development, Heritage and Cultural Tourism, Historic Preservation and Resource Management, Museum Curatorship, Marketing and Modern Issues Facing Museum and Tourist Destinations, Community and Civic Engagement, Native American History

## ENGAGEMENTS & SERVICE

- |           |   |                 |
|-----------|---|-----------------|
| 2021      | <u>CITY OF SANTA CLARA HISTORIC AND LANDMARKS COMMISSION</u><br><b>Commissioner</b><br>One of seven commissioners appointed by the city council to advise on all matters relating to historic places and landmarks. The commission provides insight on the naming/re-naming of streets, museum and their presence in the city, and the designation and preservation of historical landmarks and places. California State Mandated AB 1234 Public Service Ethics Education Certification required every two years. Current certification expires 08/29/2023. | Santa Clara, CA |
| 2021      | <u>CITY OF SANTA CLARA HISTORIC AND LANDMARKS COMMISSION</u><br><u>AGNEWS HISTORIC CEMETERY &amp; MUSEUM SUBCOMMITTEE</u><br><b>Commission Member</b><br>Oversight, management, and upkeep of the cemetery and museum dedicated to remembering the individuals who lived and worked at the Agnews State Hospital and Development Center from 1888 until 2009.   | Santa Clara, CA |
| 2014-2016 | <u>CONNECTICUT LEAGUE OF HISTORY ORGANIZATIONS</u><br><b>Program Judge and Review Consultant</b><br>Performed judging duties for annual History Day in Connecticut event and school presentations, locally and state-wide. Reviewed projects submitted for the annual Awards of Merit designation and consulted with other professionals from the field, leading to unified consensus on who should receive awards.   | New Britain, CT |
| 2013-2015 | <u>"I REMEMBER NEW BRITAIN" SOCIAL MEDIA SITE</u><br><b>Site Administrator and Historical Consultant</b><br>Received, reviewed, edited, and archived multimedia postings from a site with over 5300 members. Created site rules, including copyright and public domain usage requirements, and monitored content for historical accuracy.   | New Britain, CT |
| 2012-2014 | <u>NEW BRITAIN POLICE MUSEUM</u><br><b>Curator and Collections Manager</b><br>Responsible for proper cataloging, storage, and management of collections. Oversaw rebranding and repurposing of the museum as it transitioned from a dedicated museum space to hundreds of display cases located on three floors and in a classroom. Devised, arranged, rotated, and continuously updated exhibits in cases. Gave tours to community groups and used museum content to write and teach school outreaches.  | New Britain, CT |



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- 2012-2013      HISTORIC SIGNAGE AND WAYFINDING COMMISSION PROJECT      New Britain, CT  
**Commission Member**  
 Performed historical research, made decisions regarding people, places, and things to be featured, and wrote verbiage for signs used to create a walking tour around the downtown historical district. QR codes were incorporated so that people could scan with their phones for continuously updated information.
- 2010-2011      MYSTIC SEAPORT MUSEUM      Mystic, CT  
**Collections and Special Programs Assistant**  
 Researched the seaport's vast collection of Civil War-era items and created a separate database and archive specifically for these items. Wrote and administered survey of visitors to the seaport to gauge interest in seeing exhibits and programs for the upcoming 200<sup>th</sup> anniversary of the War of 1812.
- 2011      150<sup>th</sup> ANNIVERSARY OF THE CIVIL WAR IN CONNECTICUT      New Britain, CT  
**Event Coordinator**  
 Assisted with organizing and directing events associated with this 3-day commemoration attended by thousands of local and regional participants and attendees. This living history event covered topics from medicine during the Civil War to the roles of non-enlisted members within their communities. Responsibilities included logistical planning and layout of event, marketing and providing in roads with civic and government officials, research and script writing, solicitation of actor historians, and costumes creation.
- 2010      STATE OF CONNECTICUT PROBATE COURTS      West Hartford, CT  
**Project Coordinator**  
 Under direction of Connecticut State Library and Probate Court Administrator, catalogued and organized files for archival storage, created report on the structure and information in probate records and an accessible finding guide for future research. Required traveling to 169 different probate courts around the state as they consolidated down to 54, with records dating back to 1633.
- 2010      WETHERSFIELD HISTORICAL SOCIETY      Wethersfield, CT  
**Cemetery Event Organizer**  
 Assisted with development of this event due to success of ongoing New Britain event. Provided event concept, performed historical research and script writing, auditioned actor historians and provided costumes, and left the organization with a viable plan and the skills to continue the event on their own in the future.
- 2009-2017      CITY OF NEW BRITAIN      New Britain, CT  
**City Historian**  
 Initiate projects with city, coordinate public programs, present work at city council meetings. Served as historical liaison for research and public projects. Coordinated large-scale public programming events attended by those interested in city history.
- 2009      WE THE PEOPLE: THE CITIZEN & THE CONSTITUTION      Sturbridge, MA  
**Workshop Participant and Showcase Judge**      Hartford, CT  
 Attended a professional development workshop in Sturbridge, MA conducted by this organization which promotes civic engagement projects within schools. Participated as a judge for student project showcase in Hartford, CT later the same year.



## EMPLOYMENT

2022 GOLDEN GATE NATIONAL PARKS CONSERVANCY

### **Historian/Historic Interpretation Developer and Content Creator**

Responsible for research and content creation for various interpretation avenues used with the public. The Golden Gate National Parks Conservancy has set the goal of taking its approach in a new direction by 2026, with the new focus being on social justice, mass-incarceration, and Native American issues. Development of new programming, educational outreaches, walking tours, and special events in line with this new focus. Required to be a source of knowledge and to field questions for the public. In partnership with the National Parks Service, this historic sight is managed by a consortium focused on historic preservation of both built and natural landscapes, the utmost importance being to maintain its value as a historical site.

2012-2017 NEW BRITAIN HISTORICAL SOCIETY

New Britain, CT

### **Founder and Executive Director**

Oversaw from concept through all phases of the 501(c)(3) certification. Created and directed large-scale public programs and educational outreach events within the public schools. Wrote grant requests, reports, and managed finances. Promoted membership and maintained roster, kept oversight of volunteers, and managed interns. Steadily grew and curated the society's collection of objects and books donated by the public. Partnered with local civic and government organizations, including City of New Britain Parks and Recreation Department and Central Connecticut State University for various events. Engaged in public speaking whenever possible to help further knowledge of the society and its mission among the public. Marketed the society by creating logoed merchandise that was available for purchase at events and through the office. Executed research requests concerning local history, properties, and individuals. Administered social media presence and wrote monthly newsletter.

2008-2012 NOAH WEBSTER HOUSE & WEST HARTFORD HISTORICAL SOCIETY

West Hartford, CT

### **Museum Teacher, Supervisor, and Special Events Coordinator**

Guided public tours and various living history type programs for school children at the colonial-era boyhood home of Lexicographer Noah Webster. Supervised weekend operations of museum, overseeing employees and volunteers. Responsible for keeping track of all ticket sales and museum store purchases and creation of end-of-day balancing reports. Helped with preparation for West Hartford Hauntings, Tavern Night Dinners, Mother's Day Teas, Father's Day Ice Cream Socials, Gingerbread House days, and Night at the Museum Sleepovers which required cooking, baking, serving of food and drink, sewing costumes, set-up and break-down of spaces, and conducting surveys of guests to gauge overall success of these special programs and events.

## PUBLIC & EDUCATIONAL PROGRAMS

2015-2016 Gallery f(OUR)

New Britain, CT

### **New Britain Artists' Cooperative**

Created a reception program for an exhibit of works by local, amateur, and up-and-coming artists. Assisted with securing and setting up a space for a temporary opening reception while helping Co-op members attain permanent exhibition space. Worked with Co-op leaders on the pathway to setting up their own nonprofit organization.



- 
- 2015-2016      Iwo Jima 70<sup>th</sup> Anniversary Commemoration      Newington, CT  
**National Iwo Jima Memorial Foundation**  
Partnered with the National Iwo Jima Memorial Foundation to host a series of events to remember sacrifices made during the Battle of Iwo Jima, to recognize survivors both living and deceased, and to honor local veterans in general. Consisted of public lectures, slide shows, and living history re-enactments at the national monument park located on the New Britain City/Newington town line.
- 2014-2016      Public Schools Educational Outreach      New Britain, CT  
**Consolidated School District of New Britain**  
Periodic educational programs brought to K-12 schools within the district that highlighted local history. Topics included lessons from an anti-bullying program built around KKK visits to city in the 1980's, life experiences during the Civil War, and a district wide colonial town meeting in which students portrayed local historical figures and led the meeting with the aid of actor historians.



- 
- 2014-2015      Klingberg Vintage Motorcar Festival      New Britain, CT  
**Klingberg Family Centers**  
 Researched, arranged, and directed scripted and ad-lib performances by costumed reenactors portraying historic people related to the early automobile industry for annual fundraising event attended by thousands.
- 2013-2014      New Britain Heritage Day      New Britain, CT  
**New Britain Historical Society**  
 Collaborative event between the historical society, local businesses, and organizations. Groups were invited to create displays of their organizational histories and engage with the public. A group of CCSU interns worked for a full semester marketing, fundraising, planning the event, and overseeing community volunteers. The city was influenced to begin a larger-scale event in September 2015 known as Main Street USA as a direct outcome.
- 2012-2013      Korean War 60<sup>th</sup> Anniversary Commemoration      New Britain, CT  
**New Britain Historical Society**  
 Remembrance and public awareness event to commemorate the contribution of local veterans in a war that is often overlooked. Included an appearance by Major General Edward Rowney, who assisted General MacArthur during the Korean War conflict and served five presidents over his career.
- 2009-2013      Timeless Tales of Fairview Cemetery      New Britain, CT  
**City of New Britain Parks and Recreation Department**  
 Historical reenactment held in New Britain's oldest cemetery. Developed and presented original concept to department personnel, devised tour route, researched individuals, wrote biographies and scripts, assisted with prop selection, acquisition, gravesite staging, and costuming. Provided Marketing, wrote and submitted articles and news briefs, and recruited actors and sponsors. Hailed as the most important thing to ever come out of the Public History program at Central Connecticut State University, this event continues to this day, is immensely popular, and consistently sells out.
- 2008-2009      The Art of the Picture Book      New Britain, CT  
**Chen Art Gallery, Central Connecticut State University**  
 Exhibit of picture book illustrations showcasing the artwork of artists Maurice Sendak, Tomie dePaola, and Eric Carle. Pulp Art from the Sanford B.D. Low Illustration Collection at the New Britain Museum of American Art and a collection of Swedish picture books from the Elihu Burritt Library at Central Connecticut State University was also included. Responsible for assisting with setup and curatorship of exhibit and writing introductions for each piece displayed. Marketed exhibit to local grade schools and coordinated tours for groups of 15-80 students over the four-week run.

## PRESENTATIONS

- Kirby, A. *History of Baseball in New Britain, CT*. Slideshow and newspaper article exhibit presented at Minor League Baseball Eastern League All Star Game, New Britain Stadium, 2013.
- Kirby, A. and Bastos, E. *A Walk Through Walnut Hill Park, New Britain, CT*. Presented at National Council on Public History 2009 Annual Meeting, Providence, RI, 2009.
- Kirby, A. *Podcast Presentation on History of Walnut Hill Park*. Presented at New Britain Parks and Recreation Fall Quarterly Conference, N.B. Museum of American Art, New Britain, CT, 2009.



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## PUBLICATIONS

Author, *Legendary Locals of New Britain*. Mount Pleasant, SC: Arcadia, 2014.

Columnist, Local History Newspaper Column. *New Britain City Journal*.

Editor, New Britain Historical Society Quarterly Newsletter, *New Britain Society*.

## MEMBERSHIP & AWARDS

Recipient, City of New Britain New Parks and Recreation Department 2011 *Benefits are Endless... Special Recognition Award*. Annual award for individuals and organizations who have assisted New Britain Parks and Recreation Department in providing new or enhanced services to the community.

Nominee and National Finalist, American Association for State and Local History (AASLH) *Leadership in History* award, 2010. Compiled and presented materials for *A Walking Tour of Walnut Hill Park* podcast. Member, Phi Alpha Theta, Chi Iota Chapter, CCSU – Professional History Honor Society

**RECEIVED**

SEP 08 2021

City Clerk's Office  
City of Santa ClaraCity of  
Santa Clara  
The Center of What's Possible**Position****Board/Commission/Committee Applying for\***

Historical &amp; Landmark Commission

**Personal Information****Name\***

Ed Stocks

**Email\*****Address\***

Street Address

Address Line 2

City

Santa Clara

State / Province / Region

CA

Postal / Zip Code

95050

Country

United States

**Primary Phone #\*****Secondary Phone #****Additional Information****Are you eligible to vote in Santa Clara?\***

Yes

**Are you a registered voter of Santa Clara?\***

Yes

**Have you attended a meeting of this Board/ Commission/ Committee?\***

Yes

**Present Employer****Job Title****Work Experience**

Previous Government Bodies/ Elective Offices Applicant has served

	Government Bodies/ Elective Offices	Position/ Office Held	From Date	To Date
1				

Civic or Charitable Organizations to which Applicant has belonged

	Civic or Charitable Organization	Position Held	From Date	To Date
1				

**Special Interests, Hobbies or Talents**

High School, College, Professional, Vocational Schools attended

High School, College, Professional, Major Subject  
Vocational SchoolDegree Dates / Anticipated  
Graduation

**Special awards or recognition received****Reasons**

Please state reasons why you want to become a member of this Board/Commission/Committee, including what specific objectives you would be working toward as a member of this advisory board:

I appreciate many period areas of architecture, we travel to see it. California and Santa Clara has many different periods of growth and the key architecture it has generated is worth preserving, and I'd enjoy working on the commission that can protect and spotlight on it.  
I am looking to contribute to the historic Santa Clara area, to promote restoration and preservation, and to assist in period property awareness and celebration.

**Additional Information**

Any other information which you feel would be useful to the City Council in reviewing your application:

**Conflict of Interests**

Are you associated with any Organization/Employment that might be deemed a conflict of interest in performing your duties if appointed to this position?

No

**Abstaining from Votes**

City policy directs all advisory body members not to vote on matters where there exists a potential conflict of interest. Would you be willing to abstain from voting if such a conflict arises?

Yes

**Signature and Acknowledgement****Signature\***

*Ed Starks*

By clicking submit you are confirming that you are the person listed in this application, and that all information provided is truthful and correct. All information provided will be public information.

# REBECCA BUSTOS

## EXPERIENCE

### City of Santa Clara Planning Division

#### *Senior Planner*

**February 2020 – Present**

#### *Associate Planner*

**January 2017 – February 2020**

- Manage and coordinate land use entitlements, including General Plan amendments, rezonings, use permits, and architectural review for projects of varying complexities
- Trusted and relied upon to manage multiple concurrent high-profile projects, including a 10 million square-foot mixed-use redevelopment of the previously proposed Yahoo! campus and 40+ acre Patrick Henry Drive Specific Plan
- Confident and articulate in delivering verbal and written reports to various City commissions
- Develop detailed project timelines and milestone directives for internal staff and consultants
- Daily project coordination with outside consultants, including contract and invoice management
- Extensive interdepartmental coordination to negotiate project timelines and work products
- Manage, supervise, and mentor an Assistant Planner, as well as other new staff

#### *Acting Development Review Officer*

**October 2017 – December 2017**

- Six-week period as Acting Development Review Officer, included all management responsibilities including staff project assignments and workload assessments
- Oversaw and managed the Project Clearance Committee and Planning Commission, which included agenda management, staff report review, public presentations, and meeting minutes
- Provided zoning ordinance interpretations to staff and support in communications and meetings with applicants and the public

### City of San José Planning Division

**November 2012 – January 2017**

#### *Planner I/II/III – Project Manager*

- Promoted to Planner II within one year; working as Planner III from August 2015 forward
- Consistently developed and met accelerated timelines for complex, high-profile projects, which included three office/commercial developments over one million square feet each
- Worked closely with applicants to ensure projects conformed to the City's Zoning Ordinance, the goals and policies of the General Plan, various design guidelines, and other policies and specific plans
- Provided mentorship and training to new hires
- Effectively facilitated publicly noticed community meetings to inform the public about proposed projects
- Successfully coordinated interdepartmentally and with outside agencies and stakeholders to meet project deadlines and identified milestones
- Planning Division Employee of the Year – 2015

### AEI Consultants

**April 2012 – November 2012**

#### *Project Manager*

- Provided project management for Phase I Environmental Site Assessments, Environmental Transaction Screens, Regulatory Database Reviews, and Historical Records Reviews
- Project research included reviewing regulatory agency files, aerial photographs, and Sanborn Fire Insurance Maps in order to create a timeline of current and past uses of properties in question
- Performed comprehensive site inspections and interviews of property contacts, users, and owners
- Drafted specific recommendations for clients regarding further subsurface investigation and remediation

## EDUCATION

CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO  
Bachelor of Science: City and Regional Planning, June 2011

**Attachment 2:**  
**Minutes from Commission Meetings**



# City of Santa Clara

## Meeting Minutes

### Historical & Landmarks Commission

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10/06/2022

6:00 PM

Virtual Meeting

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Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9142 the Historical and Landmarks Commission meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara continues to provide methods 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](mailto: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.

#### 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**

**A motion was made by Commissioner Vargas-Smith to excuse Commissioner Romano from the meeting and excused Commissioner Swartzwelder from the beginning of the meeting. The**

**motion was seconded by Commissioner Kirby. Commissioner Swartzwelder joined the meeting at 6:42 pm.**

### **CONSENT CALENDAR**

**A motion was made by Commissioner Vargas-Smith and seconded by Commissioner Kirby to approve the consent calendar.**

- 1.A** Historical and Landmarks Commission Minutes of September 1, 2022

### **PUBLIC PRESENTATIONS**

### **GENERAL BUSINESS**

- 2.** Consideration of Historic Preservation Agreement (Mills Act Contract), Significant Property Alteration (SPA) Permit, and a Variance request to convert an existing detached two-story structure into an Accessory Dwelling Unit (ADU) and garage at 1184 Washington Street
- A motion was made by Commissioner Stocks, seconded by Commissioner Vargas-Smith to approve staff recommendation with the addition of a bronze plaque "1861."**
- 3.** Review and Comment on the Draft Downtown Precise Plan

### **STAFF REPORT**

- 1.** Berryessa Adobe Maintenance

### **COMMISSIONERS REPORT**

- 1.** Subcommittee Reporting - 20 minutes
- 2.** Board and Committee Assignments - 15 minutes
- 3.** Announcements and Other Items - 10 minutes
- 4.** Commissioner Travel and Training Requests - 10 minutes

**A motion was made by Commissioner Stocks, seconded by Commissioner Vargas-Smith to approve the training request and expenditure of funds for a total of \$380.00.**

### **ADJOURNMENT**

**A motion was made by Commissioner Vargas-Smith, and seconded by Chair Leung to adjourn the meeting at 8:09 p.m..**

**The next regular scheduled meeting is Thursday, November 3, 2022  
at 6 p.m.**

**MEETING DISCLOSURES**

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

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.



# City of Santa Clara

## Meeting Minutes

### Historical & Landmarks Commission

11/03/2022

6:00 PM

Virtual Meeting

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9145, the Historical and Landmarks Commission meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara continues to provide methods 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

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#### CALL TO ORDER AND ROLL CALL

#### CONSENT CALENDAR

**1.A** Historical and Landmarks Commission Minutes of October 6, 2022

**A motion was made by Vice Chair Vargas-Smith, seconded by Commissioner Stocks, to approve the remainder of the consent**

**calendar.**

**1.B**

Consideration of a proposed new attached Accessory Dwelling Unit (ADU) at 1860 Market Street that is located within 200 feet of a Historic Resource.

**A motion was made by Commissioner Romano, seconded by Commissioner Stocks, to continue this item to the February HLC meeting to allow time for the architect to review letters provided by the HLC Advisors and to consider modifying the proposed shed dormer to a hip dormer.**

**PUBLIC PRESENTATIONS**

**GENERAL BUSINESS**

**2.**

Consideration of Historic Resource Inventory Property Designation and a Historical Preservation Agreement (Mills Act Contract) for 324 Madison Street

**A motion was made by Commissioner Stocks, seconded by Commissioner Romano, to approve staff recommendation with direction to switch Years 4 and 5 and the addition of a bronze plaque "c. 1936."**

**3.**

STUDY SESSION: Historic Preservation Ordinance

**STAFF REPORT**

1. Berryessa Adobe Maintenance

**COMMISSIONERS REPORT**

1. Subcommittee Reporting - 20 minutes
2. Board and Committee Assignments - 15 minutes

**Board/Committee**

Santa Clara Arts and Historic Consortium  
Historic Preservation Society of Santa Clara  
Old Quad Residents Association  
Development Review Hearing  
BART/ High Speed Rail/ VTA BRT Committee  
Zoning Ordinance Update  
El Camino Real Specific Plan Community Advisory Committee

**Lead/Alternate**

Leung / Romano  
Vargas-Smith / Leung  
Leung / Romano  
Romano / Vargas-Smith  
Vargas-Smith / Swartzwelder  
Romano / Swartzwelder  
Leung

**ADJOURNMENT**

A motion was made by Commissioner Vargas-Smith, and seconded by Commissioner Stocks, to adjourn the meeting at 9:39 p.m..

The next regular scheduled meeting is Thursday, December 1, 2022 at 6 p.m.

**MEETING DISCLOSURES**

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# City of Santa Clara

## Meeting Minutes

### Historical & Landmarks Commission

---

12/01/2022

6:00 PM

Virtual Meeting

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

- o Phone: 1 (669) 900-6833

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#### **CALL TO ORDER AND ROLL CALL**

Chair Leung called the meeting to order at 6:05 p.m.

**Present** 6 - Commissioner Michael Celso , Commissioner Amy Kirby, Chair Patricia Leung, Commissioner Kathleen Romano, Commissioner Ed Stocks, and Vice Chair Ana Vargas-Smith

**Absent** 1 - Commissioner Megan Swartzwelder

**A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Stocks to excuse Commissioner Swartzwelder.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Excused:** 1 - Commissioner Swartzwelder

### **CONSENT CALENDAR**

1. [22-1432](#) Historical and Landmarks Commission Minutes of November 3, 2022

**A motion was made by Commissioner Stocks, seconded by Commissioner Vargas-Smith, to approve Staff Recommendation.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Excused:** 1 - Commissioner Swartzwelder

### **PUBLIC PRESENTATIONS**

**Commissioner Romano** discussed the ongoing construction at 712 Jefferson Street. She expressed concern that the item did not go before the HLC and was considered a Minor Significant Property Alteration Permit. She stated she was going to meet with staff to discuss further.

**Commissioner Leung** requested that a Stop Work Order for 712 Jefferson Street is agendized at the February 2, 2023 HLC meeting.

### **GENERAL BUSINESS**

2. [22-1305](#) Consideration of a First and Second Story Addition at 1485 Bellomy Street that is located within 200 feet of a Historic Resource

Public Speakers:

Adam Thompson

Rob Mayer

Jonathon Evans

**A motion was made by Commissioner Stocks, seconded by Commissioner Vargas-Smith, to continue the item to the February 2, 2023 meeting with a recommendation for the following revisions:**

- 1. Reduce the 25-foot stucco wall on the side property line**
- 2. Correct project data calculation and plan dimensions**
- 3. Provide roof plans**
- 4. Provide sketch of the two-neighboring residences in similar scale in elevation**
- 5. Explore basement addition instead of above ground**
- 6. Meet maximum 40% lot coverage**
- 7. Change roof style to be compatible with the immediate neighborhood**
- 8. Reduce the mass to be compatible with the adjacent HRI property**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Excused:** 1 - Commissioner Swartzwelder

3. [22-1422](#) Consideration of a Significant Property Alteration Permit for a Second Story Addition at 1540 Homestead Road (Continued from the May 5, 2022 HLC Meeting)

Public speakers:

Craig Mineweaser, Architectural Advisor to the HLC

Rob Mayer

Jonathon Evans

**A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith to continue the item to the February 2, 2023 meeting with the recommendation to work with architect and reduce mass on the right side along the driveway.**

**Aye:** 5 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, and Vice Chair Vargas-Smith

**Excused:** 1 - Commissioner Swartzwelder

**Recused:** 1 - Commissioner Stocks

4. [22-1451](#) Study Session: Discussion of Historical Preservation Topics to Recommend to the City Council for Council Consideration

The Commission discussed historic preservation topics to be referred to the City Council at their Priority Study Session. Staff Liaison Rebecca Bustos will draft a memo to Council on behalf of the HLC with this information.

