



City of Santa Clara

Meeting Agenda

Historical & Landmarks Commission

Thursday, April 3, 2025

6:00 PM

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

The City of Santa Clara is conducting the Historical and Landmarks Commission 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 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 25-393 [Historical and Landmarks Commission Meeting Minutes of October 3, 2024 - Continued from February 6, 2025 and March 6, 2025 Meeting](#)

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the October 3, 2024 Meeting.

1.B 25-407 [Historical and Landmarks Commission Meeting Minutes of March 6, 2025](#)

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

PUBLIC PRESENTATIONS

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

GENERAL BUSINESS

2. 25-397 [PUBLIC HEARING: Continuance for Recommendation on the Architectural Review of \(PLN24-00460\) for a Demolition of the Existing Single-Family Residence and Construction of a 2,274 Square-Foot Four-Bedroom, Three-and-half Bathroom Two-Story Residence with an Attached Two-Car Garage located at 520 Hilmar Street within 200 Feet of Historic Properties.](#)

Recommendation: Recommend that the Historical and Landmarks Commission find that the proposed project located at 520 Hilmar Street will not destroy or have a significant adverse effect on the integrity of the HRI listed properties within 200 feet at 530-560 Hilmar Street; that the construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.

3. 25-361 [PUBLIC HEARING: Consideration of a Historical Preservation Agreement \(Mills Act Contract\) \(File No. PLN25-00085\) for 1111 Harrison Street](#)

Recommendation: Staff recommends that the Historical and Landmarks Commission determine the project to be exempt from CEQA pursuant to CEQA Section 1561(b)(3) and 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 1111 Harrison Street.

4. 25-363 [PUBLIC HEARING: Recommendation on the Architectural Review \(PLN25-00065\) for the Demolition of an Existing Uninhabitable Commercial Structure and the Construction of a New 2,598 Square-Foot Two-Story Residence with Four Bedrooms and Three and a Half Bathrooms Located at 1175 Lafayette Street within 200 Feet of Historic Resource Inventory Properties.](#)

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), and **Approve** the Architectural Review for the demolition of an existing structure and the construction of a new 2,598 square-foot four bedroom, three and one half-bathroom two-story residence with a two-car garage and a detached accessory dwelling unit (ADU) at 1175 Lafayette Street, subject to the findings and conditions of approval

STAFF REPORT

1. Training and Travel Request
2. Budget Update

COMMISSIONERS REPORT

Subcommittee Reporting - 20 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
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 next regular scheduled meeting is May 1, 2025

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
[@SantaClaraCity](https://twitter.com/SantaClaraCity)

Agenda Report

25-393

Agenda Date: 4/3/2025

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Historical and Landmarks Commission Meeting Minutes of October 3, 2024 - Continued from February 6, 2025 and March 6, 2025 Meeting

RECOMMENDATION

Approve the Historical and Landmarks Commission Meeting Minutes of the October 3, 2024 Meeting.



City of Santa Clara

Meeting Minutes

Historical & Landmarks Commission

10/03/2024

6:00 PM

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

The City of Santa Clara is conducting the Historical and Landmarks Commission 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 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 6:06 pm

Present 4 - Commissioner Michael Celso , Commissioner Amy Kirby, Chair Patricia Leung, and Commissioner Yvonne Inciarte

Absent 3 - Commissioner Kathleen Romano, Commissioner Ed Stocks, and Vice Chair Ana Vargas-Smith

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

Aye: 4 - Commissioner Celso, Commissioner Kirby, Chair Leung, and Commissioner Inciarte

Excused: 3 - Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

STUDY SESSION

[24-977](#) Study Session on the Library Facilities Master Plan: Community Input

Recommendation: There is no recommendation. The purpose of this report is to support a Study Session on this topic and to receive input from the Historical and Landmarks Commission on the development of the City's Library Facilities Master Plan.

Jeff Davis and **Kristilyn Vercruysse** from **MSR Design** and **Mila Rianto, Assistant Librarian** provided a presentation.

CONSENT CALENDAR

1. [24-975](#) Historical and Landmarks Commission Meeting Minutes of September 5, 2024

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the September 5, 2024 Meeting.

Commissioner Celso provided some corrections to the minutes-
Commissioner Stocks Voted **Chair Vargas-Smith** for **Chair**. **Chair Vargas-Smith** voted **Commissioner Celso** for **Chair** but he declined.

Motion to approve this item was made by Commissioner Inciarte, seconded by Commissioner Celso.

Aye: 4 - Commissioner Celso, Commissioner Kirby, Chair Leung, and Commissioner Inciarte

Excused: 3 - Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

PUBLIC PRESENTATIONS

GENERAL BUSINESS

2. [24-883](#) Consideration of a Historical Preservation Agreement (Mills Act Contract) (PLN24-00423) for 1309 Alviso 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 approve of the City entering into a Mills Act Contract with the property owner, and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement for the property located at 1309 Alviso Street.

Motion to close public hearing was made by Commissioner Inciarte, seconded by Commissioner Celso.

Motion to approve this item was made by Commissioner Celso, seconded by Commissioner Inciarte, with the condition for applicant to get clarification if the railing on the front porch was a historical feature and to approve a bronze plaque with a date of 1890.

Aye: 4 - Commissioner Celso, Commissioner Kirby, Chair Leung, and Commissioner Inciarte

Excused: 3 - Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

3. [24-927](#) Consideration of a Historical Preservation Agreement (Mills Act Contract) (File No. PLN24-00431) for 811 Monroe Street

Recommendation: Staff recommends that the Historical and Landmarks Commission determine the project to be exempt from CEQA pursuant to CEQA Section 1561(b)(3) and 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 811 Monroe Street.

Motion to close public hearing was made by Commissioner Inciarte, seconded by Commissioner Celso.

Motion to approve this item was made by Commissioner Celso, seconded by Commissioner Inciarte, to approve a bronze plaque with a date of 1903.

Aye: 4 - Commissioner Celso, Commissioner Kirby, Chair Leung, and Commissioner Inciarte

Excused: 3 - Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

STAFF REPORT

1. Historic Preservation Update
2. Historic Repair Report
3. Training and Travel Request
4. Budget Update

Senior Planner Nimisha Agrawal provided updates. The HLC drafted a memo that was presented to the commission and will be part of the minutes. Staff will prepare a cover memo for the presentation to the Council in the coming months and will update the commission on the Council date. Commissioner Celso pointed out that on page 16 of the memo the word "however" is used twice.

Staff shared the Historic Preservation Ordinance (HPO) Matrix that will be posted on the Historic Preservation page on The City's website. Staff provided an update on the budget.

COMMISSIONERS REPORT

Subcommittee Reporting - 20 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
El Camino Real Specific Plan Community Advisory Committee
Downtown Precise Plan
Santa Clara Station Area Task Force
Park Court Neighborhood

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

ADJOURNMENT

Motion to adjourn was made by Commissioner Inciarte, seconded by Commissioner Celso to adjourn the meeting at 8:08 pm. The next regular scheduled meeting is November 7, 2024.

Aye: 4 - Commissioner Celso, Commissioner Kirby, Chair Leung, and Commissioner Inciarte

Excused: 3 - Commissioner Romano, Commissioner Stocks, and Vice Chair Vargas-Smith

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
[@SantaClaraCity](https://twitter.com/SantaClaraCity)

Agenda Report

25-407

Agenda Date: 4/3/2025

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Historical and Landmarks Commission Meeting Minutes of March 6, 2025

RECOMMENDATION

Approve the Historical and Landmarks Commission Meeting Minutes of the March 6, 2025 Meeting.



City of Santa Clara

Meeting Minutes

Historical & Landmarks Commission

03/06/2025

6:00 PM

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

REVISED AGENDA: RTC 25-120 HAS BEEN UPDATED

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 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 6:01 p.m.

Present 4 - Commissioner Michael Celso , Chair Patricia Leung, Commissioner Kathleen Romano, and Vice Chair Ana Vargas-Smith

Absent 3 - Commissioner Amy Kirby, Commissioner Ed Stocks, and Commissioner Yvonne Inciarte

A motion was made by Commissioner Romano, seconded by Commissioner Celso, to excuse Commissioner Kirby, Commissioner Stocks, and Commissioner Inciarte.

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

Excused: 3 - Commissioner Kirby, Commissioner Stocks, and Commissioner Inciarte

CONSENT CALENDAR

1.A [25-314](#) Historical and Landmarks Commission Meeting Minutes of October 3, 2024 - Continued from February 6, 2025 Meeting

Recommendation: Approve the Historical and Landmarks Commission Meeting Minutes of the October 3, 2024 Meeting.

The October 3, 2024 Meeting Minutes were continued to April 6, 2025 due to a quorum not present at the time the item was heard.

1.B [25-315](#) Historical and Landmarks Commission Meeting Minutes of February 6, 2025

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

A motion was made by Commissioner Romano, seconded by Commissioner Celso, to approve Items 1.B and 1.C. on the Consent Calendar.

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

Excused: 3 - Commissioner Kirby, Commissioner Stocks, and Commissioner Inciarte

- 1.C [25-216](#) Action on Draft Certified Local Government (CLG) 2023-2024 Annual Report

Recommendation: Recommend that the Commission review and take action to approve the Draft Certified Local Government (CLG) 2023-2024 Annual Report.

A motion was made by Commissioner Romano, seconded by Commissioner Celso, to approve Items 1.B and 1.C. on the Consent Calendar.

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

Excused: 3 - Commissioner Kirby, Commissioner Stocks, and Commissioner Inciarte

PUBLIC PRESENTATIONS

None.

GENERAL BUSINESS

2. [24-1252](#) PUBLIC HEARING: Recommendation on the Architectural Review (PLN24-00605) of the Proposed Construction of an 1,817 square-foot Three Bedroom, Two-Bathroom Residence with an Attached Two Car Garage and Accessory Dwelling Unit (ADU) Located at 645 Jackson Street, within 200 Feet of a Historic Resource Inventory Property.

Recommendation: Recommend that the Historical and Landmarks Commission find that the proposed project located at 645 Jackson Street will not destroy or have a significant adverse effect on the integrity of the Historic Resource Inventory property within 200 feet at 610 and 690 Jackson Street that the proposed construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.

Associate Planner, Daniel Sobczak, provided the staff presentation.

Homeowner Ruby Hao spoke about the project.

Public Speakers:

Lori Jain

A motion was made by Commissioner Romano, seconded by Commissioner Celso, to close public hearing.

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

Excused: 3 - Commissioner Kirby, Commissioner Stocks, and Commissioner Inciarte

A motion was made by Commissioner Romano, seconded by Commissioner Celso, to approve staff recommendation.

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

Excused: 3 - Commissioner Kirby, Commissioner Stocks, and Commissioner Inciarte

3. [25-120](#) PUBLIC HEARING: Recommendation on the Architectural Review of (PLN24-00460) for a Demolition of the Existing Single-Family Residence and Construction of a 2,274 Square-Foot Four-Bedroom, Three-and-half Bathroom Two-Story Residence with an Attached Two-Car Garage located at 520 Hilmar Street within 200 Feet of Historic Properties.

Recommendation: Recommend that the Historical and Landmarks Commission find that the proposed project located at 520 Hilmar Street will not destroy or have a significant adverse effect on the integrity of the HRI listed properties within 200 feet at 530-560 Hilmar Street; that the construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.

Chair Leung moved Item 3 to be the first item heard under General Business.

Senior Planner, Steve Le, provided the staff presentation.

Homeowner Thanh Nguyen provided the applicant presentation.

Public Speakers:

Shellie and Jason Barber
Project Historian, Kara Brunzel
Mark Kelsey

A motion was made by Commissioner Romano, seconded by Commissioner Celso, to close public hearing.

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

Excused: 3 - Commissioner Kirby, Commissioner Stocks, and Commissioner Inciarte

A motion was made by Commissioner Romano, seconded by Commissioner Celso, to continue this item to the April 3, 2025 Historical Landmarks Commission meeting, with recommendation to reduce the scale of the second story.

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

Excused: 3 - Commissioner Kirby, Commissioner Stocks, and Commissioner Inciarte

4. [25-229](#) Historical and Landmarks Commission Workplan Fiscal Year 2025/2026

Recommendation: There is no staff recommendation.

A motion was made by Commissioner Celso, seconded by Commissioner Vargas-Smith, to approve the Historical and Landmarks Commission Workplan Fiscal Year 2025/2026.

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

Excused: 3 - Commissioner Kirby, Commissioner Stocks, and Commissioner Inciarte

5. [25-262](#) 2024-2025 Mills Act Audit Update

Principal Planner, Rebecca Bustos, provided the presentation.

6. [25-228](#) Historical Preservation Month 2025 Banner Project

Recommendation: There is no staff recommendation.

Commissioner Vargas-Smith provided the presentation.

A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith, to approve the Historical Preservation Month 2025 Banner Project with: (1) the budget increased to \$3500, (2) the addition of three new banners (for a total of 13), and to allow the Banner Subcommittee to approve the final design for the three new banners.

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

Excused: 3 - Commissioner Kirby, Commissioner Stocks, and Commissioner Inciarte

STAFF REPORT

1. Training and Travel Request

Commissioner Inciarte, Commissioner Vargas-Smith, and Commissioner Romano, confirmed they will attend the 2025 California Preservation Conference.

COMMISSIONERS REPORT

Subcommittee Reporting - 20 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
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

A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith, to adjourn the meeting at 8:50 p.m.

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

Excused: 3 - Commissioner Kirby, Commissioner Stocks, and Commissioner Inciarte

The next regular scheduled meeting is on Thursday, April 3, 2025 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.



Agenda Report

25-397

Agenda Date: 4/3/2025

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

PUBLIC HEARING: Continuance for Recommendation on the Architectural Review of (PLN24-00460) for a Demolition of the Existing Single-Family Residence and Construction of a 2,274 Square-Foot Four-Bedroom, Three-and-half Bathroom Two-Story Residence with an Attached Two-Car Garage located at 520 Hilmar Street within 200 Feet of Historic Properties.

File No.: PLN24-00460

Location: 520 Hilmar Street, a 4,050 square foot property located on the eastern side of Hilmar Street, approximately 120 feet south of the corner of Hilmar Street and The Alameda; APN: 230-17-044; the property is zoned Single-Family Residential (R1-6L).

Applicant: Thanh Nguyen

Owner(s): Thanh Nguyen

Request: Architectural Review for a demolition of the existing single-family residence and the construction of a 2,272 square-foot four-bedroom and three-and-half bathroom two-story residence, with a 362 square foot two-car garage.

PROJECT DATA

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

POINTS FOR CONSIDERATION

- Following the public hearing, the Historical and Landmarks Commission continued this item from the hearing of March 6, 2025 to April 3, 2025.
- The item was continued to allow time for the applicant to work with the neighbor at 530 Hilmar Street to increase the second-floor front setback.
- The applicant revised the plans to set the second-floor back by an additional two feet and three inches. This provides a total of seven feet and three inches from first floor front wall or 27 feet and three inches from the front property line.
- The rendering and elevations that currently detail a traditional modern architectural style with stucco cladding and concrete tile roofing will be updated as Spanish style similar to the existing structures architectural style before the project is set for the Development Review Hearing.
- The following are the design considerations previously outlined in the March 6, 2025 staff report: Hilmar Street consists of one-and two-story residence with mix of architectural types. The north end of the street are commercial properties with frontage along The Alameda. This subject site is the last residential property to the north. See Vicinity Map in Attachment 1.
- The structure on site is an abandoned single-family residence constructed in 1930 as a Spanish revival. The attached garage was likely a later addition since it was not typical to Spanish style in 1915-1940. The structure is currently in poor condition and the property contains

overgrown vegetation.

- The existing structure is of notable age; therefore, a State of California Department of Parks and Recreation DPR 523A form was prepared to evaluate the historical value and integrity of the structure. The report, prepared by Brunzell Historical, concludes that the subject property does not meet any criteria of historic significance on the federal, state or local levels. The report is included as Attachment 3.
- Per the Santa Clara City Code 18.120(D)(d), the request requires Architectural Review approval through a Development Review Hearing.
- The project is before the Historical and Landmarks Commission (HLC) in accordance with Historic Preservation Ordinance (Santa Clara City Code 18.130.070), which requires all projects within 200 feet of a Historic Resources Inventory (HRI) property requiring an Architectural Review through a Development Review Hearing to be first 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 on the Architectural Review at the Development Review Hearing.
- The project proposal is for a demolition of the existing single-family residence and the construction of a 2,272 square-foot four-bedroom and three-and-half bathroom two-story residence, with a 362 square foot two-car garage. The new residence is designed as modern two-story Ranch style with stucco cladding and hip-style roof.
- The project site is located within 200 feet of four historical resources at 530, 540, 550, and 560 Hilmar Street. These HRI properties are examples of 1930s Tudor revival in Santa Clara. The residences are one and two-story in size with similarly designed steep pitched roofs with stucco and brick exterior walls. They share similar house shape, setbacks, and scale. A DPR form prepared for these properties is included as Attachment 4.
- The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014). Specifically, the project is consistent with the guidelines, in that:
 - The front of the house is oriented toward the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.
 - A prominent front porch or entry is provided.
 - Second-story side windows are either obscured or have a five-foot windowsill height.
 - The architectural features of the proposed design including the stucco siding, small front porch, and hip-style roof are common to the material and form along Hilmar Street.
 - The second floor is proposed to be at 54% of the first floor, which is consistent with the guideline that second floor areas should not exceed 66% of the first-floor area.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 5.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - Existing Facilities), in that the

proposed project is for the removal of a single-family residence and the construction of a single-family residence.

PUBLIC CONTACT

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

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on February 20, 2025 for the March 6, 2025 Historical and Landmarks Commission. The continuance hearing was set for a specific date of April 3, 2025; therefore, no additional notice is required for this item. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Recommend that the Historical and Landmarks Commission find that the proposed project located at 520 Hilmar Street will not destroy or have a significant adverse effect on the integrity of the HRI listed properties within 200 feet at 530-560 Hilmar Street; that the construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.

Prepared by: Steve Le, Senior Planner, Community Development Department

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

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

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Historical Evaluation of 520 Hilmar Street
4. DPR Form for 530-560 Hilmar Street
5. Conditions of Approval
6. Development Plan

Attachment 2: Project Data/Compliance

Project Address: 520 Hilmar Street
Zoning: R1-6L

Project Number: PLN24-00460

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	4,050	4,050	6,000	N*
Building Square Footage (SF)				
1st Floor:	910	1,244	--	--
2nd Floor:	--	1,028	--	--
Basement:	--	--	--	--
Porch/Patio:	--	72	--	--
Total:	910	2,272	--	--
Floor Area Ratio:	--	65%	--	--
% of 2nd floor to 1st floor:	--	64%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	27%	39%	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	20	20	20	Y
(2nd floor):		25	25	
Left Side (1st floor):	5	5	5	Y
(2nd floor):		10	10	
Right Side (1st floor):	5	12	5	Y
(2nd floor):		10	10	
Side, Corner:	--	--	--	Y
Rear (1st floor):	--	20	20	Y
(2nd floor):		20	20	
Accessory Dwelling Unit Setbacks (FT) [Not under the purview of PLN24-00600]				
Front:	--	--	--	--
Side (left):	--	--	--	--
(right):		--		
Rear:	--	--	--	--
From main building:	--	--	--	--
Height (FT)				
Main building:	14	24'-1"	25	Y
Accessory building:	--	--	--	--
# of Bedrooms/Bathrooms:	2/1	4/3.5	--	--
Parking:				
Is the site subject to Gov. Code 65863.2 (AB 2097)?				N
Off-street	1	2	2	Y
Open Landscaped Area (Front):	--	63%	35%	Y

*Legal non-conforming

November 27, 2024

Thanh Nguyen
Peter Trinh
16235 Greenwood Lane
Monte Sereno, California 95030

Subject: Historical Resource Evaluation of 520 Hilmar Street, Santa Clara, Santa Clara County, California.

Dear Mr. Nguyen and Mr. Trinh,

This letter report and the attached DPR 523 forms comprise the 520 Hilmar Street, Santa Clara, Santa Clara County, California.

Methodology

Brunzell Historical personnel conducted a site visit on November 13, 2024. The site visit included collecting photographs of all elevations of the building, parcel, and neighborhood setting. Staff conducted research through the Santa Clara County Assessor as well as with Ancestry.com, Newspapers.com, and other websites in order to discover relevant historic contexts and land-use history of the property. The property was evaluated according to the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) as well as local criteria for historic eligibility and documented on DPR 523 forms as required by the California Environmental Quality Act as (CEQA).