## **COMMISSIONERS REPORT**

### **STAFF REPORT**

1. Berryessa Adobe Maintenance

**Staff Liaison Rebecca Bustos** indicated there were no updates.

1. Subcommittee Reporting - 20 minutes

Commissioners present reported on subcommittee activities. The Marketing Subcommittee stated that they had not met. The Outreach and Education Subcommittee shared that they had met to discuss context statement and the potential use of grant funds.

2. Board and Committee Assignments - 15 minutes

#### **Board/Committee**

#### **Lead/Alternate**

Santa Clara Arts and Historic Consortium  
Historic Preservation Society of Santa Clara  
Old Quad Residents Association  
Development Review Hearing  
BART/ High Speed Rail/ VTA BRT Committee  
Zoning Ordinance Update  
El Camino Real Specific Plan Community Advisory Committee  
Downtown Revitalization

Leung / Romano  
Vargas-Smith / Leung  
Leung / Romano  
Romano / Vargas-Smith  
Vargas-Smith / Swartzwelder  
Romano / Swartzwelder  
Leung  
Vargas-Smith / Romano

3. Announcements and Other Items - 10 minutes
4. Commissioner Travel and Training Requests - 10 minutes

**ADJOURNMENT**

A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Romano, to adjourn the meeting.

The meeting adjourned at 11:13 p.m.

The next regular scheduled meeting is on February 2, 2023.

**MEETING DISCLOSURES**

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# City of Santa Clara

## Meeting Minutes

### Historical & Landmarks Commission

02/02/2023

6:00 PM

Virtual Meeting

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9178, the Historical and Landmarks Commission meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara continues to provide methods 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

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#### CALL TO ORDER AND ROLL CALL

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

**Present** 6 - Commissioner Michael Celso , Commissioner Amy Kirby, Chair Patricia Leung, Commissioner Kathleen Romano, Commissioner Ed Stocks, and Vice Chair Ana Vargas-Smith

**Absent** 1 - Commissioner Megan Swartzwelder

**CONTINUANCES/EXCEPTIONS**

**A motion was made by Commissioner Romano, seconded by Commissioner Stocks, to continue Items 1.A and 1.B.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Absent:** 1 - Commissioner Swartzwelder

**1.A**     [23-80](#)     Continuance of the 906-950 Monroe Street Mixed-use project

**Recommendation:** Staff recommends the Historical and Landmarks Commission continue the proposed project to March 2, 2023.

**1.B**     [23-79](#)     Continuance Hearing of a proposed new attached Accessory Dwelling Unit (ADU) at 1860 Market Street that is located within 200 feet of a Historic Resource.

**Recommendation:** Recommend that the Historical and Landmarks Commission continue the proposed project to March 2, 2023.

**CONSENT CALENDAR**

**A motion was made by Commissioner Stocks, seconded by Commissioner Celso, to approve the Consent Calendar.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Absent:** 1 - Commissioner Swartzwelder

**2.A**     [22-1600](#)     Historical and Landmarks Commission Minutes of December 1, 2022

**Recommendation:** Approve the Historical and Landmarks Commission Minutes of December 1, 2022.

**PUBLIC PRESENTATIONS**

None

**GENERAL BUSINESS**

3. [23-77](#) Continuance Hearing for a Significant Property Alteration Permit for a Second-Story Addition at 1540 Homestead Road

**Recommendation:** Staff recommends the Historical and Landmarks Commission forward a recommendation of approval for issuance of a Significant Property Alteration (SPA) Permit to the Planning Commission for the proposed addition, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans.

**A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Kirby, to recommend approval to the Planning Commission.**

**Aye:** 5 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, and Vice Chair Vargas-Smith

**Absent:** 1 - Commissioner Swartzwelder

**Recused:** 1 - Commissioner Stocks

4. [23-78](#) Continuance Hearing for a First and Second Story Addition at 1485 Bellomy Street that is located within 200 feet of a Historic Resource

**Recommendation:** Staff recommends that the Historical and Landmarks Commission find that the project as proposed would not significantly impact the integrity of the nearby resources, and therefore recommend approval of the design to the Development Review Hearing Officer.

**Public speakers:**

Jonathon Evans  
Adam Thompson  
Shea Salinas  
Rob Mayer

**A motion was made by Commissioner Stocks, seconded by Commissioner Celso, to recommend denial to the Planning Commission for the following reasons:**

- 1. The proposed massing overshadows the adjacent HRI property at 1479 Bellomy Street.**
- 2. The proposed addition would have an adverse effect to the historic fabric of the neighborhood.**
- 3. While other two-story residences exist nearby, the proposed design and massing would have a significant impact to the immediate setting.**
- 4. Complying with the existing PD Zoning restriction limiting additions to no more than 499sf serves to prevent overshadowing of the HRI property at 1479 Bellomy Street.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Absent:** 1 - Commissioner Swartzwelder

**Commissioner Celso** left the meeting at 9 p.m.

5. [23-61](#) Consideration of a Significant Property Alteration Permit and Variance for a first and second story alteration to the historic main house and the removal of a nonconforming garage and construction of a new nonconforming garage at 1516 Homestead Road

**Recommendation:** Staff recommends the HLC recommend approval of the Significant Property Alteration (SPA) Permit to the Planning Commission for the proposed alterations to the main historic resource, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans.

Staff recommends the HLC recommends redesign of the proposed garage to the Planning Commission prior to approving the Variance to reduce the height of the garage to 16 feet, increase the rear setback to 5 feet, reduce the rear yard coverage to 40%, and modify the materials to be more consistent with the main house.

**Public speakers:**

Jonathon Evans

Adam Thompson

**A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith to recommend approval of the Significant Property Alteration Permit and Variance to the Planning Commission.**

**Aye:** 4 - Commissioner Kirby, Chair Leung, Commissioner Romano, and Vice Chair Vargas-Smith

**Absent:** 2 - Commissioner Celso, and Commissioner Swartzwelder

**Recused:** 1 - Commissioner Stocks

**STAFF REPORT**

2. Berryessa Adobe Maintenance

3. 712 Jefferson Street

**Staff Liaison Rebecca Bustos** indicated there were no updates.

### **COMMISSIONERS REPORT**

1. Subcommittee Reporting - 20 minutes
2. Board and Committee Assignments - 15 minutes

#### **Board/Committee**

Santa Clara Arts and Historic Consortium  
Historic Preservation Society of Santa Clara  
Old Quad Residents Association  
Development Review Hearing  
BART/ High Speed Rail/ VTA BRT Committee  
Zoning Ordinance Update  
El Camino Real Specific Plan Community Advisory Committee  
Downtown Precise Plan

#### **Lead/Alternate**

Leung / Romano  
Vargas-Smith / Leung  
Leung / Romano  
Romano / Vargas-Smith  
Vargas-Smith/Swartzwelder  
Romano / Swartzwelder  
Leung  
Vargas

3. Announcements and Other Items - 10 minutes
4. Commissioner Travel and Training Requests - 10 minutes

### **ADJOURNMENT**

**A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Romano, to adjourn the meeting.**

**The meeting adjourned at 10:09 p.m.**

**The next regularly scheduled meeting is on March 2, 2023.**

**Aye:** 5 - Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Absent:** 2 - Commissioner Celso, and Commissioner Swartzwelder

### **MEETING DISCLOSURES**

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# City of Santa Clara

## Meeting Minutes

### Historical & Landmarks Commission

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05/17/2023

6:00 PM

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

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#### Special Meeting

#### TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of California Government Code §54956 ("The Brown Act") and Section 708 of the Santa Clara City Charter, the undersigned calls for a Special Meeting of the Historical and Landmarks Commission of the City of Santa Clara, to commence and convene on May 17, 2023 at 6:00 pm for a Special Meeting in the City Hall Council Chambers located in the East Wing of City Hall at 1500 Warburton Avenue, Santa Clara, California, to consider the following matter(s) and to potentially take action with respect to them.

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

- Via Zoom:

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

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**CALL TO ORDER AND ROLL CALL**

**Chair Leung** called the meeting to order at 6:04 p.m.

**Present** 5 - Commissioner Amy Kirby, Chair Patricia Leung, Commissioner Kathleen Romano, Commissioner Ed Stocks, and Vice Chair Ana Vargas-Smith

**Absent** 1 - Commissioner Michael Celso

**A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Romano, to excuse Commissioner Celso.**

**Aye:** 5 - Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Absent:** 1 - Commissioner Celso

**CONSENT CALENDAR**

Item 1.C was moved to GENERAL BUSINESS.

**CONSENT CALENDAR**

**A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Romano, to approve item 1.A and 1.B. Item 1.C was moved to GENERAL BUSINESS.**

**Aye:** 5 - Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Excused:** 1 - Commissioner Celso

- 1.A [23-643](#) Historical and Landmarks Commission Minutes of February 2, 2023
- 1.B [23-644](#) Action on Draft Certified Local Government (CLG) 2021-2022 Annual Report
- 1.C [23-357](#) Consideration of a Mills Act Contract and Major Significant Property Alteration Permit at 1365 Main Street.

Public Speakers:

**Jonathon Evans**

**A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith, to recommend approval to the Planning Commission with a request to the Chief Building Official to allow the applicant to keep the southside windows intact per the Historic Building Code and to modify the 10 Year Plan to move the foundation work to year one. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Excused:** 1 - Commissioner Celso

## **PUBLIC PRESENTATIONS**

### **GENERAL BUSINESS**

2. [23-642](#) Consideration of a Major Significant Property Alteration Permit for Additions and Renovations to a Historic Property Located at 4120 Bassett Street (CEQA: Categorical Exemption, 15301(e)(2) - Existing Facilities and 15331- Historical Resource Restoration / Rehabilitation)

**A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith, to recommend approval to the Planning Commission.**

**Aye:** 5 - Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Excused:** 1 - Commissioner Celso

3. [23-645](#) Consideration of a proposed new attached Accessory Dwelling Unit (ADU) and modification of attic space into living space at 611 Hilmar Street that is located within 200 feet of a Historic Resource.

Public Speakers:

**Matt Dougherty**

**Bea Riley**

**Timi Okai**

**Larry Gatson**

**Mark Kelsey**

**Christoph Van Hover**

**Mark Kolbeck**

**A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith, to recommend approval to the Development Review Hearing Officer with a recommendation to the homeowner to modify the front facade to the original design in conformance with existing codes and to consider listing the residence on the HRI with a Mills Act.**

**Aye:** 4 - Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Nay:** 1 - Commissioner Kirby

**Excused:** 1 - Commissioner Celso

4. [23-656](#) Consideration of a proposed new attached Accessory Dwelling Unit (ADU) at 1860 Market Street that is located within 200 feet of a Historic Resource continued from the November 3, 2023 and February 2, 2023 Historical and Landmarks Commission meetings

**A motion was made by Commissioner Romano, seconded by Commissioner Kirby, to recommend approval to the Planning Commission.**

**Aye:** 5 - Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Excused:** 1 - Commissioner Celso

5. [23-646](#) Action to Authorize Staff to Solicit Vendor Quotes for a State of California Department of Parks and Recreation (DPR) for the Downtown Post Office and Authorize the Expenditure of Historical and Landmarks Commission (HLC) Funds

**A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Romano, to approve.**

**Aye:** 5 - Commissioner Kirby, Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Excused:** 1 - Commissioner Celso

**STAFF REPORT**

1. Berryessa Adobe Maintenance

**COMMISSIONERS REPORT**

1. Subcommittee Reporting - 20 minutes

2. Board/Committee

Lead/Alternate

Santa Clara Arts and Historic Consortium

Leung / Romano

Historic Preservation Society of Santa Clara

Vargas-Smith / Leung

Old Quad Residents Association

Leung / Romano

Development Review Hearing

Romano / Vargas-Smith

BART/ High Speed Rail/ VTA BRT Committee

Vargas-Smith/ Vacant

Zoning Ordinance Update

Romano / Vacant

El Camino Real Specific Plan Community Advisory Committee

Leung

Downtown Precise Plan

Vargas

**ADJOURNMENT**

**A motion was made that this meeting be Adjourned at 10:33 p.m..**

**The motion carried by a unanimous vote.**

The next regular scheduled meeting is Thursday, June 1, 2023 at 6 p.m.

**MEETING DISCLOSURES**

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# City of Santa Clara

## Meeting Minutes

### Historical & Landmarks Commission

---

06/01/2023

6:00 PM

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

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#### CALL TO ORDER AND ROLL CALL

**Chair Leung** called the meeting to order at 6:01 p.m.

**Present** 4 - Chair Patricia Leung, Commissioner Kathleen Romano,  
Commissioner Ed Stocks, and Vice Chair Ana Vargas-Smith

**Absent** 2 - Commissioner Michael Celso , and Commissioner Amy Kirby

**A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith, to excuse Commissioners Kirby and Celso.**

**Aye:** 4 - Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Absent:** 2 - Commissioner Celso, and Commissioner Kirby

### **CONSENT CALENDAR**

Item 1 was moved to GENERAL BUSINESS.

1. [23-512](#) Consideration of Historic Resource Inventory Property Designation and a Historical Preservation Agreement (Mills Act Contract) for 1053 Lexington Street

**A motion was made by Commissioner Stocks, seconded by Commissioner Romano, to recommend approval to the City Council with an update the 10 Year Plan to include language that any repairs to the exterior will be done with like materials and in a comparable style that maintains its character-defining features, to modify Year 4 to foundation inspection, and for a "1935" bronze plaque.**

**Aye:** 4 - Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Excused:** 2 - Commissioner Celso, and Commissioner Kirby

### **PUBLIC PRESENTATIONS**

#### **GENERAL BUSINESS**

2. [23-647](#) Consideration of the 950 Monroe Street Mixed-Use Project

This item was not considered due to lack of quorum and will be heard at a future HLC meeting.

**Not considered**

### **STAFF REPORT**

1. Berryessa Adobe Maintenance

### **TRAINING AND TRAVEL REQUESTS**

**COMMISSIONERS REPORT**

1. Subcommittee Reporting - 20 minutes

2. Board/Committee

Lead/Alternate

Santa Clara Arts and Historic Consortium

Leung / Romano

Historic Preservation Society of Santa Clara

Vargas-Smith / Leung

Old Quad Residents Association

Leung / Romano

Development Review Hearing

Romano / Vargas-Smith

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Vargas-Smith/ Vacant

Zoning Ordinance Update

Romano / Vacant

El Camino Real Specific Plan Community Advisory Committee

Leung

Downtown Precise Plan

Vargas

Commissioner Travel and Training Requests

**A motion was made by Commissioner Romano, seconded by Commissioner Stocks, to retroactively approve a Commission budget expenditure for Commissioner Vargas-Smith to attend the California Preservation Foundation conference in San Francisco.**

**Aye:** 4 - Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Excused:** 2 - Commissioner Celso, and Commissioner Kirby

**ADJOURNMENT**

The meeting was adjourned at 6:30 p.m.

**A motion to adjourn the meeting was made by Commissioner Romano, seconded by Commissioner Vargas-Smith.**

**MEETING DISCLOSURES**

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# City of Santa Clara

## Meeting Minutes

### Historical & Landmarks Commission

---

06/29/2023

6:00 PM

City Hall Council Chambers

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#### Special Meeting

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of California Government Code §54956 ("The Brown Act") and Section 708 of the Santa Clara City Charter, the undersigned calls for a Special Meeting of the Historical and Landmarks Commission of the City of Santa Clara, to commence and convene on June 29, 2023, at 6:00 pm for a Special Meeting in the City Hall Council Chambers located in the East Wing of City Hall at 1500 Warburton Avenue, Santa Clara, California, to consider the following matter(s) and to potentially take action with respect to them.

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- 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 6:01 p.m.

**Present** 5 - Chair Patricia Leung, Commissioner Kathleen Romano, Commissioner Ed Stocks, Vice Chair Ana Vargas-Smith , and Commissioner Yvonne Inciarte

**Absent** 2 - Commissioner Michael Celso , and Commissioner Amy Kirby

**A motion was made by Commissioner Stocks, seconded by Commissioner Vargas-Smith, to excuse Commissioners Kirby and Celso.**

**Aye:** 5 - Chair Leung, Commissioner Romano, Commissioner Stocks, Vice Chair Vargas-Smith, and Commissioner Inciarte

**Absent:** 2 - Commissioner Celso, and Commissioner Kirby

**CONSENT CALENDAR**

**A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith, to approve the Consent Calendar.**

**Aye:** 4 - Chair Leung, Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

**Excused:** 2 - Commissioner Celso, and Commissioner Kirby

**Abstained:** 1 - Commissioner Inciarte

1.A [23-777](#) Historical and Landmarks Commission Minutes of May 17, 2023

**Recommendation:** Approve the Historical and Landmarks Commission Minutes of May 17, 2023.

1.B [23-778](#) Historical and Landmarks Commission Minutes of June 1, 2023

**Recommendation:** Approve the Historical and Landmarks Commission Minutes of June 1, 2023.

## **PUBLIC PRESENTATIONS**

## **GENERAL BUSINESS**

[23-779](#)

Consideration of the 950 Monroe Street Mixed-Use Project

**Recommendation:** Minor SPA

Recommend the Historical and Landmarks Commission find that, based upon the analysis and findings of the historical evaluation, the Commission forward a recommendation of approval of the Minor SPA to the Community Development Director.

Rezoning

Recommend that the Historical and Landmarks Commission review the Rezoning and Vesting Tentative Map and provide a recommendation to the City Council.

Design Review

Recommend that the Historical and Landmarks Commission review the Architectural Review for the mixed-use project and provide a recommendation to the Development Review Hearing Officer.

CEQA Review

Recommend that the Historical and Landmarks Commission review the EIR and provide a recommendation to the City Council.

## Public Speakers:

Dave Delozier  
Adam Thompson  
Robert Fitch  
Brian Goldberg  
George Haro  
Janet Stevenson  
Jonathon Evans  
Joy Diaz  
Stanley Carlson  
Noreen Carlson  
Steve Ringer  
Lou Farria  
Quentin Diduck  
Michael Cole  
Mike  
Alicia Guerra  
Donna West  
Bev Hermack

**A motion was made by Commissioner Romano, seconded by Commissioner Stocks, to forward a recommendation of approval of the Minor SPA to the Community Development Director with recommended added conditions as follows:**

**- Update the Mills Act Contract for 906 Monroe Street with an updated 10-year plan and DPR that include analysis of 1341 Homestead Road.**

**-While removing the non-historic rear addition at 930 Monroe Street, the applicant should restore any material that is salvageable.**

**Aye:** 4 - Chair Leung, Commissioner Romano, Commissioner Stocks, and Commissioner Inciarte

**Excused:** 2 - Commissioner Celso, and Commissioner Kirby

**Recused:** 1 - Vice Chair Vargas-Smith

**A motion was made by Commissioner Romano, seconded by Commissioner Inciarte, to recommend denial of the Planned Development Rezoning and Vesting Tentative Subdivision Map to the Planning Commission.**

**Aye:** 4 - Chair Leung, Commissioner Romano, Commissioner Stocks, and Commissioner Inciarte

**Excused:** 2 - Commissioner Celso, and Commissioner Kirby

**Recused:** 1 - Vice Chair Vargas-Smith

**A motion was made by Commissioner Romano, seconded by Commissioner Stocks, to recommend denial of the Architectural Review for the mixed-use project to the Development Review Hearing Officer. The Commission recommended denial because the townhouses would negatively affect the HRI properties on-site as well as those within 200 feet. The proposed six-story height of the mixed-use building is too tall for the surrounding single-family homes, and it would affect the ebb and flow on Monroe Street.**

**Aye:** 4 - Chair Leung, Commissioner Romano, Commissioner Stocks, and Commissioner Inciarte

**Excused:** 2 - Commissioner Celso, and Commissioner Kirby

**Recused:** 1 - Vice Chair Vargas-Smith

**The Commission voted to not provide a recommendation on the Environmental Impact Report because the City Attorney advised that response is needed to a late public comment received outside of the CEQA 45-day public comment period.**

**Aye:** 4 - Chair Leung, Commissioner Romano, Commissioner Stocks, and Commissioner Inciarte

**Excused:** 2 - Commissioner Celso, and Commissioner Kirby

**Recused:** 1 - Vice Chair Vargas-Smith

### **STAFF REPORT**

1. Berryessa Adobe Maintenance
2. Downtown Post Office History Survey

**A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith, to request that City Historian and Historical Advisor to the HLC Lorie Garcia to complete the historic survey for the Downtown Post Office.**

**Aye:** 5 - Chair Leung, Commissioner Romano, Commissioner Stocks, Vice Chair Vargas-Smith, and Commissioner Inciarte

**Excused:** 2 - Commissioner Celso, and Commissioner Kirby

### **TRAINING AND TRAVEL REQUEST**

### **COMMISSIONERS REPORT**

1. Subcommittee Reporting - 20 minutes
2. Board/Committee Lead/Alternate

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

**ADJOURNMENT**

The meeting was adjourned at 11:17 p.m.

**A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Inciarte, to adjourn the meeting.**

**Aye:** 5 - Chair Leung, Commissioner Romano, Commissioner Stocks, Vice Chair Vargas-Smith, and Commissioner Inciarte

**Excused:** 2 - Commissioner Celso, and Commissioner Kirby

**MEETING DISCLOSURES**

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

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.



# City of Santa Clara

## Meeting Minutes

### Historical & Landmarks Commission

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09/07/2023

6:00 PM

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

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The City of Santa Clara is conducting the Historical and Landmarks Commission meeting in a hybrid manner (in-person and methods 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](mailto: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.

#### 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 6:03 p.m.

**Present** 6 - Commissioner Michael Celso , Commissioner Amy Kirby, Chair Patricia Leung, Commissioner Kathleen Romano, Vice Chair Ana Vargas-Smith , and Commissioner Yvonne Inciarte

**Absent** 1 - Commissioner Ed Stocks

**A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Celso, to excuse Commissioner Stock's absence.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Vice Chair Vargas-Smith, and Commissioner Inciarte

**Absent:** 1 - Commissioner Stocks

### **CONSENT CALENDAR**

**Commissioner Romano, seconded by Commissioner Vargas-Smith, voted to approve Items 1.A and 1.B on the Consent Calendar.**

**Aye:** 4 - Chair Leung, Commissioner Romano, Vice Chair Vargas-Smith, and Commissioner Inciarte

**Excused:** 1 - Commissioner Stocks

**Abstained:** 2 - Commissioner Celso, and Commissioner Kirby

- 1.A**     [23-914](#)     Historical and Landmarks Commission Minutes of June 29, 2023
- 1.B**     [23-974](#)     Historical and Landmarks Commission 2024 Calendar of Meetings
- 1.C**     [23-882](#)     Consideration of a Historical Preservation Agreement (Mills Act Contract) for 2566 Homestead Road
- Item 1.C was moved to GENERAL BUSINESS at the request of **Chair Leung**.