Summary of Findings

Because the property is over 50 years old, potential projects trigger a requirement for historical evaluation under the California environmental quality act (CEQA). Because this work was completed pursuant to CEQA, all resources discovered during the field survey were evaluated for CRHR eligibility. The property was also evaluated for local and NRHP eligibility. The study did not reveal any architectural or historical significance, and the property is recommended ineligible for historic listing on the NRHP, CRHR, and the Santa Clara HRI.

National Register of Historic Places

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

- A. is associated with events that have made a significant contribution to the broad patterns of our history;
- B. is associated with the lives of persons significant in our past;
- C. embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;

- D. yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remains valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Santa Clara Historic Resource Inventory (HRI)

Santa Clara Zoning Code Chapter 18.130 – Historic Preservation sets forth criteria for local HRI designation:

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

a. Historical or cultural significance;

- The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.
- The property is associated with a historical event.
- 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.
- The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.
- A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.
- A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.

b. Architectural significance;

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.
2. The property is identified with a particular architect, master builder or craftsman.
3. The property is architecturally unique or innovative.
4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.
5. The property has a visual symbolic meaning or appeal for the community.
6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.
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.

c. Geographic significance; or

1. A neighborhood, group or unique area directly associated with broad patterns of local area history.
2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.
3. An intact, historical landscape or landscape features associated with an existing building.
4. A notable use of landscaping design in conjunction with an existing building.

d. Archaeological

Evaluation

Criterion A/1: The residential property at 520 Hilmar Street is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the residential development of Santa Clara in the early-twentieth century. Research has not revealed that the property is significant within that or any other historic context. It was one of many ordinary houses constructed during the pre-World War II era. Therefore, the property is recommended ineligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The residential property at 520 Hilmar Street is not associated with the life of persons important to our history. Research has revealed no important professional accomplishments or impacts on local history by individuals associated with the property. It was a home for ordinary middle- and working-class families. Furthermore, most of its residents lived there only briefly before moving on, so there are no strong associations between the property and any particular person. Therefore, the property lacks the association required for eligibility under Criterion B/2. The property is recommended ineligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or by a local builder who was notable for constructing architecturally distinguished buildings. While the building has design elements associated with Spanish-Revival style architecture, such as the clay tile roof and stucco cladding, it does not exhibit elements present in architectural landmarks of the style. Architecturally distinguished Spanish Revival houses typically feature arched window and door openings with ornamental grilles as well as elaborations such as towers, balconies, and highly decorative chimney tops. Furthermore, the historic style, which was popular from about 1915 through 1940 did not typically feature attached garages, and the prominent garage on this building is likely a later alteration. Therefore, the subject building does not qualify as an excellent example of the style or even as a simple but highly typical example of Spanish Revival architecture. Moreover, the building is in very poor condition, exhibiting deterioration so severe that it has had a negative impact on historic integrity. For these reasons, the property is recommended ineligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 530 Hilmar Street is an example of well-understood types of construction and does not appear to be a principal source of important information in this regard.

The property is recommended not eligible for listing on the NRHP or CRHR. It does not qualify as a historical resource under CEQA.

The property is 50 years old and therefore age-eligible for local significance. However, it has suffered a loss of integrity due to alterations to windows, the garage door, and severe deterioration of the building. Furthermore, it lacks historical, cultural, architectural, or geographic significance. It does not qualify as an archaeological resource. For these reasons, it is ineligible for the Santa Clara HRI.

Evaluator Qualifications

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation

organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and Historic American Engineering Record recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Nevada, Oregon, New York, and Puerto Rico. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have prepared reports on post offices, military bases, university campuses, hospitals, church properties, national parks, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or e-mail at kara.brunzell@brunzellhistorical.com with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Kara L. Brunzell". The signature is written in a cursive, flowing style.

Kara Brunzell, M.A.
Brunzell Historical

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

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 9

*Resource Name or # (Assigned by recorder) 520 Hilmar Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

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

*b. USGS 7.5' Quad San Jose West Date 1961 T 7S; R 1W; ___ ¼ of Sec ___; ___ B.M.

c. Address 520 Hilmar 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) APN 230-17-044

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

The 0.09-acre subject property is in a residential area near the southeastern city limits of Santa Clara. The one-story Spanish-Revival residence is set back approximately 25 feet from Hilmar St and occupies about half of its parcel, with small yards in front and back. Landscaping is untended, with weeds overtaking the front lawn and small trees and shrubs growing up against the house. A short concrete driveway leads to a single-car garage, which projects from the northeast elevation of the building; the front yard adjacent to the driveway is also paved. The building is irregular in plan and features a cross-gabled Spanish tile roof with minimal eaves and exposed rafter tails on the front of the building. There are clay tile vents and decorative tiles at the front gable end. The building is clad in stucco. The front porch is a recessed area between the garage and projecting front-gabled south wing; it is sheltered by a shed roof supported by a heavy beam. The porch has concrete flooring and is enclosed in a low stucco wall. The main entrance, which is in the south wing, faces northeast rather than toward the street. It is fitted with a wood door with a single small window. The vehicle entrance is fitted with a plywood replacement door that is visibly rotting. Fenestration consists of fixed and double-hung wood-sash and replacement aluminum sliding-sash and vinyl windows; all windows have decorative wood lintels above them. There is a flat roof with a tile parapet at the back of the house, where there is a secondary entrance in the south volume. The property is extremely dilapidated, with vines lifting the garage roof, the foundation separated from the house, broken window panes, stucco falling away, and signs of rot on the doors and windows.

*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.)



P5b. Description of Photo: (View, date, accession #) Photograph 1: 520 Hilmar St, northwest elevation, camera facing southeast, November 13, 2024.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1930, Santa Clara County Assessor

*P7. Owner and Address:

Thanh Nguyen & Peter Trinh

16235 Greenwood Lane

Monte Sereno, CA, 95030

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

Kara Brunzell, Brunzell Historical

1613 B St

Napa, CA 94559

*P9. Date Recorded: November 13, 2024

*P10. Survey Type: (Describe) Intensive

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

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map

☒ Continuation Sheet ☒ Building, Structure, and

Object Record ☐ Archaeological Record ☐ District

Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list)

Page 2 of 9

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 520 Hilmar Street

B1. Historic Name:

B2. Common Name: 520 Hilmar Street

B3. Original Use: residential **B4. Present Use:** residential

***B5. Architectural Style:**

***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, 1930
Garage added, some windows and garage door replaced, unknown dates

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

***B8. Related Features:** _____

B9. Architect: _____ **b. Builder:** _____

***B10. Significance:** Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

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

***B12. References:**

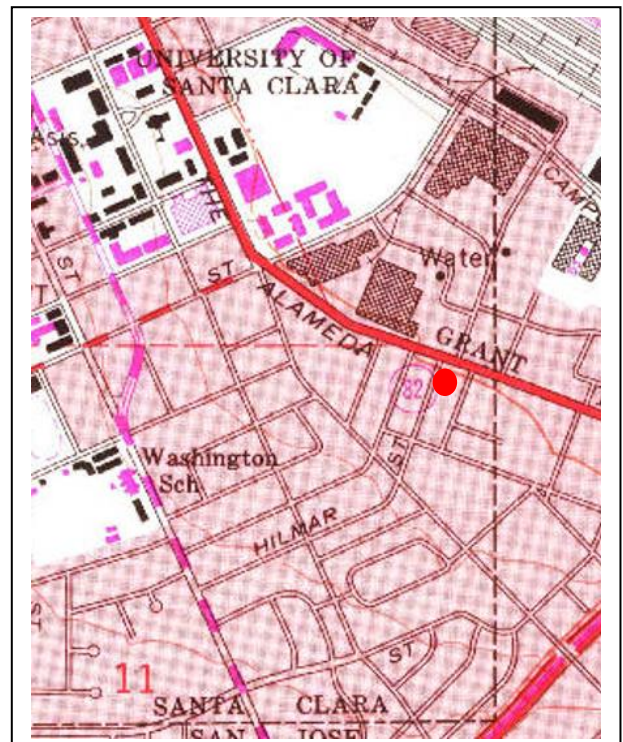
(See Footnotes)

B13. Remarks:

***B14. Evaluator:** Kara Brunzell

***Date of Evaluation:** November 13, 2024

(This space reserved for official comments.)



Page 3 of 9

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 520 Hilmar Street

*Date: November 13, 2024 ☒ Continuation ☐ Update

*P3a. Description: (continued):



Photograph 2: 520 Hilmar St, northeast elevation, camera facing southwest, November 13, 2024.



Photograph 3: 520 Hilmar St, northeast elevation, camera facing southwest, November 13, 2024.

Page 4 of 9

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 520 Hilmar Street

*Date: November 13, 2024 ☒ Continuation ☐ Update



Photograph 4: 520 Hilmar St, southeast elevation, camera facing northwest, November 13, 2024.



Photograph 5: 520 Hilmar St, southwest elevation, camera facing northeast, November 13, 2024.

Page 5 of 9

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 520 Hilmar Street

*Date: November 13, 2024 ☒ Continuation ☐ Update



Photograph 6: 520 Hilmar St backyard, camera facing southeast, November 13, 2024.



Photograph 7: View up Hilmar St looking towards El Camino Real, camera facing northeast, November 13, 2024.

Page 6 of 9

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 520 Hilmar Street

*Date: November 13, 2024 ☒ Continuation ☐ Update



Photograph 8: View down Hilmar St looking towards Morse St, camera facing southwest, November 13, 2024.

B10. Significance (continued):

Santa Clara

Before the arrival of Europeans, Santa Clara County was home to the Ohlone people. Spanish Catholic priests founded Mission Santa Clara de Asis at the beginning of 1777 and began coercing the Ohlone to undergo Christian baptism and work at the Commission. Later the same year a group of Spanish settlers from San Francisco founded the Pueblo of San José on the banks of the Guadalupe River, just over two miles from Santa Clara Mission. San José was California's first civilian settlement, and the settlers grew crops to feed the missions in the region. Mission Santa Clara fell into decline and was taken over by squatters after secularization in the 1830s. The 1840s brought new changes with an intensification of American settlers in California, which became a massive influx with the discovery of gold in 1848. William Campbell, a farmer who had come to California from Kentucky, laid out the town in 1847 and Santa Clara was incorporated in 1852. In 1851, Santa Clara College, which would become an influential local institution, was established on the former Mission site.¹

By 1792 the Indians at Mission Santa Clara were raising wheat, corn, peas, beans, and hemp. The Mission also had peach, apricot, apple, pear, and fig orchards as well as grapevines. After the missions were secularized in the 1830s their lands were split up and vast ranchos were granted to individuals, who used them as grazing lands. In the 1850s new settlers to the area began planting vineyards. Sugar beets, berries, olives, and many types of vegetables were raised commercially in addition to tree nuts and fruits. By the early twentieth century Santa Clara County was the dominant fruit producing area in the state. In 1919 Santa Clara County grew more prunes than the rest of the United States, and its orchards produced \$49,000,000 worth of fruit. Canning and packing operations opened to process the fruit, and in the 1920s there were forty canning factories and nearly sixty packing houses in the county.²

¹ J P Munro-Fraser, *History of Santa Clara County, California*, San Francisco: Allen Bowen & Co. Publishers, 1881, 17, 47; Bea Lichtenstein, *Santa Clara*, Charleston, SC: Arcadia Publishing, 2004, 7.

² William F. James, *History of San Jose, California: Narrative and Biographical*, San Jose: Smith Printing Company, 1933, 193, 17; Munro-Fraser, *History of Santa Clara County, California*, San Francisco: Allen Bowen & Co. Publishers, 1881, 51; Eugene Sawyer, *History of Santa Clara County, California, with Biographical Sketches*, Los Angeles: Historic Record Company, 1922, 38, 135-140.

Page 7 of 9

*Resource Name or # (Assigned by recorder) 520 Hilmar Street

*Recorded by Kara Brunzell

*Date: November 13, 2024 ☒ Continuation ☐ Update

The fertility of Santa Clara Valley led to the development of flour mills, tanneries, and fruit processing businesses in Santa Clara. Arrival of the transcontinental railroad in 1869 allowed shipment of fruit, and orchards became increasingly important in the regional economy, while flower and seed cultivation flourished in the immediate vicinity of Santa Clara. Although nearby San José was always substantially larger, by 1906 Santa Clara had a population of almost 5,000. Growth was gradual through the first half of the twentieth century, and by 1941 the population was 6,650. Rapid growth began in the immediate aftermath of World War II, as servicemen chose to stay on the West Coast after their deployments. It was the invention of the semi-conductor chip in the 1950s, however, that transformed Santa Clara from an agricultural town into a population and technology center. The growth of the electronics industry caused the rapid urbanization of most of the county, and as subdivisions replaced orchards, the agricultural character of the area was largely lost. Intel located its headquarters in Santa Clara in 1970, and several other electronics companies followed. The city had a population of 89,000 in a 19 square mile area by the late 1980s, and by 1990 almost 500 manufacturing plants were producing high technology products in Santa Clara.³

520 Hilmar Street

The subject property was near the southeastern boundaries of nineteenth century Santa Clara in a neighborhood that remained mostly undeveloped until the 1920s, when construction of houses in the popular Craftsman and Period Revival styles of the era began. Pratt-Low Preserving Company's cannery to the north was one of the few employers nearby. Neighborhood-serving storefront commercial development along the adjacent stretch of The Alameda, which was the main road connecting Santa Clara with San José, also began to emerge during this era. The residence at 520 Hilmar Street was constructed about 1930; its first known resident was Dorothy Sainsbury, who moved in about 1932 shortly after the sudden death of her husband, George, a real estate agent. She was the first in a succession of residents who resided briefly in the house before moving on. By 1933, William Durant Van Arsdale Jr., a salesman, lived at the address with his wife Leone, who worked in a department store, and their young daughter. By 1935, the young family had moved to Campbell. In 1939, a barber named Stephen Colicchia and his wife Virginia, a cannery worker, lived at the property; by the following year they had moved to San José. Baker Bud Lowry and his wife Opal lived in the house in 1945.⁴

The Rose Pecoraro (1897 – 1988) family rented the house from the late 1940s to the early 1950s. Rose was an immigrant from Sicily who worked as a seamstress and cannery worker. She had been a widow for years when she moved into the house. Her teenage daughter, Josephine, lived with her, as did her brother, Sam Agnello, who was 65 and unemployed. Rose retired at some point in the 1950s and moved into an apartment.⁵

From the 1960s until 2020, Frank H. Carrillo (b.1931) and his family lived on the property. In the 1960s, Carrillo worked for Pratt-Low Preserving Company. He worked for David Meat in the 1970s. He and his wife, Emma C. Carrillo, had two sons, Frank Jr and John Carrillo.⁶

Evaluation:

The NRHP and CRHR require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: The residential property at 520 Hilmar Street is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the residential development of Santa Clara in the early-twentieth century. Research has not revealed that the property is significant within that or any other historic context. It was one of many ordinary houses constructed during the pre-World War II era. Therefore, the property is recommended ineligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The residential property at 520 Hilmar Street is not associated with the life of persons important to our history. Research has revealed no important professional accomplishments or impacts on local history by individuals associated with the property. It was a home for ordinary middle- and working-class families. Furthermore, most of its residents lived there only briefly before moving on, so there are no strong associations between the property and any particular person. Therefore, the property lacks the association required for eligibility under Criterion B/2. The property is recommended ineligible to the NRHP or CRHR under Criterion B/2.

³ Bea Lichtenstein, *Santa Clara*, Charleston, SC: Arcadia Publishing, 2004, 8; American Red Cross, Santa Clara Branch, City of Santa Clara map, 1947.

⁴ *Oakland Tribune*, "Lurline Bound For Honolulu," Nov. 11, 1933, 3; US Federal Census, Santa Clara, "Van Arsdale," 1940; US City Directories, Santa Clara, 1932, 1939, 1945.

⁵ US City Directories, Santa Clara, 1947; US Federal Census, Santa Clara, "Pecoraro."

⁶ U. S. City Directories, Santa Clara County, "Frank H (Emma) Carrillo," 1969; U. S. City Directories, San Jose, "Carrillo," 1974.

Page 8 of 9

*Resource Name or # (Assigned by recorder) 520 Hilmar Street

*Recorded by Kara Brunzell

*Date: November 13, 2024 ☒ Continuation ☐ Update

Criterion C/3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or by a local builder who was notable for constructing architecturally distinguished buildings. While the building has design elements associated with Spanish-Revival style architecture, such as the clay tile roof and stucco cladding, it does not exhibit elements present in architectural landmarks of the style. Architecturally distinguished Spanish Revival houses typically feature arched window and door openings with ornamental grilles as well as elaborations such as towers, balconies, and highly decorative chimney tops. Furthermore, the historic style, which was popular from about 1915 through 1940 did not typically feature attached garages, and the prominent garage on this building is likely a later alteration. Therefore, the subject building does not qualify as an excellent example of the style or even as a simple but highly typical example of Spanish Revival architecture. Moreover, the building is in very poor condition, exhibiting deterioration so severe that it has had a negative impact on historic integrity. For these reasons, the property is recommended ineligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 530 Hilmar Street is an example of well-understood types of construction and does not appear to be a principal source of important information in this regard.

The property is recommended not eligible for listing on the NRHP or CRHR. It does not qualify as a historical resource under CEQA.

Santa Clara Historic Resource Inventory (HRI)

Santa Clara Zoning Code Chapter 18.130 – Historic Preservation sets forth criteria for local HRI designation:

1. Age. A building, structure, object, site, or district that is 50 years of age or older may qualify as an HRI property if it meets other designation criteria. If a property proposed for inclusion is less than 50 years of age, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the property, and/or the property proposed for inclusion is a distinctive or important example of its type or style;
2. Retains Historic Integrity. A building, structure, object, site, or district must maintain integrity to be considered eligible for listing on the City's inventory as an HRI property. Integrity refers to a resource's ability to convey its significance by the retention of a property's visual and physical characteristics and its surroundings. If a property proposed for inclusion was moved to prevent demolition at its former location, it may still be considered eligible for listing as an HRI property if the new location is compatible with the original character of the property; and
3. Appendix 8.9. The property proposed for inclusion falls within one or more of the following categories, as these terms are defined in Section 8.9.2 (Criteria for Local Significance) of Appendix 8.9 of the General Plan:
 - a. Historical or cultural significance;
 - The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.
 - The property is associated with a historical event.
 - 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.
 - The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.
 - A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.
 - A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.
 - b. Architectural significance;
 1. The property characterizes an architectural style associated with a particular era and/or ethnic group.
 2. The property is identified with a particular architect, master builder or craftsman.
 3. The property is architecturally unique or innovative.

Page 9 of 9

*Resource Name or # (Assigned by recorder) 520 Hilmar Street

*Recorded by Kara Brunzell

*Date: November 13, 2024 ☒ Continuation ☐ Update

4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.
 5. The property has a visual symbolic meaning or appeal for the community.
 6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.
 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.
- c. Geographic significance; or
1. A neighborhood, group or unique area directly associated with broad patterns of local area history.
 2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.
 3. An intact, historical landscape or landscape features associated with an existing building.
 4. A notable use of landscaping design in conjunction with an existing building.
- d. Archaeological

The property is 50 years old and therefore age-eligible for local significance. However, it has suffered a loss of integrity due to alterations to windows, the addition of an attached garage, and severe deterioration of the building. Furthermore, it lacks historical, cultural, architectural, or geographic significance. It does not qualify as an archaeological resource. For these reasons, it is ineligible for the Santa Clara HRI.

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 10/594520/4133300 B 10/594570/4133480
C _____ D _____

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 530, 540, 550, and 560 Hilmar St., 2390 Park Avenue
City Santa Clara Zip 95050 County Santa Clara
4. Parcel number: 230-17-43-42-41-40-34
5. Present Owner: Multiple-see attached Address: _____
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: Single Family Residence Original use: Same

DESCRIPTION

7a. Architectural style: Tudor Revivals

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: 530, 540, 550, 560 Hilmar and 2390 Park Ave are the best examples of a 1930's period revival subdivision to be found in Santa Clara. The residences are all one and two-story in size with similarly designed steeply pitched shake roofs with stucco and brick exterior walls. The structures are further characterized by their distinctive detailing such as the similarly designed chimneys, the large wooden siding under the gables and the handsome brick and wooden trim used to accent the doors and windows. Equally important are the common lot sizes, the uniform set backs and the repeated "L" shaped floor plans. Fenestration is typically varied with the most significant windows being the large multi-paned facade apertures. Landscaping is mature and extraordinarily well maintained throughout the development along Hilmar Street from Park Avenue east to the Alameda.