**A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith to recommend approval to the City Council with a recommendation that any future changes to the residence reflect the pre-1987 condition.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Vice Chair Vargas-Smith, and Commissioner Inciarte

**Excused:** 1 - Commissioner Stocks

### **PUBLIC PRESENTATIONS**

### **GENERAL BUSINESS**

2. [23-975](#) Study Session: Historical and Landmarks Commission Roles and Responsibilities  
**City Attorney Glen Googins** provided a presentation to the Commission.
3. [23-976](#) Study Session: Draft Downtown Precise Plan  
**Planning Manager Lesley Xavier** provided a presentation to the Commission. There were three public speakers:  
  
Jonathon Evans  
Noah MacDonald  
Ed Stocks
4. [23-973](#) Election of Historical and Landmarks Commission Chair and Vice Chair  
  
**A motion was made by Commissioner Celso, seconded by Commissioner Romano, to continue the item to the October 5, 2023 HLC meeting.**  
  
**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Vice Chair Vargas-Smith, and Commissioner Inciarte  
  
**Excused:** 1 - Commissioner Stocks

#### **STAFF REPORT**

1. Berryessa Adobe Maintenance
2. Historic Context Statement Cost Estimates

**Principal Planner Rebecca Bustos** provided a general cost estimate to the Commission for a City Historic Context Statement and an Old Quad specific Context Statement.

The Commission asked that staff review options for use of the 2022 Historic Preservation Fund Grant from the State Historic Preservation Office to determine if the funds can be set aside for a future use. Alternatively, the Commission requested that staff look into using the funds for streetlight banners to promote Historic Preservation Month.

#### **Training and Travel Request**

#### **COMMISSIONERS REPORT**

1. Subcommittee Reporting - 20 minutes

## 2. Board/Committee

## Lead/Alternate

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

**ADJOURNMENT**

The meeting adjourned at 8:18 p.m.

**A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Celso, to adjourn the meeting.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Chair Leung, Commissioner Romano, Vice Chair Vargas-Smith, and Commissioner Inciarte

**Absent:** 1 - Commissioner Stocks

The next regular scheduled meeting is Thursday, October 5, 2023

**MEETING DISCLOSURES**

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

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## Agenda Report

24-185

Agenda Date: 3/7/2024

### REPORT TO HISTORICAL AND LANDMARKS COMMISSION

#### **SUBJECT**

PUBLIC HEARING: Consideration of a Historical Preservation Agreement (Mills Act Contract) for 1059 Madison Street

#### **BACKGROUND**

Property owners Adalbert Wysocki and Huilin Kohare applied for a Historical Preservation Agreement (Mills Act Contract) (File No. PLN23-00507) for the property located at 1059 Madison Street. Enacted in 1972, the California Mills Act legislation grants participating local governments the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. Santa Clara participates in the Mills Act Program. A requirement of the Mills Act Contract is that the building must be a qualified structure, listed on either a local, State, or National register. The property is currently listed on the City's Historic Resource Inventory (HRI) for age and the architectural integrity of the residential structure.

The subject property is a 7,798 square-foot lot located midblock on Madison Street between Franklin Street and Benton Street. Constructed in 1898, the existing residence on the property is a 2,658 square-foot, one-story house designed in the Queen Anne architectural style. The property has a detached garage that was legally constructed in 1997. The property has been altered since its original construction, including the removal of a chimney in 1995 and a basement addition in 1997.

The property owners submitted the requisite application, including a historic survey (DPR 523A Form) of the property, a Statement of Justification for the request, and a 10-Year Restoration and Maintenance Plan for evaluation of the proposed workplan to restore, rehabilitate, and maintain the property.

The Historical and Landmarks Commission recommends Mills Act Contract requests to the City Council for their final determination. Approved contracts are executed between the City and the property owner and recorded with the County for a minimum ten-year term. Contracts are automatically renewed each year and are transferred to new owners when the property is sold.

#### **DISCUSSION**

The Mills Act Program allows a qualified property owner to receive a potential property tax reduction and use that savings to assist in offsetting the costs to rehabilitate, restore, and maintain their property. To qualify for the program, the property and/or building must be listed on either a local, State, or National register. The property owner must also have a plan to restore and rehabilitate the property.

A Department of Parks and Recreation (DPR) 523A Form was prepared by Lorie Garcia of Beyond

Buildings on January 17, 2024, assessing the historical significance of the property based on National and State (California) Register criteria and the City's local criteria for significance. The evaluator found the structure at 1059 Madison Street to be in overall good condition except for the alterations to the basement windows, the rear sliding entry doors, and the double-tiered deck. The evaluator stated that the residence appears to have had little external change since its construction in 1898. The evaluator concluded that the property continues to retain enough of its historic character and appearance to be recognizable as a historic resource and to convey the reason for its significance as a Historically Significant Property on the City's HRI.

The property owners submitted a Statement of Justification and 10-Year Plan for restoration and maintenance of the property. The Plan includes repainting and refinishing the exterior, fumigation and pest control, restoring porch flooring and stairs, refurbishing floors throughout, window restoration, roof replacement, and exterior improvements to the gutters, driveway, landscaping, lighting, and fencing. The property owners will obtain Significant Property Alteration permits for the work described in the Plan as required by the Historic Preservation Ordinance.

Staff finds that the work proposed in the 10-Year Restoration and Maintenance Plan adheres to the Secretary of the Interior's Standards for Rehabilitation. The proposed improvements, and the owner's statement of justification, support the preservation, protection, and maintenance of a locally designated significant structure.

### **ENVIRONMENTAL REVIEW**

The Mills Act Program is exempt from CEQA environmental review requirements per CEQA Section 15061(b) (3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

### **PUBLIC CONTACT**

Mills Act Contracts are not publicly noticed as they are a private contract between the City and property owner.

### **RECOMMENDATION**

Staff recommends that the Historical and Landmarks Commission find that the Mills Act Application and associated 10-Year Plan for restoration and maintenance accomplish the intent of preserving and maintaining the historical significance of the property; and therefore, recommend City Council approval of a Mills Act Contract, and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement for the property located at 1059 Madison Street.

Prepared by: Daniel Sobczak, Associate Planner

Reviewed by: Rebecca Bustos, Principal Planner

Approved by: Lesley Xavier, Planning Manager

### **ATTACHMENTS**

1. Legal Property Description
2. Historic Survey (DPR 523A Form)
3. Secretary of Interior Standards for Rehabilitation

- 4. Statement of Justification
- 5. 10-Year Restoration and Maintenance Plan
- 6. Draft Historic Property Preservation Agreement (Mills Act Contract)

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 269-20-080**

---

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

,BEGINNING AT A POINT ON THE EASTERLY LINE OF MADISON STREET, DISTANT THEREON 151.5 FEET NORTHERLY FROM THE INTERSECTION OF THE EASTERLY LINE OF MADISON STREET WITH THE NORTHERLY LINE OF FRANKLIN STREET; RUNNING THENCE NORTHERLY ALONG SAID EASTERLY LINE OF MADISON STREET, 50 FEET; THENCE EASTERLY AND PARALLEL TO SAID NORTHERLY LINE OF FRANKLIN STREET 150 FEET; THENCE SOUTHERLY AND PARALLEL WITH SAID EASTERLY LINE OF MADISON STREET, 50 FEET; THENCE WESTERLY AND PARALLEL WITH SAID NORTHERLY LINE OF FRANKLIN STREET, 150 FEET TO THE POINT OF BEGINNING.

## HISTORIC RESOURCES INVENTORY

## IDENTIFICATION AND LOCATION

1. Historic name Alice Hare House
- \* 2. Common or current name \_\_\_\_\_
- \* 3. Number & street 1059, 1075 Madison Street Cross-corridor \_\_\_\_\_  
 City Santa Clara Vicinity only \_\_\_\_\_ Zip 95050 County Santa Clara
4. UTM zone A 10/593160/4133860 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_
5. Quad map No. \_\_\_\_\_ Parcel No. 269-21-009 Other and 269-21-010

Ser. No. \_\_\_\_\_  
 National Register status \_\_\_\_\_  
 Local designation \_\_\_\_\_

## DESCRIPTION

Building

6. Property category \_\_\_\_\_ If district, number of documented resources \_\_\_\_\_
- \* 7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

1059 and 1075 are two 1-story Queen Anne cottages, 1059 sheathed in narrow clapboard siding and 1075 in wider shiplap siding. Both cottages have hipped roofs with small front facing gable over a slanted bay and offset porch. 1059 tends to be a more elaborate version of the style as shown by the side facing gable with returns, fishscale shingles and returns in the facade gable, and Eastlake wood decoration across the porch. A side porch with small hipped roof is located under the gable as well. Both homes have front porches supported by turned porch posts, and the slanted bays have cutaway corners with decorative brackets. Fenestration is simple sash, double hung windows throughout with the exception of the center window at the bays which contain larger plate glass sections. Both homes represent a popularized version of the Queen Anne style, the dominate house type during the late 1890's.



8. Planning agency City of Santa Clara
9. Owner & address 1059 Madison  
Paul & Valérie Gordon  
1059 Madison St, Santa Clara 9505  
1075 Madison Street  
Floyd E. Baughman  
1075 Madison St., Santa Clara 95050
10. Type of ownership Private
11. Present use Residence
12. Zoning OG (General Office)
13. Threats unknown

CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

# HISTORICAL INFORMATION

- \*14. Construction date(s) 1890s Original location X Date moved \_\_\_\_\_
15. Alterations & date no apparent exterior alterations
16. Architect unknown Builder unknown
17. Historic attributes (with number from list) 02

## SIGNIFICANCE AND EVALUATION

18. Context for evaluation: Theme architecture Area Old Quad  
 Period \_\_\_\_\_ Property type \_\_\_\_\_ Context formally developed? \_\_\_\_\_
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

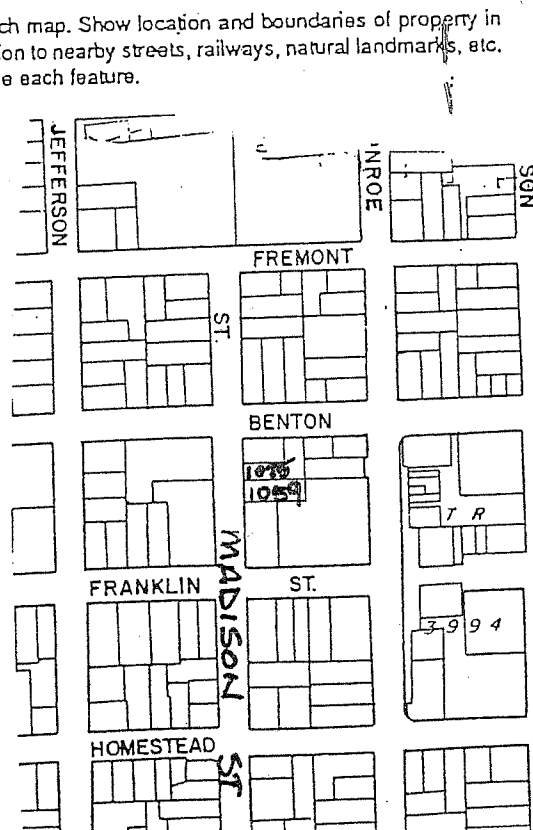
1059 and 1075 represent two versions of the Queen Anne style as shown in the smaller scale cottages, typical of middle class neighborhoods during the 1890s. They are significant for their architecture and are located in one of Santa Clara's older neighborhoods.

## 20. Sources

Sanborn Fire Insurance Maps,  
 1891, 1901, 1930

21. Applicable National Register criteria n/a
22. Other recognition \_\_\_\_\_  
 State Landmark No. (if applicable) \_\_\_\_\_
23. Evaluator Urban/Rural Conservation  
 Date of evaluation January 1981
24. Survey type Single Source
25. Survey name \_\_\_\_\_
- \*26. Year form prepared 1992  
 By (name) J. Silva  
 Organization City of Santa Clara  
 Address 1500 Warburton Avenue  
 City & Zip Santa Clara CA 95050  
 Phone 408/984-3111

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.



## PRIMARY RECORD

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings  
Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 25

\*Resource Name or #: (Assigned by recorder) *Kersell/Mabie House*

P1. Other Identifier: *1059 Madison St., Santa Clara. CA.*

\*P2. Location: ☐ Not for Publication ☒ Unrestricted \*a. County Santa Clara

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad San Jose West Date 1980 photo revised T 7S; R 1W; unsectioned; Mt. Diablo B.M.

c. Address 1059 Madison Street City Santa Clara Zip 95050

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

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

Assessor's Parcel Number: *269-20-080*

*East side of Madison Street between Benton and Franklin Streets.*

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

*1059 Madison Street is located in the urban setting of a block that was primarily developed in the late nineteenth century and partially redeveloped following Urban Redevelopment in the mid to late 20<sup>th</sup> century. Due to the differing periods of development, the lots vary in size. However, for the four lots on the block's north-west parcel, where the subject home is located, the lot widths are comparable ranging from 40' to 60' and the homes have similar setbacks from the street with urban sized front yards. The block is currently a mixture of historic homes, such as those which front on this part of Madison Street, along with commercial development on Franklin Street and a multi-story mixed- use development along Monroe Street, which is of recent construction. (Currently on this block, two of*

(Continued on page 2, form 523L)

\*P3b. Resource Attributes: (List attributes and codes) *HP2 Single – Family Property*

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



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

*Front façade (view toward East) Photo No: 100\_3446, 12/2023*

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

*ca. 1898*

*Assessor's Records, Census Records, Sanborn Maps.*

\*P7. Owner and Address:

*Adalbert Wysocki and Huilin Koh  
1059 Madison Street  
Santa Clara, CA 95050*

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

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

\*P9. Date Recorded: *January 17, 2024*

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

\*P11. Report Citation: (Cite survey report and

other sources, or enter "none.") *Historic Resources Inventory Form "1059, 1075 Madison St.," dated Jan., 1981.*

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

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

Primary #  
HRI #  
Trinomial

Page 2 of 25

\*Resource Name or # (Assigned by recorder) *Kersell/Mabie House*

Recorded by: Lorie Garcia

\*Date 01/17/2024

☒ Continuation ☒ Update

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

*the three Madison Street homes (1049 and 1075 Madison St.) and two directly across the street (1080 and 1086 Madison St.) are listed on the City's Inventory of Architecturally or Historically Significant properties.) For the part of Madison Street where these historic homes are located, the streetscape is a pleasant one which evokes the sense of a late nineteenth century neighborhood.*

*Situated on a 50 x 149.96, 7,798 sq. ft. lot near the center of the Madison Street block face, between Benton and Franklin Streets, the subject house fronts roughly west onto Madison Street and is set back from the street, allowing for an open area with lawn and mature shrubbery in front of the residence. A thick hedge separates the Madison Street sidewalk from the property and very large street trees shade the front.*

*A straight, patterned brick walkway leads from the Madison Street sidewalk to the front (main) entry, which also faces Madison Street. As the house is offset on its lot, ample space exists on the south side of the property for a wide, patterned brick driveway edged with narrow planting beds, which opens onto Madison Street. At the front steps, a patterned brick walkway branches off from the main entry walkway and runs to both the side entry and the driveway. With the exception of a lower section of wood fencing, located towards the front of the north property line, high wood fencing is found running along the south, east and north property lines, preventing access to the rear of the property from Madison Streets and the neighboring properties. A high wood gate that runs from the rear of the south elevation's side-porch, across the driveway to a connection with the fence that runs along the south property line, prevents access to the rear of the property, while allowing access to Madison Street from the garage and rear of the property. The north side yard is narrow and mainly hardscape. At the front of the house, a low gate between the fence on the north property line and the house, allows access to the front from the rear of the property.*

*The large rear yard includes, open lawn area, trees, play area, a gazebo and a large, detached garage. Facing Madison Street, the two-car garage has a gable roof with returns and is sheathed in narrow, horizontal siding, both of which are modeled after the house's gable roofs and siding. There are two (2) separate roll-up garage doors each framed with wide trim. The garage's front-facing gable face is sheathed in octagon shingles with a Bullseye framed window set in the center, in imitation of the home's original gable face sheathing and side-gable face window. A paneled solid man-door, set near the rear of the garage's north side-elevation, allows access to the garage from the immediately adjacent rear yard. The garage is new. It was constructed following the post-1990 demolition of a 1 and 1½ story barn that was originally located in the rear of the property.*

**Supplemental Photograph or Drawing**



*The primary building on the site is a 2658 sq. ft., one-story house, which was constructed circa 1898 as a small one-story "cottage" in the Queen Anne architectural style. (Note: the small 1 and 1½ story Queen Anne houses were commonly referred to as cottages.) According to McAlester, the Queen Anne (1880-1910), was a transitional style that linked the preceding Stick (1860-1890) with the subsequent Colonial Revival, which supplanted it after about 1910. It was a style "was not highly favored by architects" but "instead owed its popularity to the public's enthusiastic embrace and the pattern books and mail order house plans that allowed them to build a Queen Anne House." The style started in the east, where it was more restrained, then moving southward and westward*

(Continued on page 3, Form 523L)

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

(Camera pointing NE) Partial South side-elevation and front facade. Photo No: 100\_3312; 12/2023.

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*it increased in dominance and ebullience, with "California having some of the most fanciful examples."*

*McAlester further states that Queen Anne-style "uses wall surfaces as primary decorative elements." In order to avoid plain flat walls this style used bays, towers, overhangs and wall projections and to avoid flat wall surfaces, differing wall textures were the hallmark of Queen Anne houses. These include the use of patterned shingles, Spindlework, cutwork and Eastlake decorative detailing.*

*Designed in an asymmetrical plan with a rectangular footprint, both the shape and form of a Queen Anne-style home, this wooden, single family residence is set on a concrete foundation over a partial basement, which elevates the living area approximately 4 feet above the ground. Characteristic of the Queen Anne style's Shape subtype identified as "Hipped Roof With Lower Cross Gables", it is distinguished by a cross-gabled hipped roof. As is specifically characteristic of a Queen Anne Cottage, this house has a prominent front-facing gable, whose face is slightly belled at the bottom and whose front and sides meet in a perfect seam. A similar gable projects from the south side. The Queen Anne roof pitch varies from high to medium and the roof on this residence has a high roof pitch. Composition shingles sheathe the various roof planes. The roof planes are further distinguished by molded cornices, gable returns and moderately projecting boxed eaves (all character defining features of the Queen Anne architectural style)..*

*A water table runs around the house, delineating the first-floor living space from that of the basement below. Above the water table the house is sheathed in narrow, horizontal wood siding and below with wide horizontal wood siding. Under the cornice a fascia board trimmed with molding wraps around the house. Vertical corner boards finish the wall ends. Both gable faces are sheathed with Octagon shingles. A full-height angled bay projects from the front facade and from the south side elevation of the house. The front bay features a cut-away window with carved corner brackets and pendants set into either angled side of the bay, while the side angled bay has only one cut-away window with a side-entry door set into that bay's front-facing angled side. (The Octagon shingles, angled bays and cut-away windows, carved corner brackets and pendants are all characteristic of the Queen Anne style's Decorative Detailing subtype identified as "Spindlework.") (All the "Spindlework" details are character-defining features and are original.) Projecting over a window set in an angled wall that connects the walls of the front façade and north side-elevation is a feature attached under the fascia, which consists of a spindlework frieze and a drop pendant and carved brackets, identical to brackets and pendant found over the cut-away windows found on angled bays.*

*A rectangular front porch is offset on the front facade. The porch has a low hipped roof, which is supported by delicate turned posts with carved brackets. One full turned post is at the open corner of the porch and one at the center. Two partial turned posts are located where the roof projects from the house walls. The porch is ornamented with an Eastlake decorative block frieze, located between the posts, above the carved brackets. The porch railing consists of a balustrade with a grooved railing and grooved balusters that connect to the house at the open corner of the porch and to the turned posts. Attached to a turned porch post on one side and a partial turned post on the other and running to a newel post with a ball cap at the base of the bottom step, a similar balustrade edges each side of the entry stairs. The turned posts, brackets, frieze, balustrades and newel posts are additional elements of the "Spindlework" subtype, which this home exhibits, and all are original.*

*A rectangular side porch is located at the front of the south side-elevation. It has a low hipped roof, which is supported by delicate turned posts with carved brackets. One full turned post is set at each open end of the porch and a partial turned post is located where the roof projects from the house walls. The open space between the two full posts, is filled with lattice work that supports an 100+ year old wisteria, shielding the porch from the driveway. The porch is ornamented with an Eastlake decorative block frieze, located between the posts, above the carved brackets, with a single Eastlake carved block at the rear. The porch railing consists of a balustrade identical to that of the front porch with a grooved railing and grooved balusters that runs between the full turned posts, with a two baluster section between the full turned post and partial post at the rear of the porch. A balustrade identical to that of the front porch edges the open side of the entry steps. All of the porch's decorative spindlework is original and a character-defining feature of the Queen Anne architectural style.*

*The main entry is on the front (west) façade and is accessed by seven (7) wide wood steps that lead from the walkway from Madison Street to the wood porch. The front door is set into the closed end of the porch and faces Madison Street. The wooden door (original) has a design of four small square wood panels set into its lower half with a large stained glass window set into an opening in the top half. Replicated following photographs from an historic house in San Jose, the stained glass window replaced an original, large, clear*

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*All the wood panels and stained glass window are trimmed with molding. Above the stained glass window a wide strip of ornamental molding, further decorates the front door. Set over the entry door is a wood-framed, rectangular, horizontally orientated, transom window (original) comprised of a pane of clear glass. A narrow molded sill separates the transom from the door. As is typical in Queen Anne homes, the door surround is comprised of wide back-banded trim. All the trim on the entry is original.*

*Also opening towards Madison Street and accessed by seven (7) wood steps, which lead from a walkway that connects to the front walkway and to the driveway, is a secondary entry located on the south side-elevation. Set at the rear of the side porch into the plain angled wall of the south side-elevation's bay, this door also leads into the main living space of the house (i.e., the parlor). (Note: Commonly found in Queen Anne cottages, this side door is frequently referred to as a "coffin" door, due to the Victorian funeral practice of having the service at home rather than a mortuary and then exiting from this side door to proceed to the cemetery.) This wooden door is inset with two small, vertically oriented molded rectangular panels surmounted by a horizontally oriented molded rectangular panel set in the lower half, with a large single pane clear glass window set into the top half. The door surround is comprised of wide back-banded trim. Both the door and trim are original. Located between the driveway and the house, exterior access to the basement level (new) is provided by six (6) concrete steps that lead to a door opening into it.*

*Slightly inset from the walls of the main house, a full width, narrow, rear porch (original) is sheltered by a low-pitched, hipped roof. This style of rear porch is common on Queen Anne houses. Characteristic to this architectural style they were usually built as separate attachments rather than integrated into the overall design. As shown on the 1901 and 1915 Sanborn Fire Insurance maps, originally the porch was smaller and projected from the north end of the rear façade but by 1915 had it been enlarged to its current size..*

*Alterations to the rear façade post-1990, which included the construction of a large, partially roofed, double tiered wooden rear deck, also involved the installation of pair of glass sliding doors flanked by tall windows, opening into the rear porch and providing entrance into the house from the rear yard. Wide trim surrounds the door/window unit. Access to the doors is by five (5) wide wooden steps, which lead to the open lower portion of a rear deck, followed by three (3) full-width steps to the upper deck level. The doors are located off the upper portion of the deck, which is sheltered by a reed roof. This roof is supported by a square post in the center and on each end by the highest level of a tiered wall. This tiered wall, which is slightly inset and attached to the rear porch, surrounds the rear deck to either side of the lower steps from the yard. The wall is sheathed on both the inside and outside surfaces with material that resembles the narrow horizontal siding on the original walls of the house and the walls have an array of framed openings that resemble windows. The sliding doors, deck, and walls are not original.*

*Characteristic of the Queen Anne style, fenestration is simple, rectangular in form, vertically oriented, single 1-over-1, double-hung windows, trimmed with wide boards. Fenestration of the main story is rectangular in form consisting of tall, vertically oriented, 1-over-1, double-hung wooden windows with projecting sills and trimmed with wide back-banded boards. The windows have a molded apron and are supported by decorative brackets. With exception of the stained glass panel set into the small bathroom window, all the main story windows are original. Fenestration of the angled bay on the front façade, consists of a large, square, fixed, clear glass window surmounted by a smaller, horizontally orientated, rectangular window with a narrow trim board separating the two. Each angled side's cut-away side window is a rectangular, vertically orientated, 1-over-1 double-hung window. Fenestration of the south-side's angled bay is identical to that of the angled bay on the front façade with the exception that the south-side bay has only one cut-away window. (Both angled bay's windows are original.) An arched window flanked by two louver-vented, rectangular openings (Palladian in design), is centered in the front façade gable face while the side gable face features a centered Bullseye window. Trimmed with wide boards, the front gable face window has a projecting sill and molded apron while the Bullseye window set into the side gable face only has wide trim. Both are original and character-defining features. Originally a pair of narrow, vertically orientated wooden windows, framed by wide trim was located in the street-facing portion of the front angled bay's lower, basement level and a single window located at this level in the front façade's angled wall. Although set into the original openings, when the basement's post-2000 conversion to living space occurred, new windows replaced the original ones. The windows on the basement level of both side-elevations also underwent alteration and currently display new rectangular double-hung windows, both single and paired, trimmed with wide boards. At that time, window wells added in front of the windows on the side elevations in order to allow egress.*

*The property is in good condition and with the exception of the alterations to the basement windows, for its conversion into living space, and to the rear, including the addition of a pair of sliding entry doors and the construction of a large double-tiered deck with surrounding walls, appears to have had little external change since its construction ca. 1898.*

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code *N/A*

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\*Resource Name or # (Assigned by recorder) *Kersell/Mabie House*

- B1. Historic Name: *None*  
B2. Common Name: *None*  
B3. Original Use: *Single family residential* B4. Present Use: *Single family residential*

\*B5. Architectural Style: *Queen Anne Cottage*

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

*The residence was constructed ca. 1898. Post 1990, original clear glass window in main entry door replaced with stained glass window; During the 1990s, original 1 and 1½ story barn in rear demolished and new 2-car garage constructed; new foundation constructed and basement converted to living space with addition of new basement windows and windows walls; rear entry altered and new sliding doors installed and double-tier deck constructed.*

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

\*B8. Related Features: *None*

B9a. Architect: *Not known*

b. Builder: *Morrison Bros. Builders and Contractors (Kenneth & Angus Morrison).*

\*B10. Significance: Theme *Architecture and Shelter* Area *Santa Clara Old Quad*

Period of Significance *1899-1941* Property Type *Residential* Applicable Criteria *none*

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

*The parcel located at 1059 Madison Street is a portion of a larger parcel that had originally been identified as Block 1 North, Range IV West, of the original survey of the City of Santa Clara. This survey was done July 1866 by J. J. Bowen and recorded on August 22 of that same year. (It is this survey that forms the basis for the part of Santa Clara known as the "Old Quad.")*

*As shown in J. J. Bowen's survey, in 1866 Block 1 North, Range IV West (B1N, R4W) was bordered to the north by Benton, to the west by Madison to the east by Monroe and to the south by Franklin Street. According to the list of property owners and their improvements, which accompanied the survey, this block was an undivided 92415 sq. ft. tract with the only improvement being a fence and the owner of the tract was shown to be I. R. Mills.*

*When the Plat of Santa Clara was drawn in the period between 1873 and 1875, the block, which had been surveyed nine years earlier, was still an undivided tract but it was now owned by John H. Dibble. Born in Pittsburgh Pennsylvania in 1819 and raised in Ohio, where he learned the tinsmith trade, John H. Dibble, came to California via the Isthmus of Panama in 1854 and arrived in San Francisco on the Steamer George Law on August 31<sup>st</sup>. A widower, in San Francisco he met and married Susan Lent the sister of William Lent, a wealthy mining man. (By 1856, William Lent had purchased a 94-acre farm in Santa Clara and built the house, later to be known as "New Park," after its purchase by James P. Pierce (the site of today's Camelite Monastery). In April 1857, John and Susan [Lent] Dibble also moved to Santa Clara, where John established a Stove and Hardware store with a tin and sheet iron shop on Main Street. On January 29, 1860 Susan passed away and five months later on June 21st, John H. Dibble married Lucy Parker, his third wife.*

*John H. Dibble quickly become a respected merchant in Santa Clara and purchased several parcels of land in the "downtown" business*

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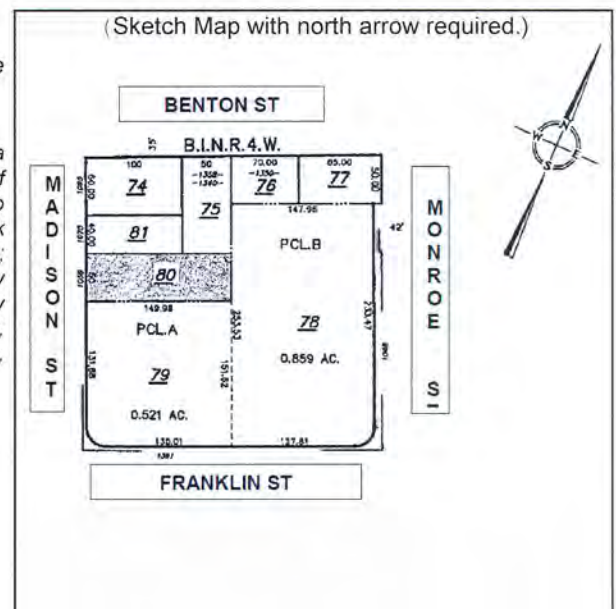
B11. Additional Resource Attributes: (List attributes and codes) *HP2 – Single Family Property*

\*B12. References: *Census of Canada, 1851, 1861, 1871, 1881; Garcia, Lorie, "Santa Clara: From Mission to Municipality," 1997; Kersell family information; Map of the Town of Santa Clara, drawn by C. E. Moore, 1893; McAlester, Virginia Savage, "A Field Guide to American Houses," Revised ed., 2013; Mission City Memorial Park (Kersell & Mabie); Polk and Husted City Directories, 1890-1974; San Jose Mercury Herald 10/21/1918, 11/25/1920; Sanborn Fire Insurance Maps, 1887, 1891, 1901, 1915, 1930, 1950; Santa Clara County California Great Register, 1890; Santa Clara Historic House Tour 1988, 2000; Sunday Mercury & Herald 03/31/1907; The Evening News 1/25/1892, 10/10/1894, 01/05/1903, 04/13/1913, 10/23/1918; United States Census, 1860, 1870, 1880, 1900, 1910, 1920, 1930, 1940;*

B13. Remarks:

\*B14. Evaluator: *Lorie Garcia*

\*Date of Evaluation: *January 17, 2024*



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district (the block between Franklin, Main, Liberty and Jackson Streets) and the entire block between Madison, Benton, Monroe, and Franklin Streets in the residential area and it was on this block that he had his home. Prominently involved in both its civic and political institutions, he was a founding member of the I. O. O. F in Santa Clara, a member of the Columbian Fire Company and by 1881, had already served seven years on the Town Board of Trustees (1864-1870 and 1873) and five years on the Board of Education.

In 1886, for \$2,500, John H. Dibble sold a quarter-block parcel at the block's SW corner, which had been subdivided from the original block, to Samuel Oberdeemer, the prominent Santa Clara pharmacist, who operated Oberdeemer's Pharmacy on Franklin Street. The 1891 Sanborn Fire Insurance map shows that by then that parcel had been divided into 2 lots, with Oberdeemer's house constructed on the lot at the corner of Madison and Franklin Streets, while the second lot was undeveloped. In 1892, four years prior to his death on January 13, 1896, John H. Dibble gave his son, 20-year-old Charles, of all of his business properties and gave his daughter, Julia, the remaining three-quarters of Block 1 North, Range IV West, the residential block on which the family home was located.

As shown on the December 1893 Map of the Town of Santa Clara, drawn by C. E. Moore, the City Surveyor, the lot that two years earlier had been the undeveloped lot fronting on Franklin Street between Oberdeemer's lot and the property owned by Julia Dibble, was now owned by H. Leonard. The Vice-President and Manager of the Bank of Santa Clara, H. M. Leonard had his residence here but in 1894 he was convicted of embezzlement from the Bank of Santa Clara, which had led to its failure in May 1893, and he lost the house when the Court awarded all of his assets, including this property, to the bank. By 1895, David Henderson, who had been named the new President of the re-organized bank, had moved into the home.

Following her father's death in 1896, Julia Dibble divided the quarter-block parcel at the block's NW corner into three individual lots, two fronting on Madison Street and one facing Benton. Over the next few years, the Morrison Brothers (Kenneth and Angus Morrison), well-known Santa Clara contractors and builders, would construct residential structures on each property, which would then be individually sold. As shown on the 1901 Sanborn Map, by then a house had been built on the lot facing Benton Street (1356 Benton St.) and of the lots facing Madison Street, the largest lot, at the corner of Madison and Benton Streets, had had two houses constructed on it (1095 and 1075 Madison St. and the subject residence (1059 Madison St) had been built on the adjacent lot.

In 1897, the home at 1095 Madison St had been purchased by 22-year-old, newly-wed, Henry A. Menzel who moved into it with his 19-year old wife, Jessie. A plumber, Henry worked in his father's business, the Robert A. Menzel plumbing and hardware business, located at the corner of Main and Franklin Streets. The following year, James and 39-year-old Alice Hare had bought the home at 1075 Madison and moved into it. Forty-two-year-old James was employed as a motorman on the San Jose and Santa Clara trolley line and Alice Hare was a writer and photographer, who today is recognized as an important early California female photographer. (As early as 1901, advertisements would start appearing in the business section of the Santa Clara News: "Unmounted views a specialty. Mrs. Alice Hare, phone Clay 253. Residence 1075 Madison street, Santa Clara.") The subject residence at 1059 Madison Street was the last home to be constructed and it was purchased in August 1899 by James Kersell and his wife, Isabella (Beattie), Kersell.

In May 1850 James Kersell was born in Dumfries, Waterloo, Ontario, Canada. Here 28-year-old James Kersell married Isabella "Bella" Beattie on December 31, 1877 and in September, 1881 their daughter, Isabel, was born. In 1884, James, Isabella and their young daughter left Waterloo, Ontario, Canada and immigrated to the United States. Here the Kersells settled in Santa Clara, where they moved into a house on Liberty Street near Main Street. (During the following years, members of both the Kersell and Beattie families would immigrate from Canada, with six of Isabella's brothers following her to California and three originally settling in Santa Clara; William in 1888, Murray in 1890 and Dr. David A. Beattie in 1894.) On July 11 1892, Isabella Kersell purchased the 144.66' x 150' parcel located at the northeast corner of Main and Benton Streets from the Saxe family heirs.

At the time of the purchase of the property on the NE corner of Benton and Main Streets, James was employed as a tinner, for D. H. Shields and Co., and the City Directories show that by 1893 James Kersell was not only working as a plumber and a tinner, but had an interest with Robert Menzel in his plumbing and hardware business. After purchasing the Saxe property James and Isabella resided in the residence on the NE corner of Main and Benton Streets, which had been the Saxe home (1075 Benton St.), prior to the construction of their new home. By 1894, the Isabella and James Kersell had moved into their new residence at 1141 Main Street that had been built for them on a 50' x 150' lot fronting on Main Street, which they had sectioned off from northern end of the parcel

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*purchased from Dr. Saxe's heirs two years previously. Three years later, in 1897, Isabella deeded the residence at 1075 Benton Street to her brother, Dr. David A. Beattie, and he moved into it, establishing both his home and medical office there. Then in 1899, the Kersells sold their home at 1141 Main Street to Annie B. Smith, and moved to a new home at 1059 Madison Street.*

*When they moved into their Madison Street home, James Kersell was the owner of his Plumbing and Tinning business, located in the Widney Building on Franklin near Jackson Streets. However, by the end of 1902 he had sold this business and had gone to work as the Business Manager for the C. C. Morse & Co., one of the two largest seed companies in the United States. It was in this capacity that he oversaw the management of the C. C. Morse Seed Warehouse in Santa Clara (736 Franklin St.), which was continually shipping seeds all over the country and to places throughout the world as far away as Australia. James Kersell would continue to be employed by the C. C. Morse Seed Company until he passed away. He died on October 20, 1918 in his and Isabella's home at 1059 Madison Street and two days later it was here that the services for 68-year-old James Kersell were held.*

*A lifelong and leading member of the Presbyterian Church, James Kersell's services were conducted by the Reverend C. V. Bedford of Santa Clara's Presbyterian Church and among his pallbearer's were his close friends James E. Glendenning, John Cameron Morrison, J. Berry and David N. Wallace, all of whom were well-known Santa Clara businessmen of Scotch/Canadian ancestry.*

*Following James Kersell's death, his widow, Isabella, continued living in their home for a few years and then in 1924, sold the property to Alexander Mabie, who, moved into 1059 Madison Street with his wife, Mary. The Kersells would have been very well acquainted with Alexander and Mary Mabie, prior to Isabella's sale to them of 1059 Madison Street. Like the Kersell and Beattie families, Alexander Mabie and his wife, Mary, had emigrated from Canada, both James Kersell and Alexander Mabie were Elders in Santa Clara's Presbyterian Church, both were the owners of important businesses in town and Mary's brother, Bliss, and his family lived in a home on Main Street across from that of the Kersells.*

*Born in New Brunswick, Canada in 1859, Alexander Mabie had arrived in 1880. A master blacksmith, following his arrival in Santa Clara, he went to work in this trade. Three years later, Alexander married Mary F. Morrison, the oldest daughter of A. J. Morrison. Born in Canada in 1858, she had arrived in Santa Clara with her family two years prior to Alexander. A. J. Morrison and his sons, John and Bliss, were blacksmiths and worked in the carriage and blacksmith shop that A. J. owned on the NE corner of Franklin and Washington Streets. By the mid-1880s, Alexander Mabie had established his own blacksmith shop, near the SW corner of Franklin and Lafayette Streets, which manufactured carriages and wagons along with all types of the necessary metal worked products produced by a blacksmith. In the early 1890s Alexander took Bliss Morrison as a partner and the business became known as Mabie & Morrison.*

*Following their marriage, Alexander and Mary Mabie had lived in several places close to his business, finally settling into a home at 1071 Alviso Street, (next door to Sophie Larder). During the 1890s they were joined by her youngest sister, Olive (Ollie), who would live with them until 1907, when she married Thomas Mabie from New York. An article in the Sunday Mercury Herald, titled "New Yorker marries Santa Clara Belle," reported on her marriage and said they would live in New York as he had "valuable interests" there. By the next year Alexander and Mary Mabie had moved into a home at 1072 Washington Street. They would live in this home until they moved to 1059 Madison Street.*

*At the time Alexander and Mary Mabie moved into 1059 Madison Street, he no longer owned his Blacksmith shop but had been employed as a blacksmith/mechanic for the Pacific Manufacturing Company for eleven years. Up until the first part of the 20<sup>th</sup> Century, Blacksmiths were seen as important members of their communities as along with creating essential everyday products for use in the home and in the fields, by making carriages and wagons they played a major role in the transportation industry. Their Blacksmith shops were not just workplaces, but being open during the summer and comfortably warm in the winter, became gathering places where stories were exchanged and local news was shared and over the years, local businessmen and residents could often be found passing the time at Alexander's Blacksmith shop. For Alexander Mabie being the owner of a blacksmith shop lasted until 1913 when, due to the quickly changing technology and the changes in the transportation industry, 53-year-old Alexander made the transition into the first generation of mechanics. At that time, he sold his business and went to work as a blacksmith/mechanic for the Pacific Manufacturing Company.*

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*The 1930 Census shows that by now, 70-years-old Alexander Mabie was still working as a mechanic for the P. M. Co. and he and Mary were living alone at 1059 Madison Street. However, by 1935 they had been joined by his niece, Jean Rockwell. Then on September 14, 1936, Mary Mabie passed away and Jean took over acting as the housekeeper for her uncle, Alexander. By April 1940, besides Alexander Mabie and Jean Rockwell, a nurse, Rose Kauffman was living here, most likely to help care for 81-year-old Alexander. On March 6, 1941, Alexander Mabie passed away and was buried next to Mary in Santa Clara's Mission Memorial Park.*

*After Alexander died, 41-year-old Jean Rockwell inherited the home at 1059 Madison Street. She never married and continued to live here, working at various jobs until she retired in 1963. Following her retirement, Jean Rockwell continued living at 1059 Madison Street until she passed away on October 4, 1976, when she was 76 years old.*

*During the years she lived here, Jean Rockwell saw the drastic changes made to the area and block on which she lived, caused by the City of Santa Clara's 1960s-70s period of Urban Redevelopment. The razing of the 8 downtown blocks had eradicated all six blocks between Benton, Liberty (Homestead), Lafayette and Franklin and the two blocks between Benton, Liberty, Jackson and Monroe, with Franklin Street completely removed between Monroe and Lafayette Streets. What had been the residential block on which 1059 Madison Street is located became a block with commercial development on the half of the block fronting on Franklin Street and the part fronting on Monroe Street. Only the homes that were on the original quarter-block parcel at the block's NW corner, which Julia Dibble divided into parcels and sold after her father's death in 1896, remained residential properties with the residences that had been built on them at the end of the 19<sup>th</sup> Century and one of these was 1059 Madison Street.*

*In 1982, the home at 1059 Madison Street was purchased by Kurt and Allison Beckman. The Beckmans spent six years restoring the house before renting it in 1988 to Conrad and Janet O'Brien. Then in 1989, Kurt and Allison Beckman sold the subject residence at 1059 Madison Street to Valerie and Paul Gordon. After living here for 18 years, during which she also did extensive restoration work, in 2017 Valerie Gordon sold 1059 Madison Street to the current owners, Adalbert Wysocki and Huilin Koh.*

#### Historic Evaluation

In order to be considered historically or culturally significant, a property must satisfy certain requirements. It must be 50 years old or older (except in cases of exceptional significance); it must retain historic integrity; it must meet one or more of the National Register of Historic Places criteria for significance, and/or the California Register of Historic Resources criteria for significance, and/or the criteria for listing in a local historic resource inventory.

##### Age Requirement.

*Constructed ca. 1899, the subject residence at 1059 Madison Street is over 50 years old and thus meets the age requirement.*

##### Integrity Requirement.

Integrity refers to a property's ability to convey its significance. Significance is conveyed by the retention of a resource's visual and physical characteristics and its surroundings. The National Register of Historic Places criteria recognize seven aspects to integrity. These are location, design, setting, materials, workmanship, feeling and association. To retain historic integrity, a property will always possess several and usually most of these aspects. Both the California Register of Historic Resources and the City of Santa Clara Criteria for Local Significance follow the National Register integrity criteria.

*While the architectural integrity of the original structure has been slightly diminished by alterations made post 1990, the most significant of the visual and character defining features of the historic building have been preserved and retained. The residence at 1059 Madison Street retains its original location and the property is well maintained. The historical use of the building has not changed and it remains a single-family home. The subject property is set within a historic residential setting in the area of Santa Clara known as the "Old Quad," and, while the block in which it is located has been compromised by redevelopment, the immediate streetscape retains qualities that reflect the period in which the house was constructed.*

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*The subject property retains enough of its historic character and appearance to be recognizable as a historic property and to convey the reason for its significance (integrity).*

National Register of Historic Places Criteria

*There are not any events associated with the residence at 1059 Madison Street which have made a significant contribution to the broad patterns of history or cultural heritage. It would therefore appear that the building would not be eligible for the National Register of Historic Places based on Criterion A (associated with events that have made a significant contribution to the broad patterns of our history). The building has had six owners over the 125 years of its existence and none appear to reach the level of significant influence required under Criterion B to be considered eligible for the National Register. Neither do any of the occupants appear to be significant to the history of the region, Nation or State of California. It would therefore appear that the building at 1059 Madison Street would not be eligible for the National Register based on Criterion B (associated with the lives of persons significant in our past). Although slightly altered, all of the character-defining features of its original ca.1898 construction as a "Queen Anne cottage" in the Shape subtype identified as "Hipped Roof With Lower Cross Gables" and Decorative Detailing subtype identified as "Spindework" of the Queen Anne architectural style remain: such as its rectangular plan and hipped roof with lower cross gables, consisting of a small front facing gable with returns over a full-height angled front bay and a side-facing gable and full-height angled bay; its use of "spindework" detailing including the use of octagon butt shingles to sheathe the gable face and a spindework frieze; cut-away windows with carved corner brackets; A frieze consisting of Eastlake decorative blocks across both the offset partial width front porch and side porch and the delicate turned posts, which support both porch roofs. Thus, under National Register Criterion C the residence at 1059 Madison Street could be considered to "embody the distinctive characteristics of a type, period, or method of construction" and "represent[s] a significant and distinguishable entity whose components may lack individual distinction" and due to its proximity to other historically significant homes in the area, it does contribute to a potentially eligible Historic District. Therefore, it does appear that the building may be eligible for the National Register of Historic Places under Criterion C.*

California Register of Historic Resources Criteria

*The Criteria for listing in the California Register of Historical Places are consistent with those for listing in the National Register. However, they have been modified to better reflect the history of California at both a local and State level. Criterion 1 is the California Register equivalent of the National Register Criterion A (events) and California Register Criterion 2, the equivalent of National Register Criterion B (persons). In the late 1880s, several Canadian immigrants of Scottish background started arriving in Santa Clara, where they became leading businessmen, landowners and professional men. The property at 1059 Madison Street is associated with two of these Canadian immigrant families who arrived in the early 1880s and who made significant contributions to the economic and cultural growth of the City of Santa Clara. Thus, it is associated with the lives of persons important to local history and does appear to be eligible for the California Register on a local level based on Criterion 1 and Criterion 2. Criterion 3 addresses the distinctive characteristics of a type, period, region, or method of construction. The subject home was originally constructed ca.1898 as a "Queen Anne cottage" in the Shape subtype identified as "Hipped Roof With Lower Cross Gables" and Decorative Detailing subtype identified as "Spindework" of the Queen Anne architectural style. The Queen Anne architectural style, which became a dominant style in California, is associated with the period from the mid-1880s thru the first decade of 1900s and this subtype is associated with the period of 1895-1905. It is a nice example of a "Queen Anne Cottage" and is characterized by being a one-story home with a hipped roof with lower cross gables, front and side facing full-height angled bays, cut-away windows with carved brackets and pendants, "Spindework" detailing, partial-width front and side porches with turned columns, which project from the main body of the house, a rectangular plan, narrow horizontal wood sheathing, and rectangular, double-hung windows with wide flat trim. Although the property has been slightly altered, the most significant of the character-defining features of its original construction remain. Therefore, it does appear to reach the level of significance necessary to be individually eligible for the California Register under Criterion 3.*

City of Santa Clara Criteria for Local Significance

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In 2004, The City of Santa Clara adopted Criteria for Local Significance. Under these criteria, "any building, site, or property in the city that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archaeological significance is potentially eligible," to be a "Qualified Historic Resource." The evaluator finds that the property meets the following criteria:

**Criteria for Historically or Cultural Significance:**

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

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

*The Kersell/Mabie house has interest, integrity and character and reflects the type of residential structures that were constructed in the late nineteenth century for members of Santa Clara's business and professional community.*

3. The property is associated with an important individual or group, who contributed in a significant way to the political, social, and/or cultural life of the community.

*Built by Kenneth and Angus Morrison, the residence at 1059 Madison Street was first owned by James Kersell and his wife, Isabella (Beattie) Kersell, who were considered "wellknown citizens" of Santa Clara and then by Alexander Mabie and his wife, Mary (Morrison) Mabie all of whom had immigrated here from Canada at the beginning of the 1880s. They were among the group of immigrants from Canada who arrived in Santa Clara in the last decades of the nineteenth century. As leading businessmen, landowners and professional men, these Canadian immigrants of Scottish ancestry, who were ardent supporters of Santa Clara's Presbyterian Church, were greatly involved in Santa Clara's social and cultural life, making significant contributions to both its economic and cultural growth*

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.