8. Construction date:
Estimated 1935 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
June 20, 1979

13. Condition: Excellent XX Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: no apparent exterior alterations
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential X Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known _____ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: Gen. Plan
17. Is the structure: On its original site? X Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

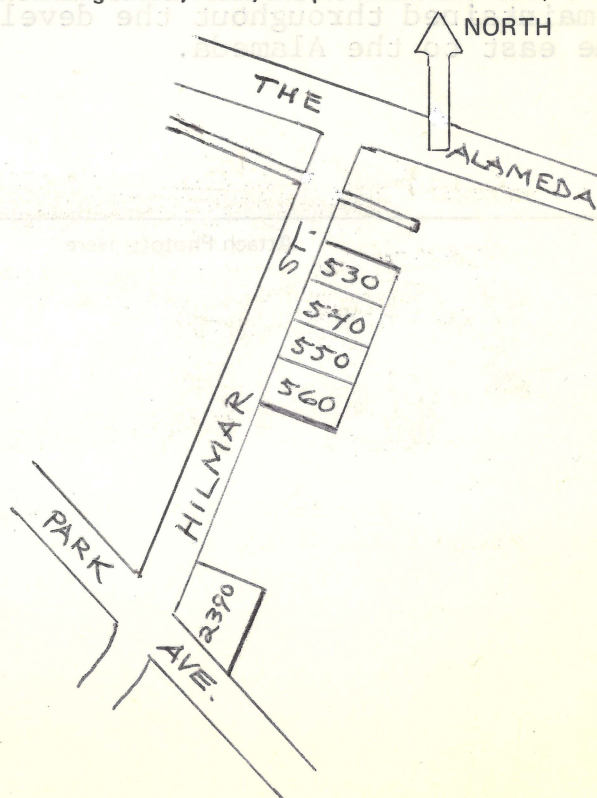
While these homes may not be eligible for listing on the National Register, they have been selected as locally significant resources due to their architectural style. A rare style in Santa Clara, these Tudor Revival homes all share similar house shape, setback, and scale, thus giving them visual significance as a streetscape. Built sometime during the mid-1930's, the houses are well maintained and contain mature vegetation in their landscaping.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____
21. Sources (List books, documents, surveys, personal interviews and their dates).

Sanborn Fire Insurance Maps, 1930
1935

22. Date form prepared February 1981
By (name) Urban/Rural Conservation
Organization City of Santa Clara
Address: 1500 Warburton Ave.
City Santa Clara Zip 95050
Phone: (408) 984-3111

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





Conditions of Architectural Review Approval

PLN24-00460 / 520 Hilmar Street

Architectural Review for the demolition of existing single-family residence and the construction of a 2,272 square-foot four-bedroom and three-and-half bathroom two-story residence, with a 362 square foot two-car garage at 520 Hilmar Street that is located within 200 feet of Historic Resources.

GENERAL

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

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Tree Planting (On-site).** All new development front yard landscaping shall include, at a minimum, one 15-gallon size tree and a permanent irrigation system to be installed by the developer prior to occupancy

DURING CONSTRUCTION

- P2. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

- P3. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P4. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

- P5. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P7. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

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

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

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

GENERAL NOTES

1. THIS CONSTRUCTION SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE AND CALIFORNIA MECHANICAL CODE AND THE 2022 CALIFORNIA RESIDENTIAL CODE.
2. ANY DISCREPANCY DISCOVERED BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE START OF ANY RELATED WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGNER HARMLESS FROM ANY LIABILITY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR DESIGNER.
4. THE CONTRACTOR SHALL REVIEW ALL DETAILS & PLANS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO THE START OF ANY RELATED WORK.
5. SHOULD CONFLICTS OCCUR IN OR BETWEEN DRAWINGS OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONTRACTOR INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION FROM DESIGNER OR OWNER AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
6. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE.
7. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE DESIGNER.
8. DO NOT SCALE DRAWINGS. DIMENSIONS NOT GIVEN ARE TO BE CALCULATED IN THE FIELD FROM AVAILABLE DATA ELSEWHERE IN THESE SET OF PLANS OR MANUFACTURER'S SPECIFICATIONS.
9. THESE DRAWINGS ARE THE SOLE PROPERTY OF THE DESIGNER. ANY REPRODUCTION, COPYING, ALTERATION OR USE OF THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE DESIGNER IS PROHIBITED.

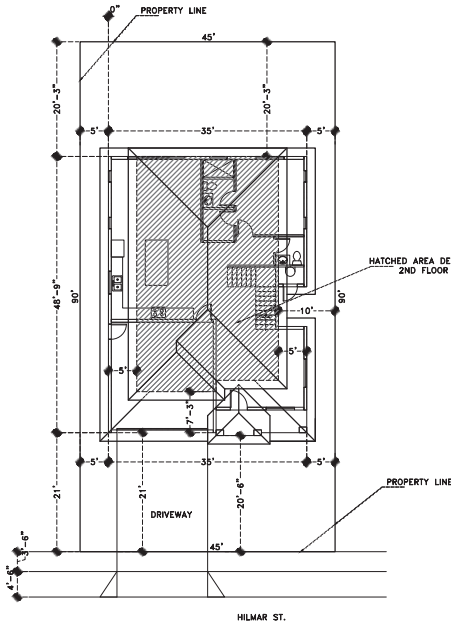
DEMOLITION, BRACING AND SHORING NOTES

1. DEMOLITION WORK CONSISTS OF FURNISHING ALL MATERIAL, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION, AND PERFORMING ALL LABOR AND SERVICES NECESSARY FOR, REQUIRED IN CONNECTION WITH OR INCIDENT, ACCIDENTAL, TO PERFORMING THE DEMOLITION CHIPPING, SAWCUTTING, BRACING AND SHORING, FOR STRUCTURAL MEMBERS TO PRESENT THE STRUCTURE FROM BECOMING UNSAFE DURING DEMOLITION AS SHOWN ON THE ACCOMPANY DRAWINGS.
2. THE CONTRACTOR SHALL TAKE THE FOLLOWING PROTECTIVE MEASURES FOR DEMOLITION OF THE STRUCTURE:
 - A. PROVIDE, ERECT AND MAINTAIN LIGHTS, BARRIERS, WEATHER PROTECTION AND OTHER ITEMS AS REQUIRED FOR PROTECTION OF WORKMEN ENGAGE IN DEMOLITION OPERATION AND ADJACENT EXISTING OCCUPANTS.
 - B. DO NOT CLOSE OR OBSTRUCT STREETS OR SIDEWALKS WITHOUT PROPER PERMITS.
 - C. PROTECT PRIVATE PROPERTY ADJACENT TO OR ON JOBSITE, INCLUDING VENTS, UTILITY LINES, SIDEWALKS, MAIL BOXES.
 - D. PROTECT AND MAINTAIN TEMPORARY PROTECTION OF EXISTING STRUCTURE DESIGNATED TO REMAIN WHERE DEMOLITION AND REMOVAL WORK IS BEING DONE.
3. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURE AND THE SURROUNDING AREAS TO REMAIN.
4. SPECIAL CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO EXISTING UNDERGROUND UTILITIES WHICH ARE TO REMAIN DURING EXECUTION OF THIS WORK. ANY DAMAGE SHALL BE REPAIRED TO NEW CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.
5. REMOVE DEMOLISHED MATERIAL FROM SITE. CLEAN UP ALL WORK RELATED TO DEMOLITION. LEAVING THE PROPERTY AND ADJACENT AREAS IN A CLEAN CONDITION.
6. THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE DURING CONSTRUCTION SHALL BE MAINTAINED AT LEVELS GENERALLY ACCEPTABLE WITHIN THE CONSTRUCTION INDUSTRY BY THE USE OF BRACING, SHORING AND UNDERPINNING UNTIL THE PROPOSED STRUCTURE MODIFICATIONS ARE COMPLETED. IN NO CASE SHALL THE EXISTING STRUCTURE BE ALLOWED TO BECOME UNSAFE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY LOADING CONDITIONS DURING CONSTRUCTION AND SHALL DESIGN AND PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION.

GOVERNING CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

Nguyen Residence
520 Hilmar St., Santa Clara, CA 95050



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

SCOPE OF WORK

DEMOL EXISTING HOUSE TO BUILD NEW 2-STORY HOUSE WITH 4-BEDROOMS & 3.5 BATHROOMS

VICINITY MAP



PROJECT INFORMATION

ASSESSORS' PARCEL No.: 230 17 044
ZONING: RPA - SINGLE FAMILY
TWO-STORY WOOD-FRAMED HOUSE W/ STUCCO FINISH AND COMP. SHINGLE ROOF
OCCUPANCY GROUP: R3 AND U
TYPE OF CONSTRUCTION: 1B
BUILDING CODES: 2022 CBC AND 2022 CMC
BUILDING HEIGHT: 34'-0"
FIRE SPRINKLERS: YES

FLOOR AREA BREAKDOWN

	EXISTING	NEW AREA ADDED	TOTAL
FLOOR AREA	910	1380.5	2272.5
GARAGE	200	162.75	362.75
1ST FLOOR LIVING SPACE:	1244.5 SF		
2ND FLOOR LIVING SPACE:	1028.0 SF		
BUILDING COVERAGE:	1244.5+1028.0 = 2272.5		
2ND FLOOR TO 1ST FLOOR RATIO:	1028 / 1244.5 = 82.7%		
2ND FLOOR TO 1ST FLOOR RATIO:	1028 / 1244.5 = 82.7%		
PERCH AREA:	720 SF		

PROJECT CONTACTS

OWNER:
THANH NGUYEN
EMAIL: TNGUYEN1628@YAHOO.COM
DESIGNER & STRUCTURAL ENGINEER:
KENNY LUU
EMAIL: KENNYLUU123@YAHOO.COM

SHEET INDEX

A1 - SITE PLAN / PROJECT INFORMATION
A2 - EXISTING SITE PLAN
A3 - NEW FLOOR PLAN
A4 - NEW ELEVATIONS
A5 - NEW ROOF PLAN
A6 - EXISTING HOUSE PICTURES

REVISIONS

NO.	BY	DATE	DESCRIPTION

NEW HOME FOR:
Nguyen Residence
520 Hilmar St.
Santa Clara, CA
NEW SITE PLAN / PROJECT INFO

DRAWN

CHECKED

DATE

SCALE

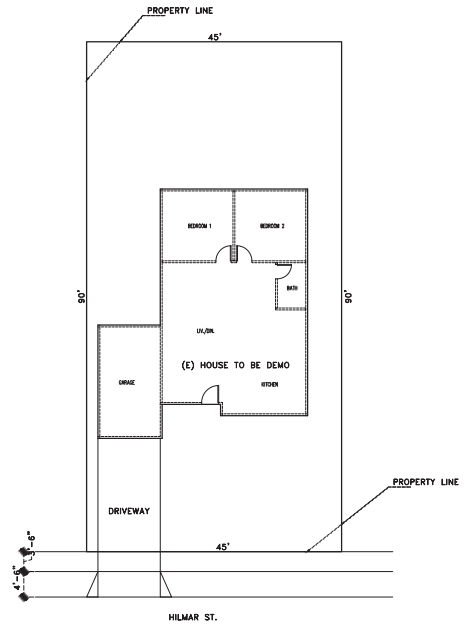
JOB NO.