*Bordered by Franklin Street, which provided easy access to the San Jose and Santa Clara Trolley line, the area in which this home is located was primarily developed as a residential block in the late Nineteenth Century and settled by people whose employment was in Santa Clara's "downtown" business district. Constructed ca. 1898, this home at 1059 Madison Street was first owned by James Kersell and his wife. James Kersell was a prominent "downtown" business owner, whose business was located on Franklin and Jackson Streets and who for decades contributed to the economic life of community. Its second owner, Alexander Mabie, was also a Santa Clara businessman who was also well-known in the community for both his social and business activities.*

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

**Criteria for Architectural Significance:**

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

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

*When an 1883 issue of "California Architect and Building News" introduced what came to be known as the Queen Anne style to the Bay area, it marked a dramatic change from the rigorously vertical Italianate and San Francisco Stick- style houses. The Queen Anne house is a concoction of volumes and textures. There is no single roof line but a picturesque composition of merging shapes. They avoid flat, plain, walls and have distinctive decorative detailing (Gingerbread). Constructed ca. 1898 and trimmed with Spindlework, cut-work, Eastlake decoration and windows with cut-away corners and pendants, the residence at 1059 Madison Street is a splendid example of the small one-story Queen Anne dwelling, commonly called a Queen Anne Cottage.*

2. The property is identified with a particular architect, master builder or craftsman.

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*This residence was constructed ca. 1898 by Morrison Bros. Contractors and Builders. Angus and Kenneth Morrison were well-known, master Santa Clara contractors and builders, who in the late 19th and early 20th Century constructed government, educational, commercial and residential structures in Santa Clara, San Jose, Stockton and Santa Barbara. Along with the numerous residences that they constructed in Santa Clara, they built Fremont grammar school, Washington elementary school, Santa Clara High School and in 1911, they constructed the new City Hall on the corner of Franklin and Washington Streets.*

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.

*Described as a veritable billboard for textural effect, the Queen Anne Architectural style used several devices to avoid a smooth wall appearance. Among these were the use of patterned shingles and being ornamented with a concoction of millwork made possible by the development of machine lathes. The Queen Anne Cottage at 1059 Madison Street is a more elaborate example of this than most of Santa Clara's Queen Anne Cottages. It not only has angled bays with cut-away windows, it uses angled walls in the main body of the house. While most of the Queen Anne homes in town use fish scale shingles, this home displays the use of octagon shingles, which are more rarely found. It also abounds with Spindlework, Eastlake, and cutwork ornamentation along with a prolific use of carved molding making this home a physical example of the items, which a builder could purchase, that are illustrated in Universal Design Book published at the turn of the 20<sup>th</sup> Century.*

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

**Criteria for Geographic Significance:**

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

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

*The subject property is located in the area of the Old Quad that in the late nineteenth century developed into a residential area for important businessmen, due to its close proximity to Santa Clara's "Downtown." Owned by a prominent businessman, the residence at 1059 Madison Street is one of those residential properties and reflects the neighborhood's role in the broad patterns of Santa Clara's early development.*

- No. 2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.

*Constructed ca. 1898 as a Queen Anne cottage, this house remains as an excellent example of the 1 and 1 ½ storied Queen Anne Architectural style homes built in this Santa Clara neighborhood in the late 19<sup>th</sup> Century and is important to the integrity of the historic area in which it is located. Within a 10 year period, five Queen Anne homes were constructed across the street from each other on the 1000 Madison Street block faces (either side Madison Street going south from Benton Street), accounting for the continuity of the building styles in the adjacent neighborhood. Currently, four of these homes, two fronting on the west side of Madison Street (1080 & 1086) and two on its east side (1059 & 1075) are listed on, the City of Santa Clara's list of Architecturally and/or Historically Significant Properties.*

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

**Criteria for Archaeological Significance:**

As the property at 1059 Madison Street contains no known or unknown prehistoric or historic archaeological resources, it would not be Archaeologically Significant under any of the five of the City of Santa Clara's Criteria for Archaeological Resources. However, should any prehistoric or historic archaeological resources be uncovered in the future, this would be subject to change.

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**Conclusions and Recommendations**

Currently, this property is on The City of Santa Clara Architecturally or Historically Significant Properties list. In this update of the January 19, 1980 Historic Resources Inventory for the City of Santa Clara, the evaluator finds 1059 Madison Street to be a an example of a splendid example of the Queen Anne cottage subtype of the Queen Anne architectural style and, as it has undergone only minimal alteration since the time of its designation as a Historically Significant Property for the City of Santa Clara, to retain sufficient integrity to qualify as a historic property. It appears to continue to be, based on compliance with the National Register of Historic Places Criteria, the California Register of Historic Resources Criteria and the City of Santa Clara's Local Significance Criteria, eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List.

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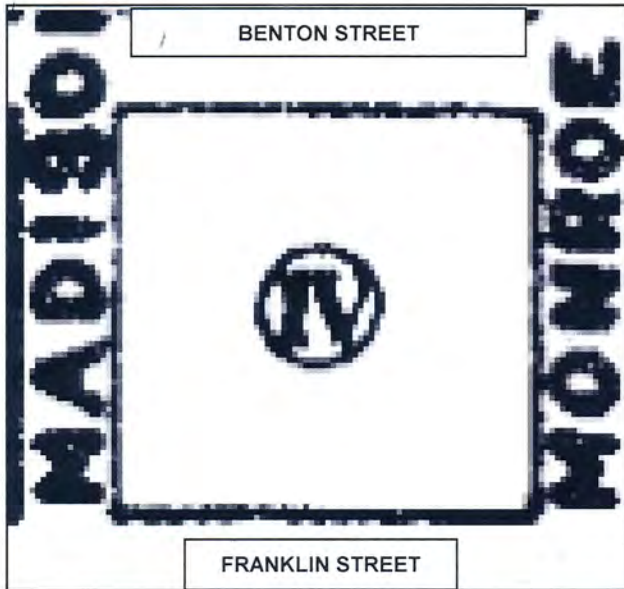
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\*Date 01/17/2024

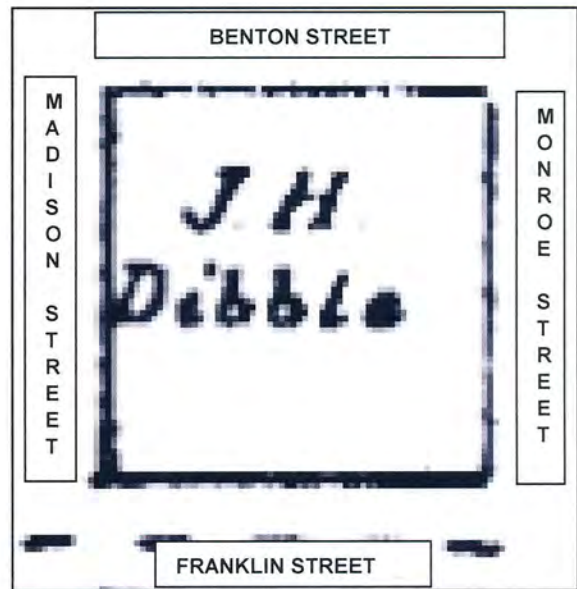
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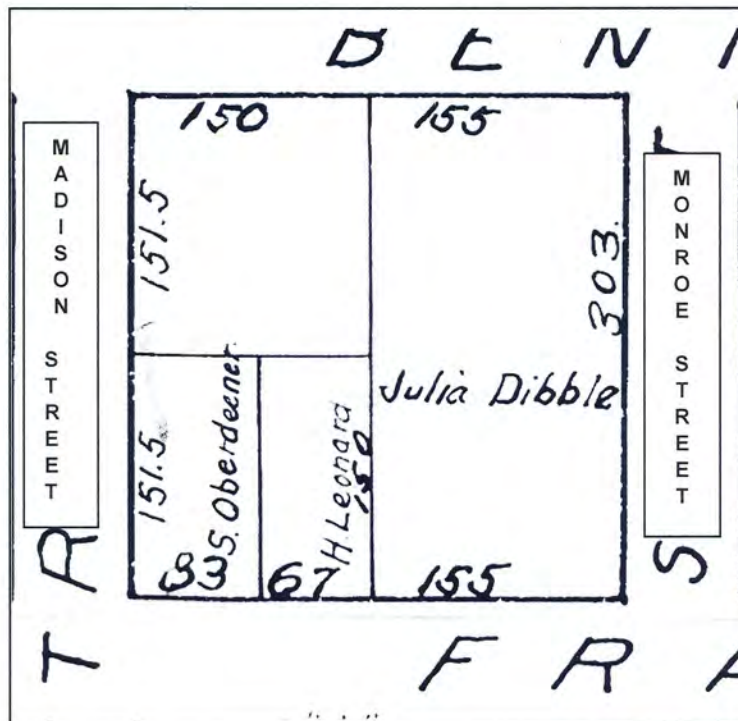
HISTORIC MAPS



1866 J.J. Bowen Survey of the Town of Santa Clara



Plat of Santa Clara circa 1873-75



1893 C.E. Moore Map of the Town of Santa Clara

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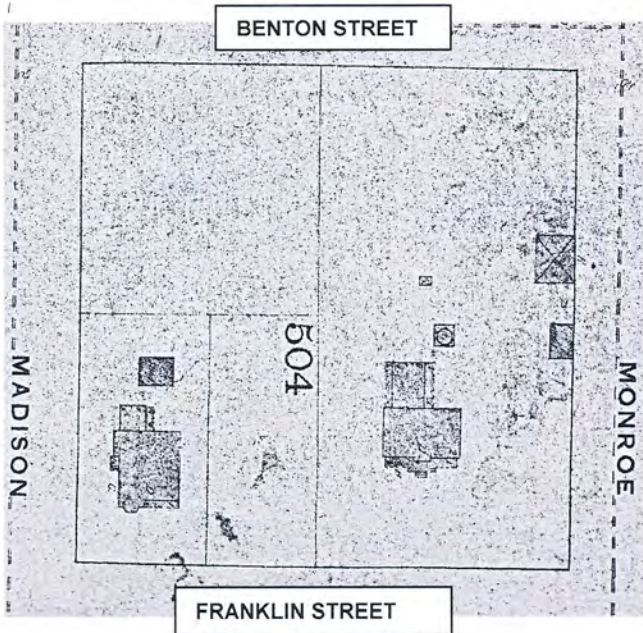
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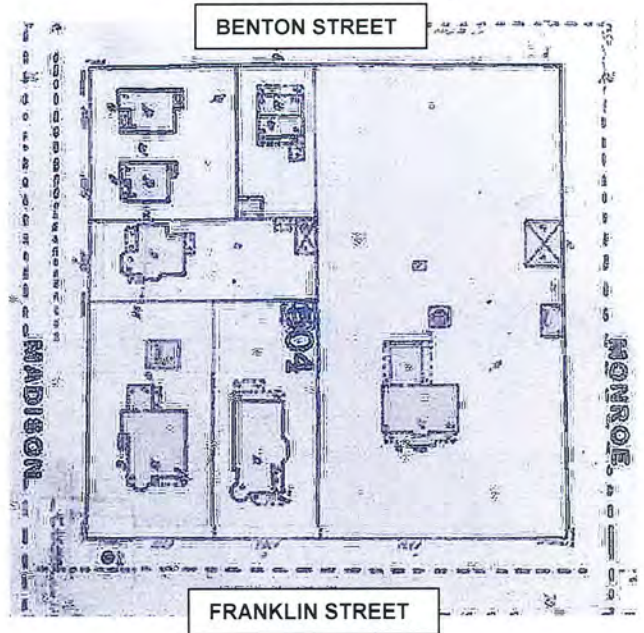
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**SANBORN FIRE INSURANCE MAPS**

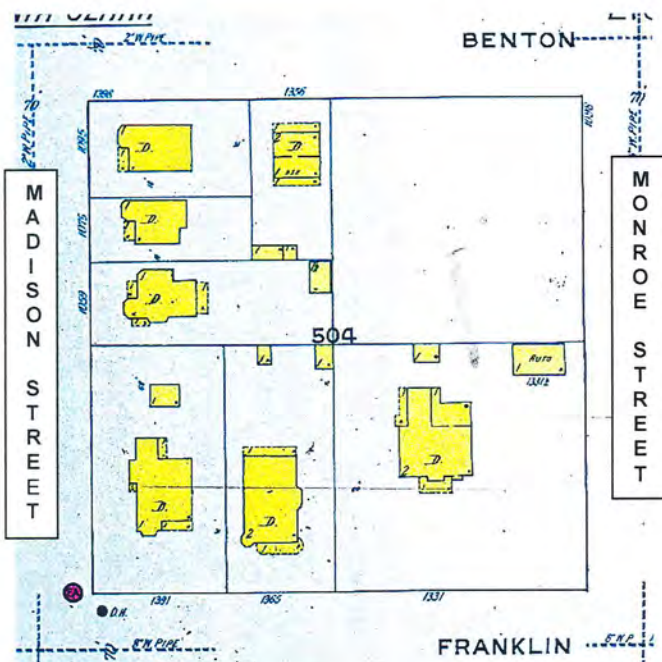
**1891 SANBORN MAP**



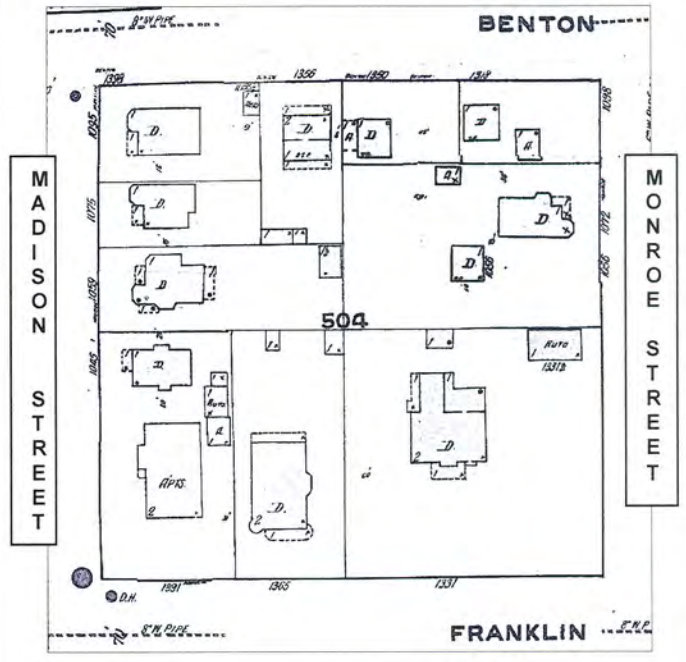
**1901 SANBORN MAP**



**1915 SANBORN MAP**



**1930 SANBORN MAP**



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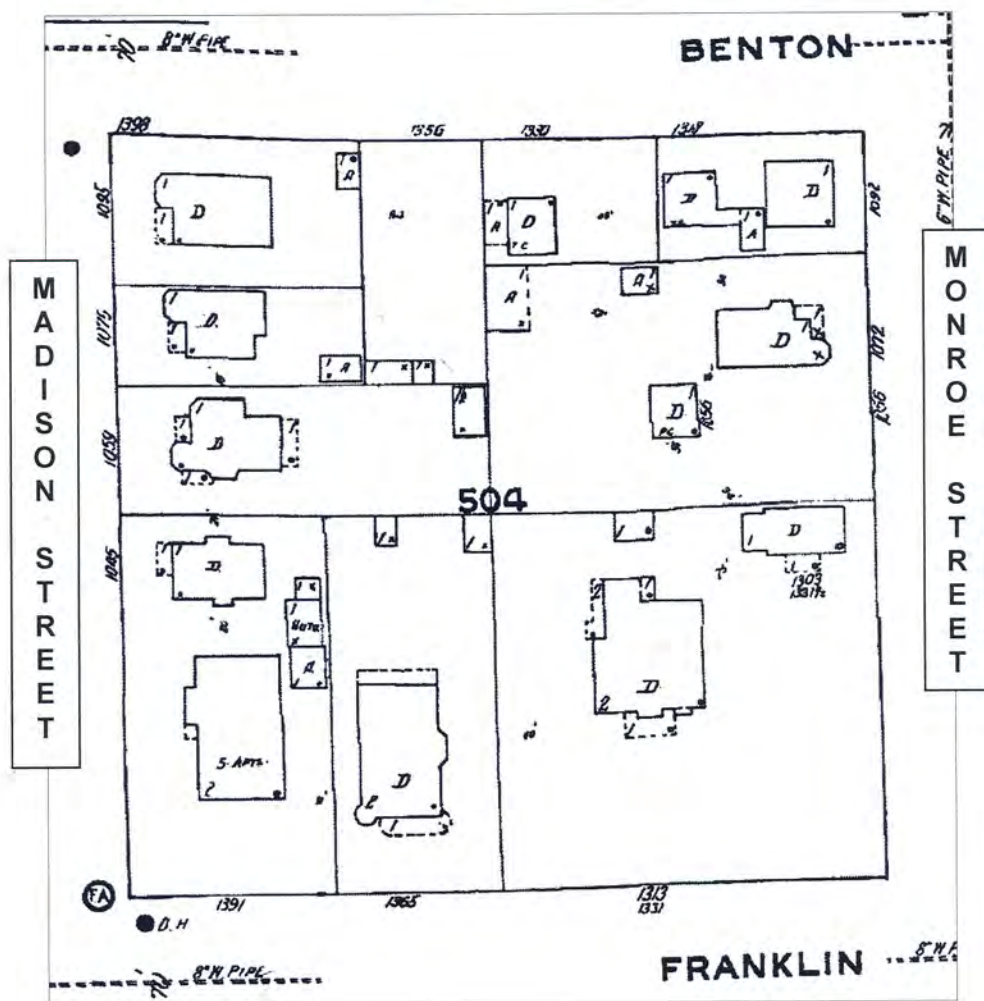
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**SANBORN FIRE INSURANCE MAPS**

**1950 SANBORN MAP**



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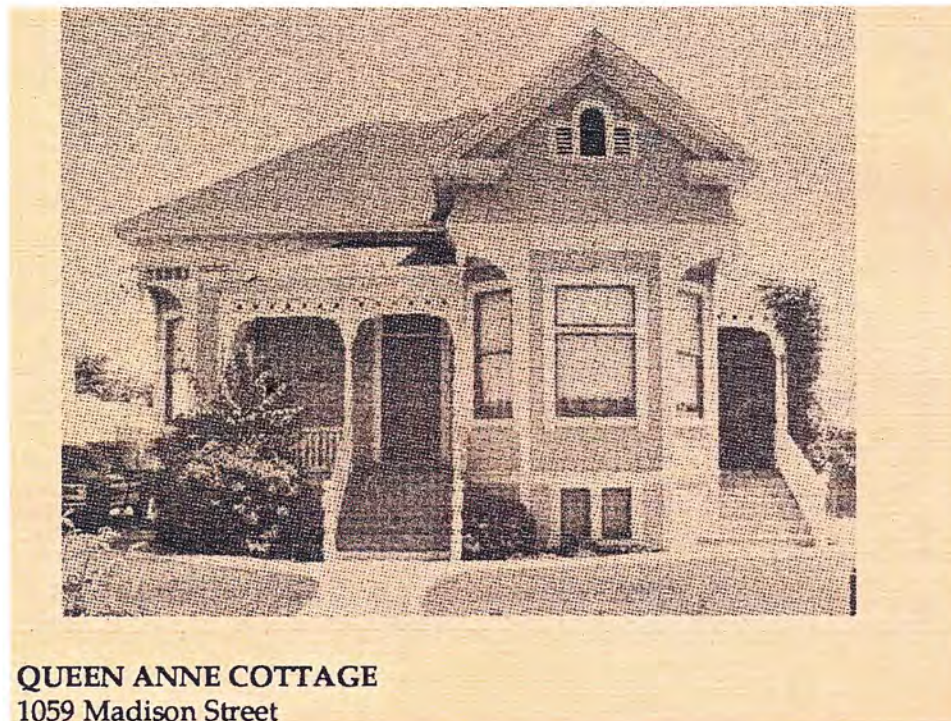
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**HISTORIC PHOTOS**



Top: L., 1904 Alice Hare photo of 1059 Madison Street, showing side porch and corner of front facing bay with cut-away window; R., December 2023 photo taken from same angle, illustrating how unmodified the house is today.  
Below: Photo of the subject house as it appeared in the 1988 Historic house Tour booklet.



**QUEEN ANNE COTTAGE**  
1059 Madison Street

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**Additional Photos**



 indicates 1059 Madison Street

2022 Google aerial view of 1059 Madison Street and the block on which it is located, showing the placement of the residence and detached garage on the property along with the large street trees.



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**Additional Photos – South Side-Elevation**



Photo No: 100\_3396  
View: S side-elevation gabled bay  
Photo Date: December, 2023; Camera Facing: N.



Photo No: 100\_3395  
View: S side-elevation from bay to garage  
Photo Date: December, 2023; Camera Facing: ENE.



Photo No: 100\_3404  
View: S side-elevation from rear towards street  
Photo Date: December, 2023; Camera Facing: WSW.

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**Additional Photos – North Side-Elevation**



Photo No: 100\_3308; View: Partial Front Façade & N side-elevation showing angled wall between Front and N side-elevation walls, with window, brackets, pendant and spindlework frieze; Photo Date: December, 2023; Camera Facing: ENE.



Photo No: 100\_3392  
View: Partial N side-elevation from rear porch towards street  
Photo Date: December, 2023; Camera Facing: WSW.



Photo No: 100\_3409  
View: Partial N side-elevation & Rear Façade from rear deck wall towards street  
Photo Date: December, 2023; Camera Facing: WSW.

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**Additional Photos – Rear Façade and Deck**



Photo No: 100\_3406

View: Rear Façade with double tiered deck and deck walls

Photo Date: December, 2023; Camera Facing: WSW.



Photo No: 100\_3438

View: Rear porch looking towards driveway showing side wall

Photo Date: December, 2023; Camera Facing: SSE.



Photo No: 100\_3433

View: Rear porch showing deck side & rear walls & roofing

Photo Date: December, 2023; Camera Facing: NNW.

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**Additional Photos – Front Entry Porch**



Photo No: 100\_3321

View: Front Entry porch and entry steps and porch's Eastlake frieze

Photo Date: December, 2023; Camera Facing: ESE.



Photo No: 100\_3320; View: Looking out through open end showing porch columns with brackets, frieze and balustrade. Photo Date: December, 2023; Camera Facing: WNW.

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**Additional Photos – Side Porch Details**



Photo No: 100\_3342  
View: Side porch and steps, columns & Eastlake frieze; Photo Date: December, 2023; Camera Facing: SSE



Photo No: 100\_3374  
View: Side porch balustrade & column base  
Photo Date: December, 2023; Camera Facing: S



Photo No: 100\_3378  
View: Side porch column top & brackets, frieze, lattice & wisteria; Photo Date: December, 2023; Camera Facing: S



Photo No: 100\_3360  
View: Interior rear porch looking toward garage showing 1 full and 1/2 column and 1 Eastlake block; Photo Date: December, 2023; Camera Facing: E



Photo No: 100\_3433  
View: Exterior rear of side porch towards street from driveway showing 1 full column & 1 Eastlake block; Photo Date: December, 2023; Camera Facing: WSW.

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**Additional Photos – Doors & Windows**



Photo No: 100\_3133  
View: Front door; Photo Date:  
12/2023; Camera Facing: ENE



Photo No: 100\_3358  
View: Side Door  
Photo Date: 12/2023; Camera Facing: N



Photo No: 100\_3429  
View: Rear Sliding doors  
Photo Date: December, 2023; Camera Facing: WSW



Photo No: 100\_3390  
View: Typical window; Photo Date:  
12/2023; Camera Facing: NNW



Photo No: 100\_3396  
View: Side gable window; Photo Date:  
12/2023; Camera Facing: ENE



Photo No: 100\_3353  
View: Front gable Palladian window and louvered vents  
Photo Date: 12/2023; Camera Facing: ENE

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**Additional Photos – Spindlework and Cutwork Decoration**



Photo No: 100\_3308

View: Front Porch brackets and Eastlake frieze

Photo Date: December, 2023; Camera Facing: E



Photo No: 100\_3349

View: Cutwork Brackets and Pendant

Photo Date: December, 2023; Camera Facing: NNE.

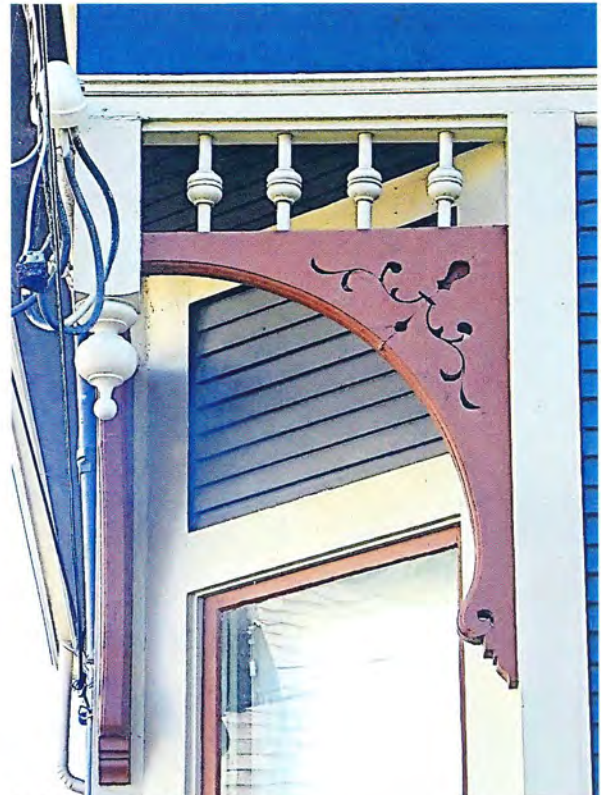


Photo No: 100\_3327

View: Cutwork Brackets and Spindlework frieze

Photo Date: December, 2023; Camera Facing: E.

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**Additional Photos – Garage and Rear Yard**



Photo No: 100\_3401  
View: Garage Façade  
Photo Date: December, 2023; Camera Facing: ENE



Photo No: 100\_3420  
View: Rear yard from deck, south towards Monroe St.  
Photo Date: December, 2023; Camera Facing: S



Photo No: 100\_3413  
View: Rear Yard Gazebo  
Photo Date: December, 2023; Camera Facing: NNE



Photo No: 100\_3425  
View: Rear yard from deck, looking north towards Monroe St.  
Photo Date: December, 2023; Camera Facing: N

### **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.

## Statement of Justification: 1059 Madison Street

Adalbert Wysocki and Huilin Koh  
1059 Madison Street  
Santa Clara, CA 95050

December 16, 2023

We are the owners of 1059 Madison Street, Santa Clara, a significant piece of the historical "Old Quad" neighborhood. Our home was built in 1898 and we were lucky enough to purchase it in December 2017. Our intention, when we bought this home, was to commit to preserving the original aesthetics so that it stays as a Queen Anne Cottage in all of its original glory. The previous owner meticulously maintained it and we gave her our word that we would continue its legacy. Today, our house remains as a treasure of the past and a symbolic part of Santa Clara history. We are very proud of the fact that twice our home has been a part of the Santa Clara Historic Home tour.

We would like apply for a Mills Act in order to continue its historical legacy. We will use the funds made available to us from the reduction in property taxes to maintain our home's distinctive character and glory.

# 10-Year Preservation Plan: 1059 Madison Street, Santa Clara, CA 95050 (Mills Act application)

Overview: 1059 Madison Street is a downtown Santa Clara Queen Anne Cottage home that was built around 1898. It has undergone significant preservation work and still retains many of its original features and character. As owners of this beautiful home, we are committed to maintaining the historical features of the home in order to preserve its unique aesthetics and original characteristics.

Year	Item	Projected Timeline	Cost	Notes
2025	Exterior paint and finishing	Summer 2025	20000	
2025	Fumigation/pest control	After exterior paint	2400	
2025	Inspection and regular maintenance	After fumigation	3500	
2026	Restore porch flooring and stairs	May 2026	500	
2026	Refurbish hardwood floors throughout main level	Summer	15000	
2027	Exterior lighting enhancements	April - May 2027	5000	
2027	Inspection and regular maintenance	Summer	3500	
2028	Restore original windows	June 2028	20000	
2029	Driveway improvements	Spring 2029	10000	
2030	Rehabilitate box	Spring 2030	5000	

	hedge, trees, shrubs (front)			
2031	Replace gutters	Spring 2031	10000	
2032	Fence update	June 2032	15000	
2033	Roof replacement	August 2033	50000	

Regular maintenance (~10K/year) includes but is not limited to following:

1. Maintenance of yard and its upkeep. Cost: \$1,200/year.
2. Maintenance of plumbing issues, taps, electric wiring, leaks.
3. Regular maintenance covering accidental damage.
4. Regular maintenance to adhere to the latest city codes whenever possible and permitted.
5. Regular 2-year inspection.

**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 \_\_\_\_ day of \_\_\_\_\_, 2024, ("Effective Date"), by and between Adalbert Wysocki and Huilin Koh, owners of certain real property located at 1059 Madison Street ("OWNERS") and the City of Santa Clara, California, a chartered California municipal corporation with its primary business address at 1500 Warburton Avenue, Santa Clara, California 95050 ("CITY"). CITY and OWNERS may be referred to herein individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

**A. Recitals.**

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

(2) OWNERS possesses fee title in and to that certain real property, together with associated structures and improvements thereon, shown on the 2024 Santa Clara County Property Tax Rolls as Assessors' Parcel Number 269-20-080, and generally located at the street address 1059 Madison Street, in the City of Santa Clara ("Historic Property"). A legal description of the Historic Property is attached hereto as "Legal Description," marked as "Exhibit "A," and incorporated herein by reference.

(3) The Historic Property is on the City of Santa Clara Architecturally or Historically Significant Properties list. OWNERS submitted a Mills Act Proposal to City on October 10, 2023. The Proposal included a Primary Record from the State of California's Department of Parks and Recreation. A true and correct copy of the Proposal is attached to this Agreement as "Exhibit B".

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

**B. Agreement.**

Historic Property Preservation Agreement/1059 Madison Street  
Typed: 02/13/2024

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

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

(2) **Renewal.**

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

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

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

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

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

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

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

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

**(4) Provision for Information.**

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

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

**(5) Cancellation.**

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

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

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

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

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

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

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

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

**(6) No Waiver of Breach.**

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

**(7) Mediation.**

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

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

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

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

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

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

**(8) Binding Effect of Agreement.**

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

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

(c) CITY and OWNERS hereby further declare their understanding and intent that the benefit of such covenants, reservations, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the CITY, public (which includes, but is not limited to the benefit to the public street generally located at 1059 Madison Street), and OWNERS.

(9) **Notice.**

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

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

**OWNERS:** Adalbert Wysocki and Huilin Koh  
1059 Madison Street  
Santa Clara, CA 95050

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

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

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

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

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

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

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

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

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

(17) **Fees.** The Planning Department may collect such Mills Act Historic Property Contract application fee of \$8,451.00 (eight-thousand, four-hundred, and fifty-one dollars), or other fees for the administration of this contract as are authorized from time to time by the City Council. Such fees do not exceed the reasonable cost of providing the service for which these fees are charged. OWNERS shall pay the County Recorder's Office recordation fees for recordation of this Mills Act Historic Property Contract and the recordation of the OWNERS updated Historic Resources Inventory form.

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

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

**(20) Conservation Easements.**

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

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

(c) It shall be the duty of the Director of Planning and Building Inspection to enforce this section.

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

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

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

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

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

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

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

APPROVED AS TO FORM:

\_\_\_\_\_  
GLEN R. GOOGINS  
City Attorney

\_\_\_\_\_  
JOVAN D. GROGAN  
City Manager

ATTEST:

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

“CITY”

**Adalbert Wysocki and Huilin Koh,  
Owners of 1059 Madison Street**

By: \_\_\_\_\_  
Adalbert Wysocki and Huilin Koh  
1059 Madison Street  
Santa Clara, CA 95050

“OWNERS”

Exhibits:

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



## Agenda Report

24-173

Agenda Date: 3/7/2024

### REPORT TO HISTORICAL AND LANDMARKS COMMISSION

#### **SUBJECT**

**PUBLIC HEARING:** Consideration of a Proposed 785 Square-Foot First Floor Addition, 704 Square-Foot Second Floor Addition, and a 451 Square-Foot Detached Garage at 745 Harrison Street That is Located Within 200 Feet of a Historic Resource

#### **BACKGROUND**

The 6,721 square-foot subject property is located on the north side of Harrison Street, 180 feet west of The Alameda. It is developed with a one-story 1,392 square foot, 4-bedroom, and 2.5-bathroom house in the Queen Anne Cottage architectural style. The property is not currently listed as a historic resource on the City's Historic Resource Inventory (HRI); however, it does abut two HRI properties located at 755 Harrison Street and 744 Lewis Street.

The project is before the Historical and Landmarks Commission (HLC) in accordance with the Historic Preservation Ordinance, which requires all projects on properties within 200 feet of an HRI property that require Architectural Review at a Development Review Hearing first be referred to the HLC. The HLC shall review the project for neighborhood compatibility and consistency with the City's Design Guidelines and make a recommendation to the Development Review Hearing Officer.

The subject property is currently zoned CT - Thoroughfare Commercial with the General Plan Land Use Designation of Low Density Residential. The applicant will be utilizing AB 3194 (2019) to use the development standards of the R2 Zoning District, which is consistent with the Low Density Residential General Plan Land Use Designation. Recently, the Zoning Ordinance was updated, however, portions of the code do not go into effect until an update of the zoning map occurs. Zoning Districts other than single-family will be effective at the same as the adoption of the updated zoning map in Spring 2024. The subject property will be rezoned to R2 with the zoning map adoption in Spring 2024. In the meantime, the applicant will use AB 3194 to be consistent with the Low Density Residential General Plan and the updated Zoning Ordinance and Zoning Map when it is adopted.

#### **DISCUSSION**

The project proposes a 785 square-foot first floor addition, 704 square-foot second floor addition, and a 451 square-foot detached garage resulting in a 3,332 square-foot two-story residence with seven bedrooms, five full and two half bathrooms, living room, dining room, kitchen, laundry room, family room, two wet bars, and a lounge area. The existing rear wall of the house is proposed to be removed as a part of the construction of the new addition. The roof style of the addition matches the hip roof of the existing residence. The existing flat roof with ¼ slope will remain in the rear of the existing house. The addition includes eaves that wrap around from south side elevation to north side elevation. The second story addition provides a three-foot step-back from the first story wall and orients egress windows away from the adjacent HRI listed property.

The alterations and additions proposed will be compatible with the character of the main residence. The proposed roofing asphalt shingles will match and be continuous with the existing grey asphalt single roof to create compatibility. The new addition will have compatible blue siding finish to match the existing siding finish. The existing grey asphalt roof shingles, brick cladding, and blue siding will remain as is. The proposed detached garage is consistent in design to the existing main residence in that it will have the same blue siding finish, brick cladding, roofing asphalt shingles, and hip roof design to match the existing residence and proposed addition.

Two of the abutting lots to the subject property, 755 Harrison Street and 744 Lewis Street, are on the City's HRI. The applicant has worked with staff to explore design options that would minimize visual impacts to the adjacent HRI properties. The proposal maintains the Queen Anne architectural style by retaining the roof design and material and building façade materials. The proposed addition is generally consistent with height of the existing residence and only increases the height by 5¼ inches to accommodate the second story. The proposed project maintains the existing street façade.

The proposed project complies with the City's 2014 Single-Family Design Guidelines. The project minimally alters the front façade and maintains its historic appearance with the addition located to the rear and generally in line with existing roof ridge height. The detached garage will be located to the rear of the lot, behind and in-line with existing home in a manner that mostly shields visibility of these new elements from the street and minimizes their visibility and potential visual impact on the streetscape. The project as proposed would not have a significant adverse visual impact to the integrity of the HRI listed abutting properties. Overall, the new two-story addition and detached garage would be compatible with design with the existing residence and the other two-story residences across the street.

### **ENVIRONMENTAL REVIEW**

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1- Existing Facilities), in that the project is limited to an addition to a single-family residence and the construction of a new two-car garage.

### **PUBLIC CONTACT**

On February 22, 2024, a notice of public hearing was mailed to property owners within 300 feet of the project site. At the time of preparation of this report, the Planning Division has not received any public comments.

### **RECOMMENDATION**

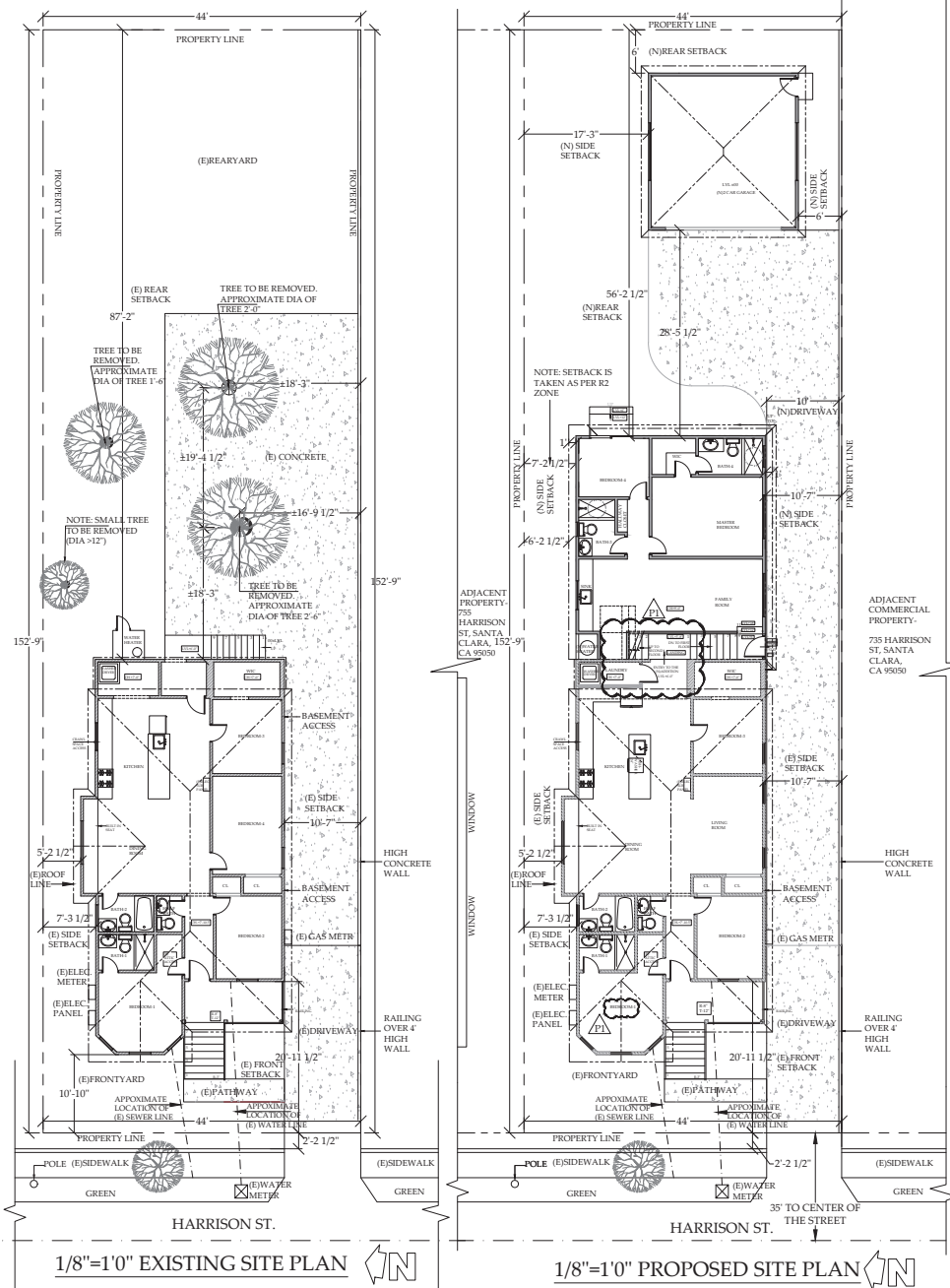
Staff recommends that the Historical and Landmarks Commission find that the proposed project located at 745 Harrison Street will not destroy or have a significant adverse effect on the integrity of the abutting HRI listed properties at 755 Harrison Street and 744 Lewis Street; that the alterations and addition are compatible with the existing structure and surrounding neighborhood, and recommend approval to the Development Review Hearing Officer.

Prepared by: Meha Patel, Assistant Planner  
Reviewed by: Rebecca Bustos, Principal Planner  
Approved by: Lesley Xavier, Planning Manager

### **ATTACHMENTS**

1. Development Plans

2. Project Data and Compliance Table
3. AB 3194 Implementation Letter



## PROJECT PERSONS

**OWNER:**  
HARRISON SANTA CLARA LLC  
745 HARRISON ST.,  
SANTA CLARA,  
CA 95050

**APPLICANT:**  
SANTOSH ADDAGULLA  
SACHIN KHATTER

**DESIGNER:**  
RMG DESIGNS  
RICHIA MITTAL  
1421 STEPHEN WAY  
SAN JOSE, CA 95129  
(408) 505-2163

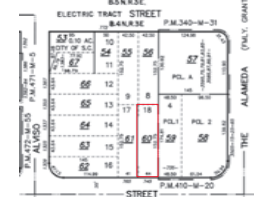
## SCOPE OF WORK

- THERE IS A SEPARATE CODE VIOLATION RESPONSE LETTER ATTACHED WITH SUBMISSION.
- MAIN HOUSE TO BE EXTENDED OF APPROX 785 SF ON FIRST FLOOR AND 704 SF ON SECOND FLOOR, REMODELING THE EXISTING KITCHEN AND LAUNDRY OF MAIN HOUSE.
- CONVERTING EXISTING BEDROOM-04 INTO LIVING ROOM.
- PROPOSED DETACHED 2 CAR GARAGE IN REAR YARD OF APPROX 451 SF.

**NOTE:**  
PROJECT DESIGNED AS PER R2 ZONING. PROPERTY WILL BE REZONED TO R2 AS PER NEW ZONING ORDINANCE TO BE APPROVED IN COUPLE OF MONTHS. CURRENTLY ZONING IS CT.



## VICINITY MAP:-



## LANDSCAPE AREA IN FRONT YARD:

TOTAL FRONT YARD AREA:	880.00 SF
REQUIRED LANDSCAPE AREA IN FRONT YARD 40%:	352.00 SF
PROVIDED LANDSCAPE AREA IN FRONT YARD:	408.15 SF @ 46%

## PROJECT DATA

ASSESSOR'S PARCEL # 269-06-060  
LOT AREA (AS PER TITLE REPORT): 6721 S.F.  
ZONING : CURRENT CT TO BE CHANGED INTO R2 IN NEW ZONING ORDINANCE.

EXISTING USE: SINGLE FAMILY HOME  
SLOPE OF LOT: FLAT LOT  
FLOOD ZONE: X

EXISTING BEDROOMS :-	4
TOTAL BEDROOMS ON FF & SF :- (EXISTING+PROPOSED)	7
EXISTING BATH :-	2.5
TOTAL BATH ON FF & SF :- (EXISTING+PROPOSED)	5 FULL BATH + 2 HALF BATH

REQUIRED COVERED PARKING :- 2  
PROPOSED COVERED PARKING :- 2

EXISTING FLOOR AREA :-  
(E)LIVING AREA 1313.81 S.F.  
(E)FRONT PATIO 78.58 S.F.

(N)ADDITION IN LIVING AREA ON FF =785.16 SF  
(N)ADDITION IN LIVING AREA ON SF =703.99 SF  
TOTAL(N) LIVING AREA =785.16+703.99 =1489.15 SF

(N)2 CAR GARAGE AREA =451.31 SF

TOTAL LOT COVERAGE =1313.81+78.58+785.16+451.31 =2628.86 SF

LOT COVERAGE = FLOOR AREA = 2628.86 =0.39<0.45  
LOT AREA 6721

## INDEX

A1	PROPERTY INFO & EXISTING & PROPOSED SITE PLAN
A2	EXISTING/ DEMO FLOOR PLAN
A3	PROPOSED FIRST AND SECOND FLOOR PLAN
A4	PROPOSED ROOF PLAN
A5	EXISTING ELEVATIONS
A6	PROPOSED ELEVATIONS
A7	PROPOSED ELEVATIONS
A8	PROPOSED SECTIONS
A9	PROPOSED GARAGE PLAN, ELEVATIONS & SECTIONS
A10	3D IMAGES

## GENERAL NOTES:

- THE INTENT OF THESE DRAWINGS IS TO SHOW ALL NECESSARY ITEMS TO COMPLETE THIS STRUCTURE. TYPICAL DETAILS & NOTES SHOWN IN THESE DRAWINGS ARE TO BE USED TO COMPLETE THE STRUCTURE UNLESS NOTED OTHERWISE. ALL WORK & CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS, AND SAFETY REQUIREMENTS. FOR ITEMS, METHODS, AND/OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENTS OF THE CURRENT UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRIC CODE, AND ALL OTHER LOCAL, STATE AND MUNICIPAL CODES AND ORDINANCES SHALL GOVERN.
- RMG DESIGNS IS NOT RESPONSIBLE FOR FABRICATION, ERECTION AND/OR SAFETY. THE CONTRACTOR SHALL COMPLY WITH ALL SAFETY REGULATIONS.
- THE CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, DESIGNER, ENGINEER, AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS OR EMPLOYEES FROM ALL LIABILITY, CLAIMS, LOSSES, OR DAMAGES ARISING OR SAID TO ARISE FROM THE PROJECT. THE CONTRACTOR SHALL NOT GUARANTEE OR WARRANT AGAINST HUMAN ERROR. THEREFORE, THE DIMENSIONS AND SPECIFICATIONS OF THESE PLANS SHALL BE VERIFIED BY THE OWNER/CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF RMG DESIGNS.
- THESE PLANS HAVE BEEN DRAWN TO COMPLY WITH THE CLIENTS SPECIFICATIONS, AND ANY CHANGES MADE TO THEM AFTER PRINTS ARE MADE SHALL BE DONE AT THE CLIENTS EXPENSE.
- ALL WORK SHALL BE THE BEST OF THEIR RESPECTIVE TYPES, MATERIALS, AND LOCAL BUILDING CODES.
- FIRE, VANDALISM, AND THEFT, INSURANCE BY OWNER, PUBLIC LIABILITY AND WORKMAN'S COMPENSATION INSURANCE BY CONTRACTOR.
- THE JOB SHALL BE LEFT BROOM CLEAN, WITH WINDOWS AND DOORS FINISHED, AND ALL DEBRIS REMOVED BY CONTRACTOR.
- THE CONTRACTOR SHALL OBEY ALL ORDINANCES AND ALL CITY, COUNTY, STATE AND FEDERAL LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE COST OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE SAME.
- THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDING. EXISTING DRAINAGE SHALL BE MAINTAINED OR IMPROVED TO ADEQUATELY DRAIN SURFACE WATER AWAY FROM THE BUILDING. THE GRADE SHALL FALL A MINIMUM OF 4 INCHES WITHIN THE FIRST 10 FEET.
- EXCEPTION WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PRESENT IN LESS THAN 10 FEET OF THE GRADE SHALL BE MAINTAINED OR IMPROVED TO ADEQUATELY DRAIN SURFACE WATER AWAY FROM THE BUILDING. THE GRADE SHALL FALL A MINIMUM OF 2 INCHES WITHIN THE FIRST 10 FEET.
- EXISTING 401.3 LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL NOT BE FEWER THAN 6 INCHES (152MM) WITHIN THE FIRST 10 FEET (3048MM) OF THE FOUNDATION WALLS. THE GRADE SHALL NOT BE FEWER THAN 4 INCHES (102MM) WITHIN THE FIRST 10 FEET (3048MM) OF THE FOUNDATION WALLS. THE GRADE SHALL NOT BE FEWER THAN 2 INCHES (51MM) WITHIN THE FIRST 10 FEET (3048MM) OF THE FOUNDATION WALLS. THE GRADE SHALL NOT BE FEWER THAN 1 INCH (25MM) WITHIN THE FIRST 10 FEET (3048MM) OF THE FOUNDATION WALLS. THE GRADE SHALL NOT BE FEWER THAN 0 INCH (0MM) WITHIN THE FIRST 10 FEET (3048MM) OF THE FOUNDATION WALLS.
- DEBRIS MANAGEMENT: CONSTRUCTION SITE SHALL BE ENCLOSED BY OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION. ALL CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE, WHEN NOT OTHERWISE SHOWN AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS WHICH CANNOT BE RECYCLED) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER. THE PROJECT SHALL HAVE A SIGNAGE VISIBLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 9 AM TO 5 PM. COMBUSTIBLE DEBRIS SHALL NOT BE ACCUMULATED WITHIN BUILDING. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDING AT THE END OF EACH SHIFT OF WORK. CFC 833A-2. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CFC 833A-6. DURING CONSTRUCTION, THE CONSTRUCTION SITE OR AREA MUST BE CLEAN UP AT THE END OF THE DAY IN ORDER TO PROVIDE PROPER ACCESS IN THE BUILDING IN AN EVENT OF A FIRE. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF RMG DESIGNS PRIOR TO COMMENCING. VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS. AT SITE PRIOR TO CONSTRUCTION AND BEFORE CONSTRUCTION ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION. SLOPE ALL FINISH GRADES IN 5% "X" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE. 8" LANDSCAPED AREA & 5% GRADE 2% MIN. IF PAVED AREA. ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS. ADDRESS NUMBERS ON BUILDING SHALL BE CLEARLY VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. MIN. 4" HIGH X 1" WIDE PER CFC 8319. NO CONSTRUCTION EQUIPMENT OR PRIVATE VEHICLES SHALL PARK OR BE STORED WITHIN THE DRIFLINE OF ANY ORDINANCE PROTECTED TREES ON SITE. ANY CONSTRUCTION WITHIN THE CITY RIGHT OF WAY MUST HAVE AN APPROVAL PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

## CODES

ALL CONSTRUCTION SHALL COMPLY WITH:

- 2022 CALIF. FIRE CODE
- 2022 CALIF. BLDG CODE
- 2022 CALIF. RESIDENTIAL CODE
- 2022 CALIF. MECH. CODE
- 2022 CALIF. PLUMB'G CODE
- 2022 CALIF. ELEC. CODE
- 2022 CALIF. ENERGY CODES
- 2022 CALIF. GREEN BUILDING CODES

ANY OTHER APPLICABLE LOCAL & STATE LAWS & REGULATIONS.