SHEET

A1

OF

SHEETS

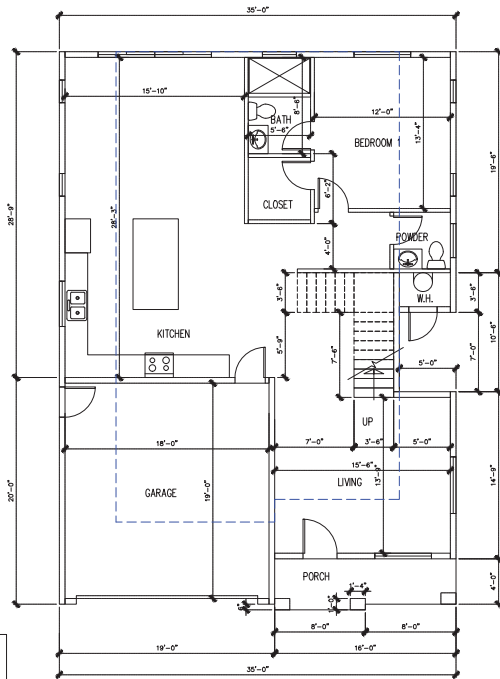


(E) SITE PLAN / (E) FLOOR PLAN
 1/8" = 1'-0"

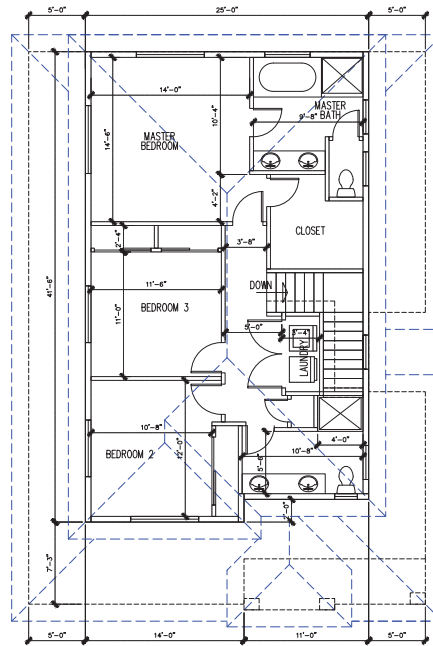
REVISIONS	BY

New Home for:
 Nguyen Residence
 520 Hilmar St.
 Santa Clara, CA
(E) SITE PLAN

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A2
OF
SHEETS



1ST FLOOR PLAN
1/4" = 1'-0"



2ND FLOOR PLAN
1/4" = 1'-0"

1244.5 SF

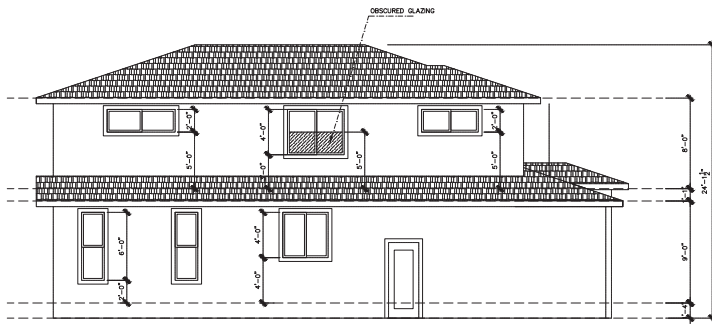
362.75 SF

1015.5 SF

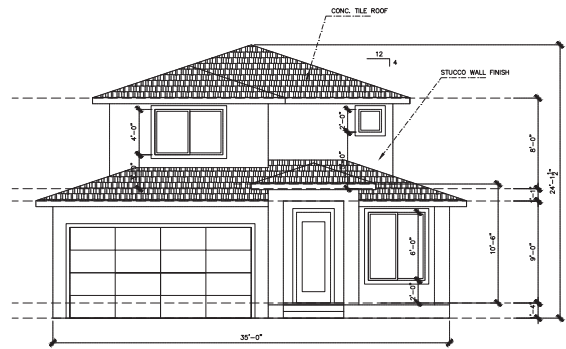
REVISION	BY

New Home for:
Nguyen Residence
520 Hilar St.
Santa Clara, CA
FLOOR PLAN

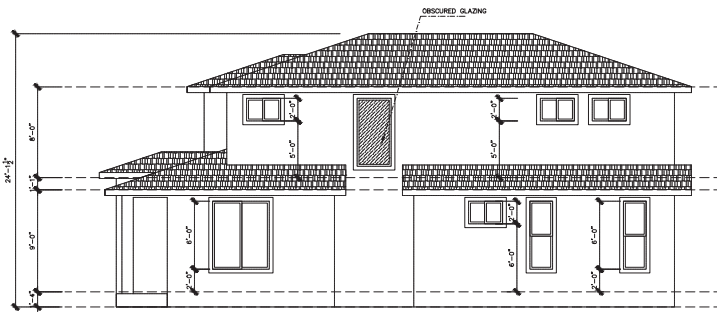
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A3
OF SHEETS



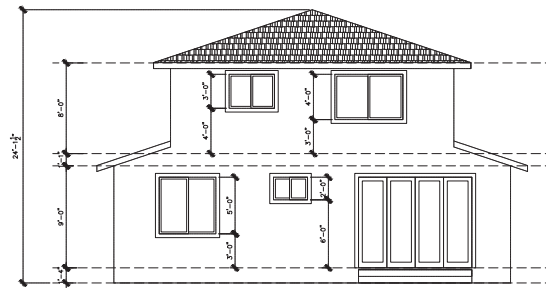
LEFT SIDE ELEVATION
1/4" = 1'-0"



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



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

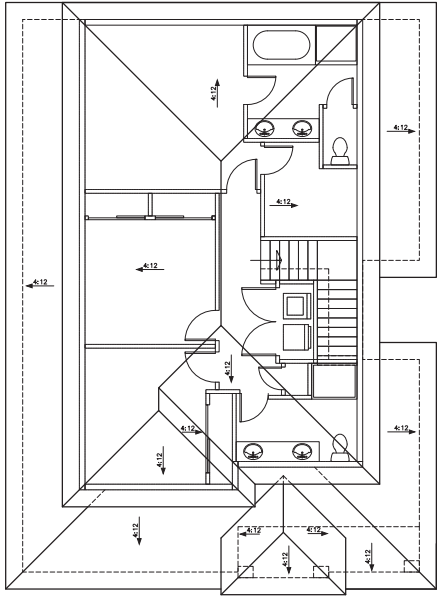


REAR ELEVATION
1/4" = 1'-0"

REVISIONS	BY

New Home for:
Nguyen Residence
520 Hilar St.
Santa Clara, CA
ELEVATIONS

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A4
OF
SHEETS



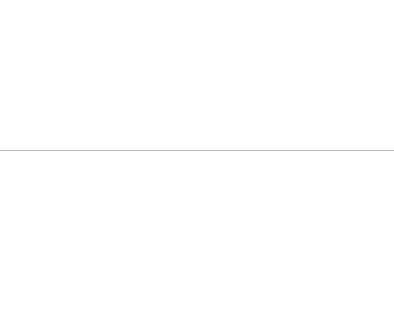
ROOF PLAN
1/4" = 1'-0"

REVISION	BY

New Home for:
Nguyen Residence
520 Hilar St.
Santa Clara, CA

ROOF PLAN

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A5
OF
SHEETS



Photograph 3: 520 Hilmar St, northeast elevation, camera facing southwest, November 13, 2024.



Photograph 4: 520 Hilmar St, southeast elevation, camera facing northwest, November 13, 2024.



Photograph 5: 520 Hilmar St, southwest elevation, camera facing northeast, November 13, 2024.



Photograph 6: 520 Hilmar St backyard, camera facing southeast, November 13, 2024.



Photograph 7: View up Hilmar St looking towards El Camino Real, camera facing northeast, November 13, 2024.

REVISIONS	BY

New Home for:
Nayam Residence
520 Hilmar St.
Santa Clara, CA
EXISTING HOUSE PICTURES

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A6
OF
SHEETS



Agenda Report

25-361

Agenda Date: 4/3/2025

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

PUBLIC HEARING: Consideration of a Historical Preservation Agreement (Mills Act Contract) (File No. PLN25-00085) for 1111 Harrison Street

BACKGROUND

Property owners Steven and Katherine Reeber filed a Historical Preservation Agreement (Mills Act Contract) (File No. PLN25-00085) request for the property located at 1111 Harrison 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 subject site is currently listed on the City's Historic Resource Inventory (HRI).

The subject property is an approximate 7,414 square-foot lot located on the corner of Harrison Street and Main Street (See Attachment 2 for vicinity map). Constructed in 1892, the existing residence on the property is a 1,991 square-foot house designed in the West Coast Stick variety of the Stick architectural style. The structure is set back from the street allowing for a cultivated lawn, ornamental shrubs, and concrete walkways to and from the house. The West Coast Stick style is a transitional style from the preceding Gothic Revival to the subsequent Queen Anne.

The property owners submitted the requisite application, including an updated historic survey (Department of Parks and Recreation DPR 523A Form) of the property (Attachment 2), a Statement of Justification for the request (Attachment 4), and a 10-Year Restoration and Maintenance Plan for evaluation of the proposed workplan to restore, rehabilitate, and maintain the property (Attachment 5).