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## REVISIONS

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REV 1	02-08-24	PT

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RM  
01-04-2024  
AS NOTED  
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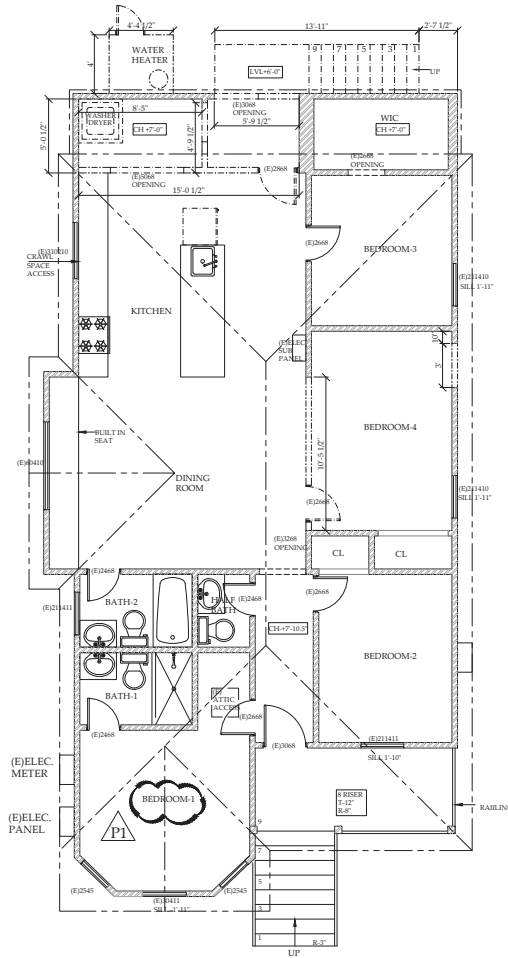
PROPOSED & EXISTING SITE PLAN

A1

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EXISTING/ DEMO PLAN	



1/4"=1'0" EXISTING/DEMO PLAN

LEGEND	
1: EXISTING WALL TO REMAIN	
2: WALL TO BE DEMOLISHED	

## FLOOR PLAN NOTES

ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM WALL BOARD EXCEPT OTHERWISE NOTED.  
GYPSUM WALL BOARD SHALL BE INSTALLED PER 2019 IRC 702.3.

INSTALL 5/8" TYPE "X" GYP. BD. ON WALLS AND CEILING @ USABLE UNDER STAR CLOSET, WHERE APPLICABLE.

WALL COVERING SHALL BE CEMENT BACKER BOARD, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUBS WITH SHOWERS MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

PROVIDE WATER RESISTANT GYP. BD. ON ALL "WET" AREAS.  
ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOOR, GLASS SUBJECT TO HUMAN IMPACT, ETC SHALL BE SAFETY TEMPERED.

EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE. EXCEPTIONS: EXTERIOR DOORS 1-3/4" THICK WITH SOLID WOOD PANELS NOT LESS THAN 5/8" THICK ARE A SATISFACTORY ALTERNATIVE TO A SOLID CORE DOORS.

VENTILATING OPENINGS SHALL BE COVERED WITH METAL MESH WITH MAX. 1/4" OPENINGS.

WINDOWS MARKED AS "EGRESS": EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING HEIGHT SHALL NOT BE LESS THAN 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL NOT BE LESS THAN 20 INCHES. (R310.2.1) EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. (R310.2.2)

EXTERIOR STUD WALLS TO BE 2 X 4 STUDS 16" O.C. W/BATT INSULATION. (UNLESS OTHERWISE NOTED - CHECK FLOOR PLANS).

WINDOWS AND DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MANUF. SPECIFICATIONS.

MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIERS AND OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED. INSTALL ALL WINDOWS AND DOOR AS PER MANUF. SPECIFICATIONS.

FLASH ALL EXTERIOR OPENINGS WITH SHEET METAL TO EXTEND 6" UNDER BUILDING PAPER BEHIND WALL OPENING.

TOILETS TO HAVE MIN. 30" WIDE X 24" DEEP CLEARANCE.

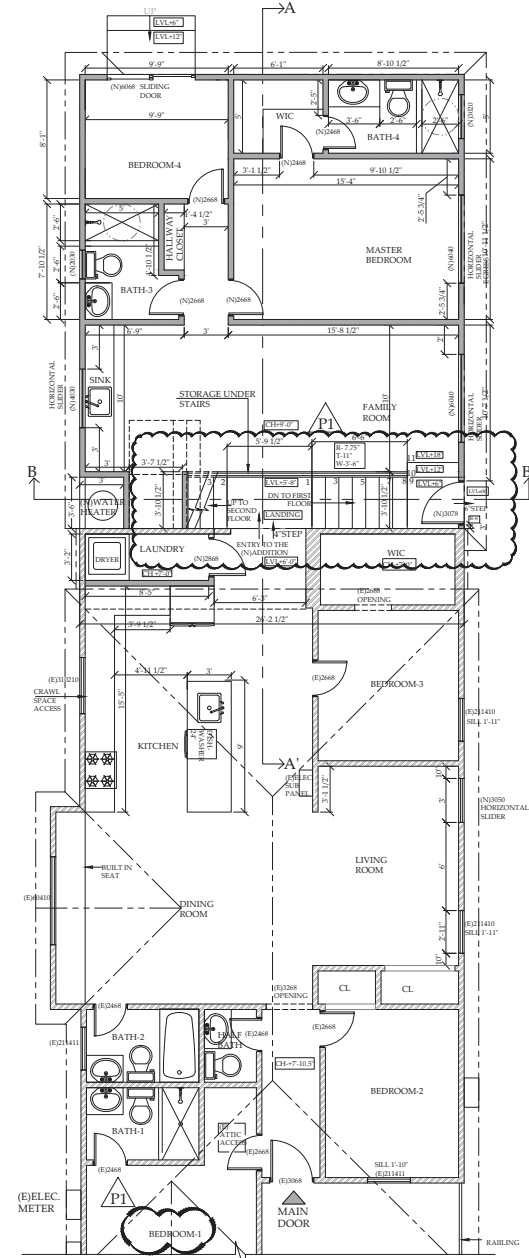
PROVIDE WALL CLEAN-OUT FOR ALL SINKS.

CEILING HEIGHT OF ALL ROOMS TO INCLUDE FLOOR FINISH. SHOWER DOORS SHALL OPEN 30 AS TO MAINTAIN NOT LESS THAN A 22-INCH UNOBSTRUCTED OPENING FOR EGRESS.

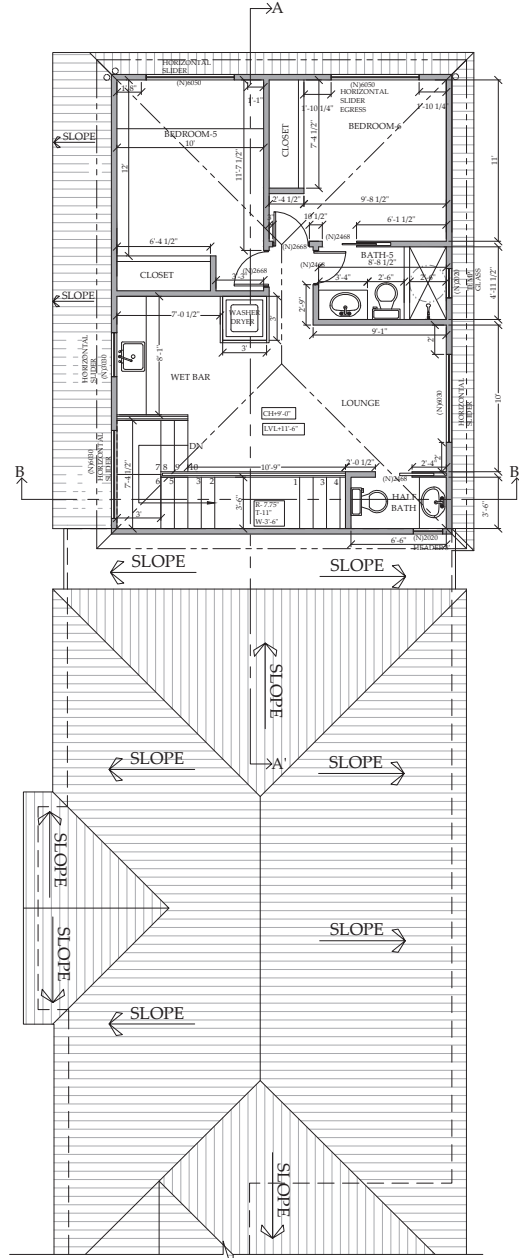
## LEGEND

- 1: EXISTING WALL TO REMAIN  
2: PROPOSED INTERNAL & EXTERNAL WALL (2X4 STUDS)

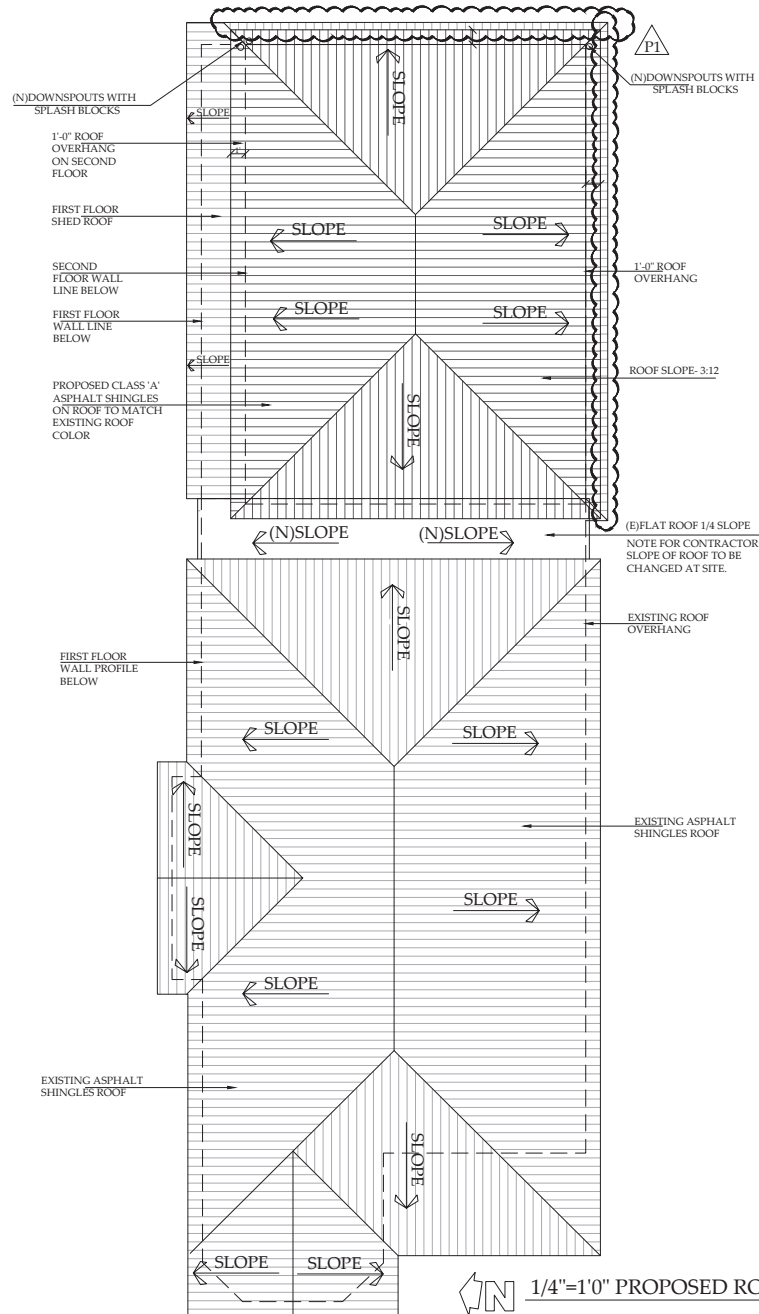
NOTE FOR CONTRACTOR:  
EXTERIOR WALL DIMENSIONS ARE UPTO STUDS AND DOESN'T INCLUDE EXTERNAL CLADDING THICKNESS.



1/4"=1'-0" PROPOSED FIRST FLOOR PLAN



1/4"=1'-0" PROPOSED SECOND FLOOR PLAN



#### ROOF PLAN NOTES

ROOFING:  
ASPHALT SHINGLE ROOF COLOR TO BE SELECTED BY OWNER. OVER 30 LB. ROOFING FELT. INSTALL PER MANUF. SPECS.

FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT PER CRC R905.2.5

BUILT-UP ROOF, CLASS "A"  
28 LB BASE PLY, ATTACHED MECHANICALLY 9" OC EDGES, AND 18" OC FIELD. INNER PLYS, 11 LB. FELT W/ MIN. 25 LB. MOPPING. 78 LB. MINERAL SURFACE CAP SHEET.

FLASHING & COUNTER FLASHING: 26 GAUGE STEEL, U.O.N., AS REQUIRED AT JUNCTURE OF ROOF AND VERTICAL SURFACES. SEE SHEET METAL NOTES ON SHEET SP.

VALLEY FLASHING:  
26 GAUGE GALV. STEEL OVER 15 LB. FELT. CRICKETS SIMILAR.

DOWNSPOUTS:  
2 1/4" DIA ROUND GALV. STEEL DOWN SPOUTS. PROVIDE BASKET STRAINER AND SPLASH-BLOCK AT EACH DOWNSPOUT.

GUTTERS:  
5" GALV. STEEL GUTTER

COPPER METAL ROOFING, COPPER GRANULE-CONTAINING ASPHALT SHINGLES AND COPPER GUTTERS SHALL NOT BE PERMITTED FOR USE ON ANY RESIDENTIAL, COMMERCIAL OR INDUSTRIAL BUILDING FOR WHICH A BUILDING PERMIT IS REQUIRED. THE AFOREMENTIONED COPPER APPLICATIONS ARE NOT PERMITTED FOR USE ON ANY COMMERCIAL OR INDUSTRIAL BUILDINGS DUE TO THE POTENTIAL FOR WATER POLLUTION FROM COPPER EXPOSED STORMWATER RUNOFF.

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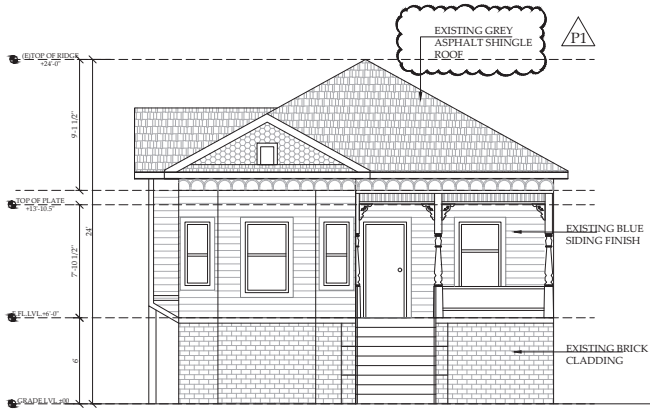
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SCALE	AS NOTED
FOR	SANTOSH HOME
SITE	PROPOSED ROOF PLAN

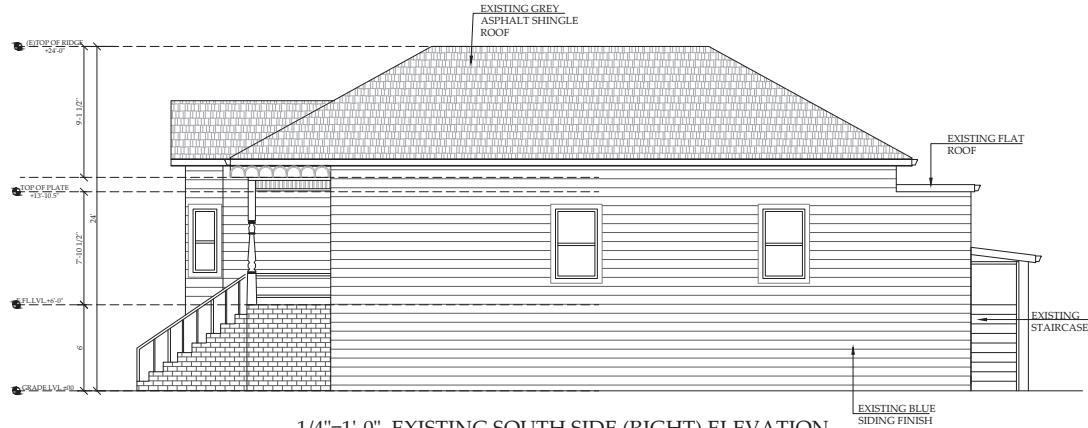
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EXISTING ELEVATION	



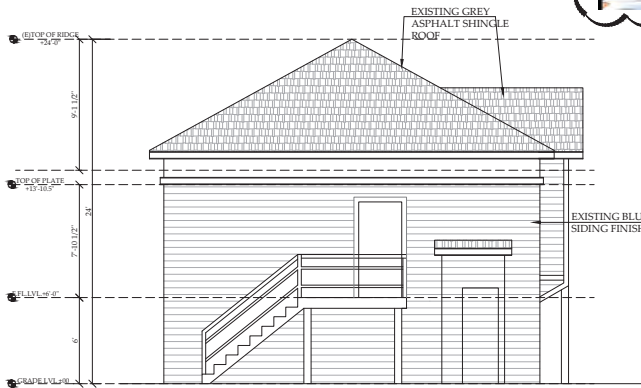
1/4"=1'-0" EXISTING WEST SIDE (FRONT) ELEVATION



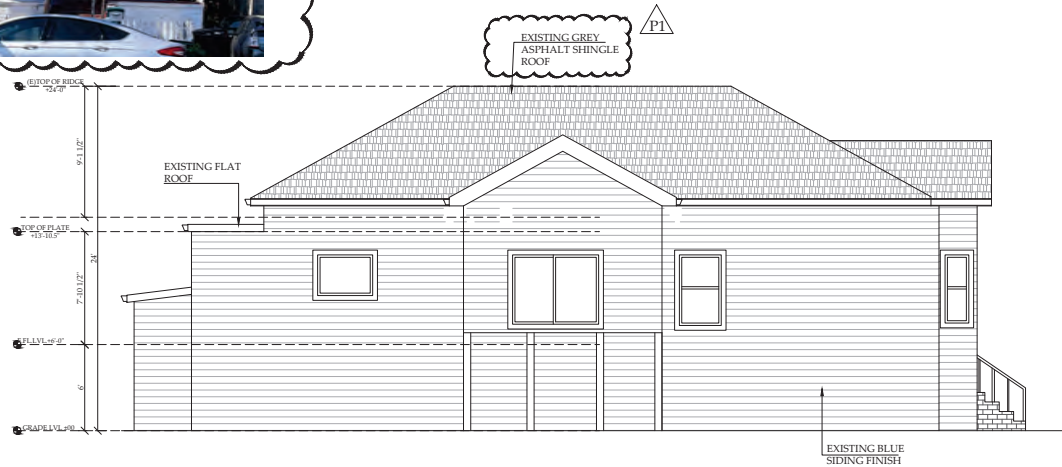
1/4"=1'-0" EXISTING SOUTH SIDE (RIGHT) ELEVATION



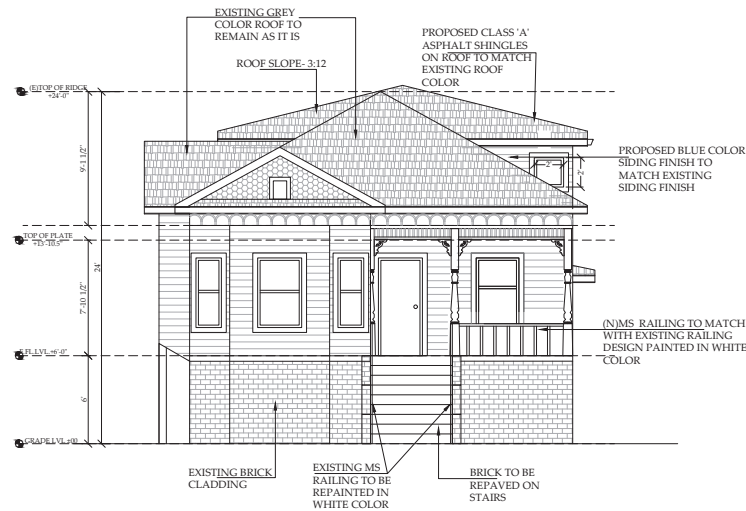
EXISTING FRONT ELEVATION  
(CURRENT SITE PHOTO)