The Historical and Landmarks Commission (HLC) provides Mills Act Contract recommendations 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.

If approved, this would be the first Mills Act Contract for this calendar year, where 10 are permitted.

DISCUSSION

A Department of Parks and Recreation (DPR) 523A Form was prepared by Lorie Garcia of Beyond Buildings on August 28, 2024, assessing the historical significance of the property based on National and State Register criteria and the City's local criteria for significance. The evaluator found that the structure at 1111 Harrison Street is well maintained and that the design elements that comprise the architectural integrity of the structure have not been diminished. The evaluator concluded that the property continues to retain enough of its historic character and appearance to be recognizable as a historic resource 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 Restoration and Maintenance Plan includes retrofitting or replacing the existing brick foundation along with landscaping modifications to improve drainage, repair of the exterior siding, damaged trim, and exterior paint, updating the HVAC system, and window restoration. The property owners

acknowledge that some of the work may overlap as necessary to further the improvement plan. The property owners will obtain Significant Property Alteration permits for the work described in the Restoration and Maintenance 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 (Attachment 3). 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

No public notice is required for a Mills Act Contract and no public inquiries have been made regarding the project.

RECOMMENDATION

Staff recommends that the Historical and Landmarks Commission determine the project to be exempt from CEQA pursuant to CEQA Section 1561(b)(3) and 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 1111 Harrison 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): 269-05-031

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:

PORTION OF LOT 5 IN BLOCK 4 NORTH, RANGE 2 WEST, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE TOWN AND SUB-LOTS OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON AUGUST 22, 1866, IN BOOK B OF MAPS, AT PAGE 103, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF HARRISON STREET WITH THE WESTERLY LINE OF MAIN STREET; AND RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF HARRISON STREET 76 FEET AND 3 INCHES; THENCE AT RIGHT ANGLES NORTHERLY AND PARALLEL WITH SAID WESTERLY LINE OF MAIN STREET 96 FEET; THENCE AT RIGHT ANGLES EASTERLY AND PARALLEL WITH SAID NORTHERLY LINE OF HARRISON STREET, 76 FEET AND 3 INCHES TO THE WESTERLY LINE OF MAIN STREET; THENCE SOUTHERLY AND ALONG SAID WESTERLY LINE OF MAIN STREET, 96 FEET TO THE POINT OF BEGINNING.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Homeowner's Policy of Title Insurance (07/01/2021)

Page 7

Printed: 03/29/23 @ 02:44 PM
CA- SPS-72513-1-23-FWPS-2986221499

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

Primary #
HRI #
Trinominal
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 28 *Resource Name or #: (Assigned by recorder) Jesse Alden House

P1. Other Identifier: None

*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 ☐ of ☐ of Sec ; Mt. Diablo B.M.

c. Address 1111 Harrison Street/1310 Main Street City Santa Clara Zip 95050

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

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

Assessor's Parcel Number: 269-05-031-00

North side of Harrison Street, NW corner of Harrison and Main Streets

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

The subject property at 1111 Harrison Street is located in the urban setting of an area of houses with tree lined streets that was primarily developed from the last decade of the nineteenth through the first decade of the twentieth centuries. The specific block, between Harrison, Main, Lewis and Jackson Streets in which it is located, is currently a mixture of intact historic homes and mostly post-1950 construction. All three (3) homes facing Main Street (1346, 1356, 1386 Main) and 1111 Harrison Street, facing Harrison Street at the corner of Main and Harrison Streets, are listed on the City's list of Historically Significant Properties and were all constructed from the mid-1880s to 1892. These historically significant homes consist of one to two story variations of the
(Continued on page 2, form 523L)

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



*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.)

P5b. Description of Photo: (view, date, accession #) Front façade, looking NW, 8/2/2024, Photo # 100 3629

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric

☐ Both

(Assessors and Census Records, City Directories, Sanborn Maps).

*P7. Owner and Address:

Steven Lawrence Reeber & Katherine Elaine Shaw Reeber

1111 Harrison St.

Santa Clara, California 95050

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

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

*P9. Date Recorded: August 28, 2024

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and

other sources, or enter "none.")

Historic Resources Inventory Form "1111 Harrison St." dated Nov. 20, 1980

*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):

CONTINUATION SHEET

Property Name: Jesse Alden House
Page 2 of 28

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

architectural styles popular during this period; Greek Revival, Queen Anne, Queen Anne Cottage and Stick, and the Main Street streetscape still evokes the sense of an early neighborhood. Going west from the subject home at 1111 Harrison Street to Jackson Street, with the exception of a small single-family home, post-Urban Redevelopment multi-family construction is located on the south half of the block. Excluding the historically significant homes facing Main Street, construction on the north half of the block consists of a mix of historic and newer one-story single-family homes.

Due to the differing periods of development the setbacks from the street differ in depths and widths that vary from 43.50' to 102.50' wide and 96' to 152.50' deep, with the three (3) houses fronting on Jackson Street on lots that are 152.50' deep and 53' to 50' wide. All of the single-family homes have urban sized front yards.

Fronting roughly south onto Harrison Street, the home at 1111 Harrison Street is situated on a 7,414 sq. ft. lot at the Northwest corner of Harrison and Main Streets. It is set back from the street allowing for sufficient yard space for a cultivated lawn and a few ornamental shrubs in planting beds at the base of the house on both the south and east side of the property. A wide concrete walkway that flares at the base of the steps, leads from the Harrison Street sidewalk to the front entry. A shorter, wide concrete walkway leads from the Main Street sidewalk to the entry from Main Street. A walkway finished with crushed granite which connects with all the entry walkways, wraps around the house. Street trees shade part of the Harrison Street and the Main Street elevations of the property. The house is offset on its lot, leaving ample yard space on the west side of the property for a wide concrete driveway that opens onto Harrison Street and leads to a large two-car garage located between the house and west property line. A wooden gated fence that runs from the garage to the house secures access from the Harrison Street frontage to the rear of the property. The rear yard, which opens onto Main Street, includes open areas, brick paved areas, trees and shrubs. A high wooden fence topped with lattice is located on the north and west property lines.

The primary building on the site is a 1,991 sq. ft., two-story house designed in the West Coast Stick version of the Stick architectural style. According to McAlester, the Stick (1860-1890) is a transitional style that links the preceding Gothic Revival (1840-1880) with the subsequent Queen Anne (1880-1910). Unlike previous architectural styles such as Italianate, where wood was used as a medium to imitate stone, the Stick architectural style emphasized simple straight lines and right angles which, "stressed the wall surface itself as a decorative element rather than merely as a plane." It has been described as the "first American house style where wood was treated as wood."

Following the display of British designer Charles Eastlake's work at the 1876 Centennial Exposition in Philadelphia, a version of the

Supplemental Photograph or Drawing



Stick-style, called West Coast Stick (Stick-Eastlake) style, developed on the West Coast. McAlester further states that these Stick-style houses in Northern California, identified as West Coast Stick, have their own unique set of identifying features, the most prominent of which "is an almost universal square-sided bay window (box-bay)." McAlester also points out that "in contrast to the fairly simple palette of detail in the rest of the country, the later developed West Coast Stick homes (1880-ca. 1895), especially in the San Francisco area, "offer a plethora of factory-produced decorative architectural detailing" such as spindlework and Eastlake incised floral and abstract designs, which were applied to the surface. Spindlework and Eastlake detailing are present on the subject residence at 1111 Harrison Street and this home's plan, shape, materials and details reflect its architectural heritage as the later developed West Coast Stick version of a Stick structure constructed in Northern California.

(Continued on page 3, Form 523L)

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

Partial front façade & east side-elevation & showing both the Harrison & Main Street entries. View looking west. Photo No: 100_3535; 8/2024.

CONTINUATION SHEET

Property Name: Jesse Alden House

Page 4 of 28

(Continued from page 3, Form 523L)

The main entry is on the front (south) Harrison Street façade. The front door is set into the closed end of the porch and faces Harrison Street. The wooden door (original) has a design of two large, vertically orientated, wood panels. The rectangular top panel is trimmed with narrow molding with a projecting molded ledge below and has a beveled, oval window set in the center. A narrow panel above the large top panel is capped with a wide molded shelf and adorned with Eastlake ornamentation applied at each end. The bottom panel is a cruciform shape and trimmed with narrow molding. The door is set into its original opening. Set over the entry door is a wood-framed, rectangular, horizontally orientated, transom window (original) comprised of a single pane of clear glass. Narrow trim separates the transom from the door in the opening. The entrance door is surrounded with wide, fluted trim with corner blocks containing circles. All the trim on the entry is original.

A second entry is on the Main Street east side-elevation. (**Note:** This residence has two addresses, 1111 Harrison Street and 1310 Main Street and over the course of the years the address has alternated, so at times this Main Street entry has been the main entry for the house.) The entry door is on the Main Street porch and set into the east side elevation gable bay's slanted inner wall. The wooden door (original) has a design of one large, rectangular, vertically orientated, bottle-glass window set in top half. The edges of the door frame that surrounds the window are chamfered. The bottom half of the door has one small, horizontally orientated wood panel with two small, vertically orientated, rectangular wood panels below. Trimmed with decorative molding the horizontally orientated panel has a row of horizontal, grooved tubular forms, applied in the middle of the panel. The two small rectangular panels are fluted in the center and trimmed with molding at the top and bottom. Where the surrounding door frame edges the panels on their vertical sides, the frame has a chamfered edge. The entrance door is surrounded with wide, fluted trim with corner blocks containing circles. All the trim on the entry is original.

A secondary rear entry is accessed by 9 wooden steps, with simple railings (not original), which lead to a door in the single story enclosed back porch formed when the rear portion of the Main Street wrap-around porch was enclosed circa 1950-1979. Entry into the main body of the house is by the original entry door, located inside the enclosed rear porch and set into the original rear wall. The wooden door (original) has a design of one large, vertically oriented 6-pane window, in a pattern of two large centered panes, with two narrow panes on either side, set into the top half and two vertically orientated rectangular wood panels set below. Two vertical rows of fluting ornament the wood panels and the identical molding to that found on the side entry door trims the top and bottom of these panels. Also identical to the side entry door, where the surrounding door frame edges these panels on their vertical sides, the frame has a chamfered edge. The entrance door is surrounded with wide, fluted trim with corner blocks containing circles. All the trim on the entry is original.