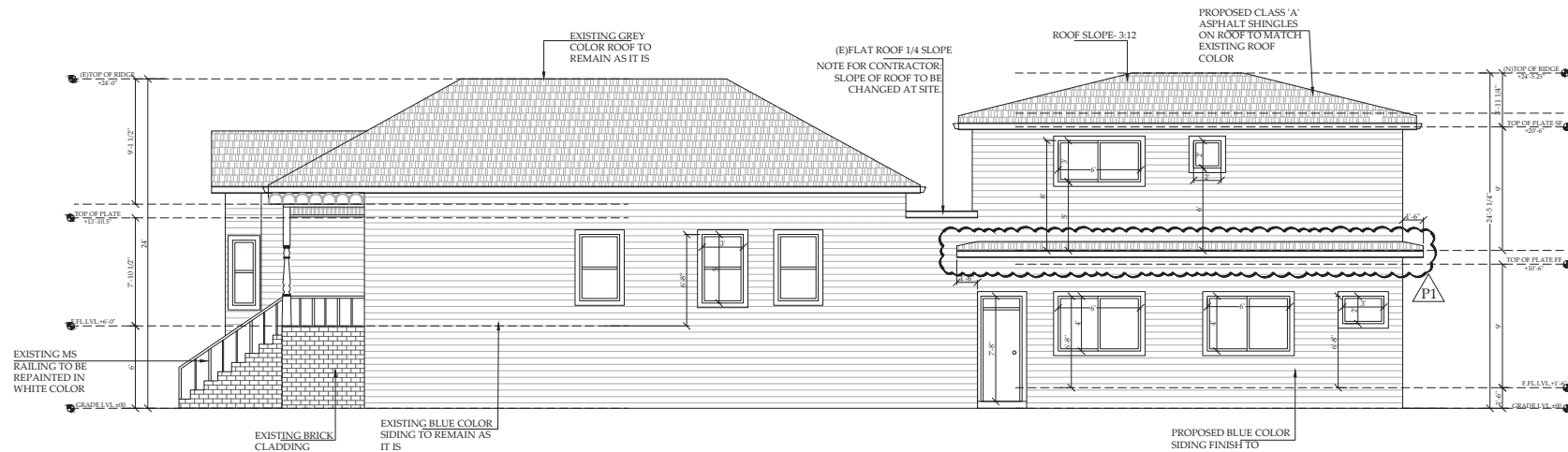
1/4"=1'-0" EXISTING EAST SIDE (REAR) ELEVATION



1/4"=1'-0" EXISTING NORTH SIDE (LEFT) ELEVATION



1/4"=1'-0" PROPOSED WEST SIDE (FRONT) ELEVATION



1/4"=1'-0" PROPOSED SOUTH SIDE (RIGHT) ELEVATION

#### ELEVATION NOTES

SIDING SHALL BE APPLIED OVER ONE LAYER GRADE D BUILDING PAPER. (CBC 1404.2/CRC R703.2)

UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE I; ASTM D4869 TYPE I, II, III OR IV; ASTM D6757, AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION. [TABLE R905.1.1(1)]

PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY. (CBC 2113.9.1/CRC 1003.9.1)

ROOF SLOPES >2:12 AND <4:12 WITH ASPHALT SHINGLES SHALL HAVE TWO LAYERS OF 15 LBS. FELT APPLIED SHINGLE STYLE. (CRC 1507.2.2/CRC 905.2.2)

ATTIC AREAS SHALL HAVE CROSS VENTILATION AT 1/150 FOR THE ENTIRE AREA WITH 50% OF THE REQUIRED VENT AREA TO BE VENTILATORS LOCATED A MINIMUM OF 3' ABOVE EAVE OR CORNICE VENTS. SCREENS OVER THE OPENINGS SHALL HAVE 1/8" TO 1/4" OPENINGS. (CBC 1203/ CRC R806)

PROVIDE ATTIC ACCESS (20"x30") FOR NEW AREAS. (CBC 1209/ CRC R408.4)

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PROPOSED ELEVATION	

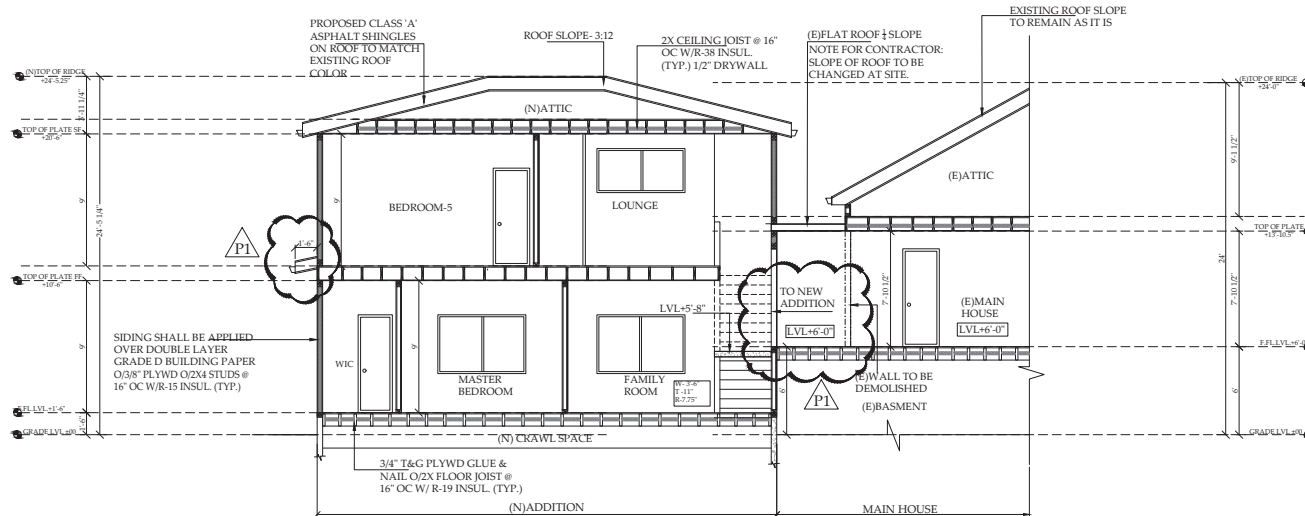
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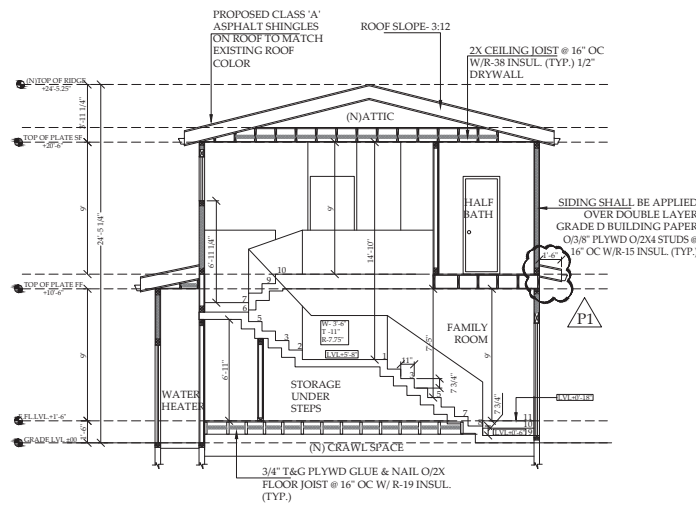


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PROPOSED SECTIONS	

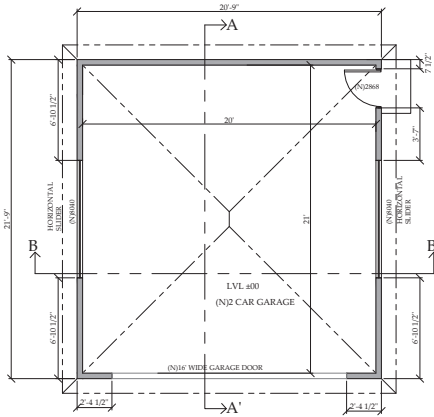


1/4"=1'-0" PROPOSED SECTION AT A-A'



1/4"=1'-0" PROPOSED SECTION AT B-B'

NOTE: CONTRACTOR TO CONFIRM THE R VALUES  
OF FIBER GLASS INSULATION FROM THE TITLE 24  
REPORT. TITLE 24 VALUES WILL TAKE PRECEDENCE  
OVER ARCHITECTURAL DRAWINGS.



**1/4"=1'-0" PROPOSED DETACHED GARAGE FLOOR PLAN**

#### LEGEND

1: PROPOSED INTERNAL & EXTERNAL WALL (2X4 STUDS)

#### FLOOR PLAN NOTES

ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM WALL BOARD EXCEPT OTHERWISE NOTED.

GYPSUM WALL BOARD SHALL BE INSTALLED PER 2019 IRC 702.3.

WALL COVERING SHALL BE CEMENT BACKER BOARD, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE. EXCEPTIONS: EXTERIOR DOORS 1-3/4" THICK WITH SOLID WOOD PANELS NOT LESS THAN 9/16" THICK ARE A SATISFACTORY ALTERNATIVE TO A SOLID CORE DOORS.

VENTILATING OPENINGS SHALL BE COVERED WITH METAL MESH WITH MAX. 1/4" OPENINGS.

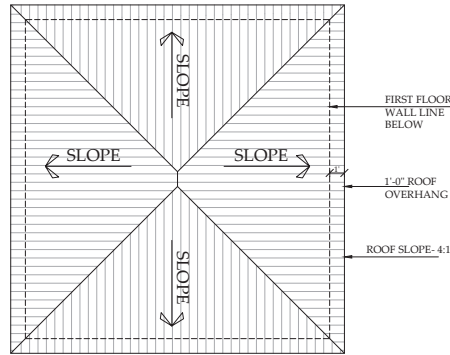
EXTERIOR STUD WALLS TO BE 2 X 4 STUDS 16" O.C. W/BATT INSULATION, (UNLESS OTHER WISE NOTED - CHECK FLOOR PLANS).

WINDOWS AND DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MANUF. SPECIFICATIONS.

MAKE A MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIERS AND OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED. INSTALL ALL WINDOWS AND DOOR AS PER MANUF. SPECIFICATIONS.

FLASH ALL EXTERIOR OPENINGS WITH SHEET METAL TO EXTEND 6" UNDER BUILDING PAPER BEHIND WALL OPENING.

CEILING HEIGHT OF ALL ROOMS TO INCLUDE FLOOR FINISH.



**1/4"=1'-0" PROPOSED ROOF PLAN FOR GARAGE**

#### ROOF PLAN NOTES

ROOFING: ASPHALT SHINGLE ROOF COLOR TO BE SELECTED BY OWNER. OVER 30 LB. ROOFING FELT/INSTALL PER MANUF. SPECS.

FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT PER IRC R905.2.5

BUILT-UP ROOF, CLASS "A" 28 LB BASE PLY, ATTACHED MECHANICALLY 9" OC EDGES, AND 18" OC FIELD. INNER PLYS, 11 LB. FELT W/ MIN. 25 LB. MOPPING. 78 LB. MINERAL SURFACE CAP SHEET.

FLASHING & COUNTER FLASHING: 26 GAUGE STEEL, U.O.N., AS REQUIRED AT JUNCTURE OF ROOF AND VERTICAL SURFACES. SEE SHEET METAL NOTES ON SHEET SP.

VALLEY FLASHING: 26 GAUGE GALV. STEEL OVER 15 LB. FELT. CRICKETS SIMILAR.

GUTTERS: 5" GALV. STEEL GUTTER

COPPER METAL ROOFING, COPPER GRANULE-CONTAINING ASPHALT SHINGLES AND COPPER GUTTERS SHALL NOT BE PERMITTED FOR USE ON ANY RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL BUILDING FOR WHICH A BUILDING PERMIT IS REQUIRED. THE ABOVE-MENTIONED COPPER APPLICATIONS ARE NOT PERMITTED FOR USE ON ANY COMMERCIAL OR INDUSTRIAL BUILDINGS DUE TO THE POTENTIAL FOR WATER POLLUTION FROM COPPER EXPOSED STORMWATER RUNOFF.

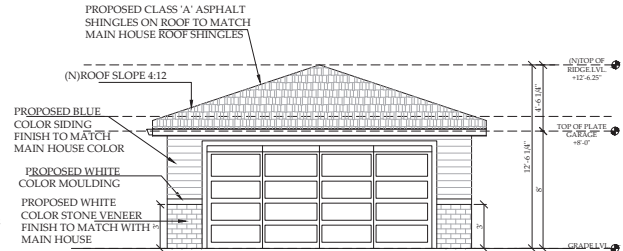
#### ELEVATION NOTES

SIDING SHALL BE APPLIED OVER ONE LAYER GRADE D BUILDING PAPER, (CBC 1404.2/CRC 7703.2)

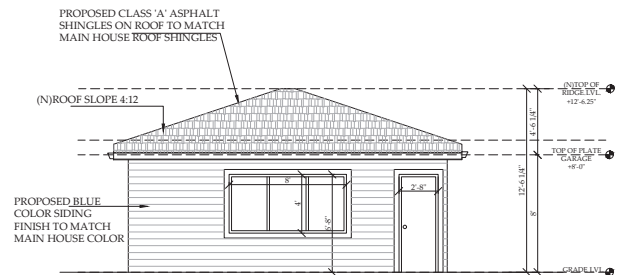
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PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY (CBC 2113.9.1/CRC 1003.9.1)

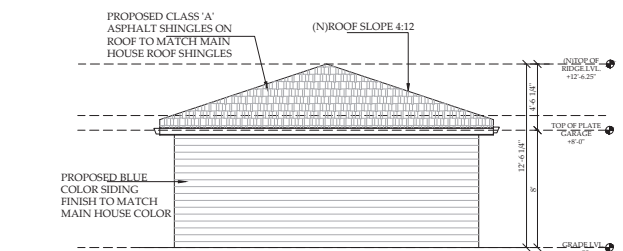
ROOF SLOPES >2:12 AND <4:12 WITH ASPHALT SHINGLES SHALL HAVE TWO LAYERS OF 15 LBS. FELT APPLIED SHINGLE STYLE. (CRC 1507.2.2/CRC 905.2.2)



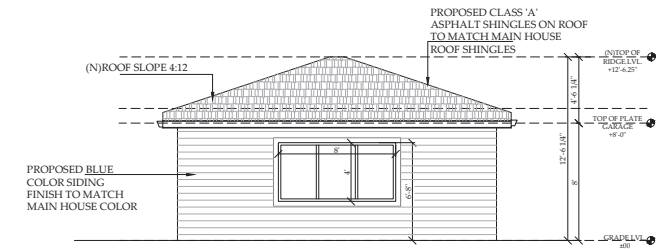
**1/4"=1'-0" PROPOSED WEST SIDE (FRONT) ELEVATION**



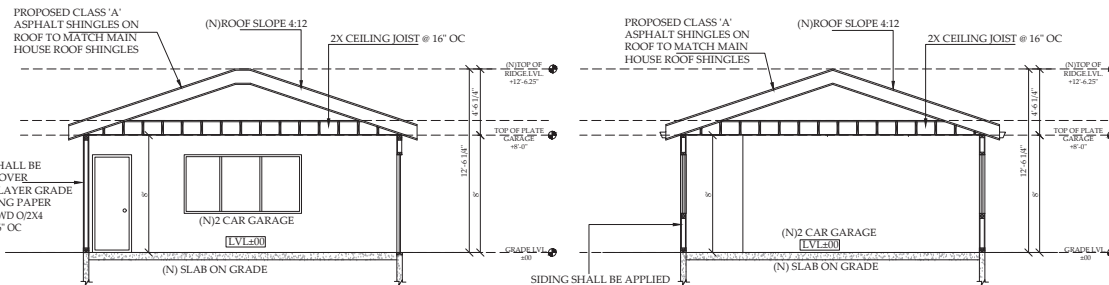
**1/4"=1'-0" PROPOSED SOUTH SIDE (RIGHT) ELEVATION**



**1/4"=1'-0" PROPOSED EAST SIDE (REAR) ELEVATION**



**1/4"=1'-0" PROPOSED NORTH SIDE (LEFT) ELEVATION**



**1/4"=1'-0" PROPOSED SECTION AA'**

**1/4"=1'-0" PROPOSED SECTION BB'**

NOTE: CONTRACTOR TO CONFIRM THE R VALUES OF FIBER GLASS INSULATION FROM THE TITLE 24 REPORT. TITLE 24 VALUES WILL TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS.

**SANTOSH & SACHIN HOME**

745 Harrison St, Santa Clara, CA 95050

**RMG SPACE DESIGNS**

1421 STEPHEN WAY SAN JOSE, CALIFORNIA 95051  
TEL: (408) 566-2163  
info@rmgspace.com  
www.rmgspace.com

NOTE: THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEvised SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF RICHIA MITTAL.

REVISIONS	BY
REV 1: 02-08-24	PT

DATE	PT
01-04-2024	RM
01-04-2024	AS NOTED

SANTOSH HOME

01/24

PROPOSED GARAGE PLAN, ELEVATION & SECTIONS

**A9**



NOTE : DESIGN ELEMENTS OF MAIN HOUSE LIKE POSTS,  
CORNICES OF QUEEN ANNE COTTAGE ARCH. DESIGN WILL  
BE SAME AS EXISTING.

SANTOSH  
& SACHIN  
HOME

745  
Harrison St,  
Santa Clara,  
CA 95050

RMG SPACE DESIGNS

1421 STEPHEN WAY SAN JOSE, CALIFORNIA TEL: (408) 565-2163  
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PURPOSE WITHOUT  
THE WRITTEN  
PERMISSION OF  
RICHHA MITTAL.

REVISIONS	BY

DATE
PT
RM
01-04-2024
AS NOTED
SANTOSH HOME

3D IMAGES

A10

**Attachment 2: Project Data/Compliance**

**Project Address:** 745 Harrison Street  
**Zoning:** R2-7L through AB3194

**Project Number:** PLN24-00008

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
<b>Lot Area (SF) (min):</b>	6,721	6,721	7,000	N
<b>Lot Area per Dwelling Unit (SF):</b>				
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,313.81	2,098.97		
<b>2<sup>nd</sup> Floor:</b>		703.99		
<b>Basement:</b>				
<b>Shed:</b>				
<b>Porch/Patio:</b>	78.58	78.58		
<b>Garage:</b>		451.31		
<b>Total:</b>	1,392.39	3,332.85		
<b>Floor Area Ratio:</b>	0.21	0.49		
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	--	27%		
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	21%	39%	45%	Y
<b>Rear Yard Accessory Building Coverage:</b>	--	18%	40%	Y
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor): (2<sup>nd</sup> floor):</b>	10'	10'	20'	N
<b>Side (1<sup>st</sup> floor left): (2<sup>nd</sup> floor right):</b>	7' 2.5"	7' 2.5"	5'	Y
<b>Side (1<sup>st</sup> floor left): (2<sup>nd</sup> floor right):</b>	10' 7"	10' 7"	5'	Y
<b>Street Side:</b>	--	--	--	
<b>Rear (1<sup>st</sup> floor): (2<sup>nd</sup> floor):</b>	87' 2"	56' 2.5"	15'	Y
<b>Accessory Building (Shed) Setbacks (FT)</b>				
<b>Front:</b>	--	--	--	
<b>Side (left): (right):</b>	-- --	17' 3" 6'	3' 3'	Y
<b>Street Side:</b>	--	--	--	
<b>Rear:</b>	--	6'	5'	Y
<b>From main building:</b>	--	28' 5 1/2"	6'	Y
<b>Height (FT)</b>				
<b>Main building:</b>	24'	24' 5 1/4"	25'	Y
<b>Accessory building:</b>	--	12' 6 1/4"	16'	Y

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
# of Bedrooms/Bathrooms:	4/2.5	7/ 5 full bath + 2 half bath	--	--
<b>Parking and Open Landscaped Area:</b>				
Off-street Parking	2	2	2	Y
Open Landscaped Area (Front):	--	--	40%	

## **Request to Implement AB3194 Bill for Residential Development**

February 08, 2024

**Project:** Residential Remodel and New Addition

**Address:** 745 Harrison St, Santa Clara, CA 95050

**Application#:** PLN24-00008

Dear Sir/Madam,

I hope this letter finds you well. I am writing to express my strong support for the implementation of **AB3194 bill** for our residential development project. As a concerned citizen and an Owner, I believe that adopting this legislation will significantly benefit our neighbourhood and enhance the quality of the project.

Allow me to highlight some key points regarding the AB3194 bill and its potential impact:

Existing zoning for this site is CT and it will be rezoned to R2 later on.  
But we are designing our project as per R2 zone to gain maximum allowable residential use.

We are Providing a new addition for the main house, which will help to improve the existing condition. By developing this new addition with the R2 zone, it gives us increased residential use. The whole property will be well maintained and increase economic, environmental, and social quality of life.

There is no garage currently on the site so we have provided a Two car garage, which took the load of off-street parking.

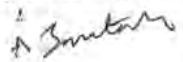
The AB3194 bill emphasizes the creation of affordable housing units within residential projects. Affordable housing not only benefits low-income families but also contributes to the overall economic stability of our community.

AB3194 emphasizes sustainable building practices, energy efficiency, and green spaces. By adhering to these guidelines, our residential project can minimize its environmental footprint, reduce energy costs, and create a healthier living environment for residents.

Our city's development decisions should align with a long-term vision. AB3194 provides a framework that considers both immediate needs and future generations. By adopting this bill, we demonstrate our commitment to responsible urban planning.

In conclusion, as an Owner we believe that embracing AB3194 will lead to a more inclusive, sustainable, and vibrant community.

Thank you for your attention to this matter. I look forward to positive developments in our city's housing development.

  
Sincerely,  
Santosh Addagulla

02/08/2024



# City of Santa Clara

1500 Warburton Avenue  
Santa Clara, CA 95050  
[santaclaraca.gov](http://santaclaraca.gov)  
[@SantaClaraCity](https://twitter.com/SantaClaraCity)

## Agenda Report

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24-249

Agenda Date: 3/7/2024

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### REPORT TO PLANNING COMMISSION

#### **SUBJECT**

PUBLIC HEARING: California Preservation Foundation (CPF) 2024 Annual Conference

#### **EXECUTIVE SUMMARY**

The 2024 CPF Annual Conference will take place in Los Angeles, CA May 29 - June 1, 2024.

#### **DISCUSSION**

A vote should take place to expend funds for registration if Commissioners would like to attend the conference.

#### **RECOMMENDATION**

There is no staff recommendation.

#### **ATTACHMENTS**

1. CPF Conference 2024 weblink
2. P&P 006 Commissioner Attendance at Conferences

**National Preservation Foundation  
2024 Annual Conference  
Millennium Biltmore Hotel, Los Angeles, CA  
May 29 to June 1, 2024**

[2024 California Preservation Conference – Los Angeles | California Preservation Foundation](#)



Non-Member	\$590
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#### REGULAR REGISTRATION

Includes Plenary Session, Educational Sessions, all online conference sessions, and California Preservation Awards Ceremony. Does not include tours or special events listed below

CPF Member	\$350
Non-Member	\$390
Sponsor or Patron/Benefactor Member (number of complimentary registrations based on level)	\$0
Speaker	\$75
Student (Current student ID Required with registration)	\$75

#### ONE-DAY PROGRAMS & PACKAGES

CPF Members receive a \$20 discount on the pricing below

Thursday	\$190
Friday – Awards package (includes Awards reception, food/drink)	\$295
Friday	\$190
Student (Current student ID Required with registration)	\$75
Speakers	\$75



## **GUIDELINES FOR COMMISSIONERS FOR ATTENDANCE AT CONFERENCES AND TRAINING EVENTS**

### **PURPOSE**

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

### **POLICY**

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

### **TRAVEL GUIDELINES**

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



## **GUIDELINES FOR COMMISSIONERS FOR ATTENDANCE AT CONFERENCES AND TRAINING EVENTS**

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

**RESOLUTION NO. 23-9245**

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

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

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

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

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

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

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

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

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

ATTEST:

  
NORA PIMENTEL, MMC  
ASSISTANT CITY CLERK  
CITY OF SANTA CLARA

Attachments incorporated by reference:  
1. Council Policy 006