Located at the rear of the house, entry to the basement is by four concrete steps that lead to a door that opens into this level. The wooden basement door has a rectangular vertically orientated, molding trimmed panel in the top half, which may have originally contained a glass pane but currently is filled with narrow boards, and a large square of plywood that obscures most of the bottom half.

Other character-defining features of this home include its windows and window trim, which are mainly typical Stick style where one-over-one sash windows are common. With a few exceptions, fenestration of the first and second stories of home's main body's front facade, west-side elevation, east side elevation and rear facade first story is wood-framed, rectangular in form, vertically oriented, mainly 1-over-1, double-hung wooden windows both paired and single. The windows have projecting sills with brackets under the sills on those of the first floor and molded aprons. All are surrounded by wide, fluted trim with corner blocks containing circles. Set into the east-side gable's slanted side at the first-floor level, is a narrow 1-over-1 double hung, cut-away window. The cut-away window has Eastlake sunburst brackets and a drop pendant. All of these windows are set into their original openings and all are original. Fenestration of the basement level consists of original, large 1-over-1 double hung windows with wide trim. (**Note:** The only other houses in Santa Clara where the wide, fluted trim with corner blocks containing circles, used for the doors and windows of this house is found, is on the homes constructed by Zibeon O. Field on what became known as "The Harrison Street Block," - Harrison Street between Washington and Main.)

The non-original exceptions to this window pattern are, the set of wood-framed sliding windows in the west side-elevation wall of the 1901-1915 enclosed portion of the front porch, the multipaned window in the rear wall of the 1950-1979 enclosed back porch. Original exceptions to this pattern consist of the second-story square window on the west side-elevation that consists of a single clear pane edged with stained-glass squares and the moon window, (a round style window common in California architecture and derived from the orient) that is prominently centered on the gable face of the east side (Main Street) elevation. The moon window is divided into three parts, the center portion being a typical double-hung window, the flanking portions made up of segments of circles against the double-hung window. (**Note:** This is an extremely rare window form in Santa Clara. A moon window only exists on one other home, that at 1091 Harrison Street.)

(Continued on page 5, Form 523L)

CONTINUATION SHEET

Property Name: Jesse Alden House

Page 3 of 28

(Continued from page 2, Form 523L)

The primary building on the site is a 1,991 sq. ft., two-story house, constructed in 1892. This wooden, single-family residence has a rectangular footprint, and was built in an irregular plan, features of a Stick-style home. Four principal subtypes occur in the Stick architectural style and this house belongs to the Hipped roof subtype. It is distinguished by a central, truncated hipped roof, almost a mansard roof, with asymmetrical lower cross gables, which according to McAlester "can be found in late examples of the Stick architectural style" and "is most characteristic of the succeeding Queen Anne style." The various roof planes are sheathed with composition shingles. The Stick roof pitch varies from high to low and the roof on this residence has a medium roof pitch along with the moderate roof overhang with the characteristic boxed cornice and projecting eaves of the West Coast Stick architectural style.

The principal gable end to Harrison street has a fluted bargeboard with a circular end. Beneath the apex there is a rod and spindle gable screen with sawn Eastlake ornamentation of flower/leaf-like cut-outs. Identical bargeboards and gable screens are found on the gable end to Main Street and that of the west side-elevation. All of the gable faces have a slight bell at the juncture of their second and first story levels.

The home is set over a full basement, which elevates the living area approximately 5 feet above the ground. A beveled water table that defines the basement level from the main floor living level wraps around the house. According to McAlester, a Stick house has "wooden wall cladding (boards or shingles)" and the subject residence at 1111 Harrison Street has both forms. The basement and first story levels of this house are clad with wide, horizontal bevel siding, while the second floor has square butt shingle siding, with alternate rows laid with staggered butts (all original). The sheathing on the non-original enclosed rear porch consists of somewhat narrower, horizontal bevel siding than that of the home's first story with of a small portion clad with vertical boards, making it distinguishable from the original sheathing on the main body of the house. McAlester states that on a Stick house the "wooden wall cladding is interrupted by patterns of horizontal, vertical, or diagonal boards (stickwork) raised from the wall surface for emphasis." On the subject house vertical stickwork may be seen in the corner boards on the first story and basement levels and the vertical extensions of the first-floor bay windows' trim.

According to McAlester, the box-bay with its straight squared sides is a principle identifying feature for a Stick-style house. Projecting from the first story of its front façade, this residence has a box-bay. The box-bay has a false-mansard roof sheathed in wood shingles laid in the same pattern as the home's second story. Commonly, the box-bay ensemble formed a continuous decorative element from window base to cornice line, with decorative cornice line brackets and the rectangular area beneath the windows also filled with ornamentation, such as panels. The box-bay on the residence at 1111 Harrison Street exhibits both of these character-defining features. The box-bay has decorative S-shaped cornice line brackets and located in the area beneath the box-bay's windows is a rectangular panel filled with basket weave siding and trimmed with narrow molding and wide, flat boards. Additional architectural decorative detailing on the bay consists of fluted boards inset in the window trim and a row of saw-tooth shingles under the cornice and bracket ends.

A wrap-around front porch is offset on the front (Harrison Street) façade. A portion of the porch that wraps around the west side elevation, was partially enclosed circa 1901-1915. It has a low-pitched hip roof with a pedimented gablet. The gablet has a decorative cornice-line S-shaped bracket under each of its corners. The roof is supported by two full, turned fluted colonettes and two partial, turned fluted colonettes. One full fluted colonette is at the open corner of the porch and one at the center. The two partial fluted colonettes are located where the roof projects from the house walls. The porch ceiling is bead-board and the floor is plain tongue and groove. The porch has a decorative ball and rod frieze. Elongated flat brackets, incised with a floral pattern at the top and attached to the tops of the colonettes, support the frieze. The rounded arch entrance has a large wooden arch with notched ends attached to a colonette. On either side of the wooden arch, in the space created by the junction of the arch, frieze and colonette, is a quarter round wooden block with three long ball and rod units that radiate from it to the arch. The porch railing consists of a balustrade comprised of two rod and spindle rows, which connects to the house at the open corner of the porch and to the full fluted colonettes. The porch is ascended by nine wood steps with rod and spindle balustrades and turned newel posts with knobs on top. All of the porch elements are original.

On the east (Main Street) side-elevation is a second entry porch. Originally it was also a wrap-around porch and continued around the rear of the house. The wrap-around porch appears on the 1950 Sanborn map but by 1979, the rear portion had been altered to form an enclosed back porch. The original balustrade was removed. However, the original fluted colonette that supported the outer end of the porch roof still remains, currently set flush against enclosed porch wall. It has a low-pitched truncated hip roof that still exists intact, with the rear portion currently covering the enclosed back porch. The porch roof is supported by four full fluted colonettes and one partial fluted colonette, identical to those on the front porch. Bracketts attached to the tops of the colonettes, which are also identical to those on the front porch, support a decorative turned stick frieze. The porch railing consists of a balustrade comprised of a rod and spindle row surmounting a row of Eastlake blocks, which connects to the house at each open corner of the porch and

(Continued on page 4, Form 523L)

CONTINUATION SHEET

Property Name: Jesse Alden House

Page 5 of 28

(Continued from page 4, Form 523L)

The large two-car, front-facing gable-roofed garage, was erected circa 1995 and constructed with new materials that replicated those of the house. The garage is clad in wide horizontal siding, the gable faces are finished with square butt shingles laid in the same pattern as that on the house, with windows on the garage's east side elevation, rear and rear gable trimmed with wide boards and corner blocks. Bargeboards on the gables have circular ends.

The property is in very good condition and with the exception of the partial rear enclosure of the wrap-around front porch (1901-1915) and that of the wrap-around side porch (1950-1979), it appears to have no exterior change since its construction. With the home's almost unmodified condition and the wide variety of its distinct ornamentation, this 1892 residence at 1111 Harrison Street is one of Santa Clara's architectural treasures.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Jesse Alden House *NRHP Status Code _____
Page 6 of 28

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Single-family residential B4. Present Use: Single-family residential
*B5. Architectural Style: West Coast Stick

*B6. Construction History: (Construction date, alterations, and date of alterations)
The residence was constructed in 1892. Alterations consist of enclosure of the portion of the original wrap-around front porch on the left (west) side of the home between 1901 and 1915; enclosure of the portion of the original wrap-around side porch on the rear (north) facade between 1950 and 1979. Small platform railing removed, near SW corner of west side-elevation's 2nd-story, circa 1995.

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

*B8. Related Features: None

B9a. Architect: not known b. Builder: Zibeon O. Field
*B10. Significance: Theme Architecture and Shelter Area Santa Clara Old Quad

Period of Significance 1892-present day 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 first official survey of the Town of Santa Clara, which was done July 1866 by J. J. Bowen and recorded on August 22 of that same year, forms the basis for the part of Santa Clara known as the "Old Quad." This survey which designated Franklin Street as the Base Line and Lafayette Street as the Meridian, divided the Town's land into Town Blocks, east and west of the Meridian and north and south of the Base Line, included the area from Clay to Bellomy and Lincoln to Sherman Streets, with a small extension north of Clay between Jackson and Main Streets that extended to the tracks of the San Francisco and San Jose Railroad (today's existing Caltrain RR line). The land surrounding the Town Lots was divided into multi-acre Sub-Lots numbered 1 through 55.

Framed by Harrison, Main, Jackson and Lewis Streets, on the 1866 survey the subject block had been designated as Block 4 North, Range 2 West. It was divided into 6 Lots and the subject parcel on which 1111 Harrison Street is located had been identified as Lot #5. According to the list of property owners and their improvements, which accompanied the 1866 survey, Lot #5 was a 30057 sq. ft. tract, owned by John Erkson. The improvements on his lot were shown as a frame house, barn and orchard.

(Continued on page 7, Form 523L)

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

*B12. References: Foote, H.S., ed., "Pen Pictures from the Garden of the World," 1904; Garcia, Lorie, "Santa Clara: From Mission to Municipality," 1997; Map of the Town of Santa Clara, drawn by C. E. Moore, 1892; McAlester, Virginia Savage, "A Field Guide to American Houses," Revised ed., 2013; Polk and Husted City Directories, 1893-1974; Poll Lists of the Santa Clara County Election Districts, Santa Clara Precinct, 1868; Sanborn Fire Insurance Maps, 1891, 1901, 1915, 1930, 1950; San Francisco Morning-Call: 8/21/1890; San Jose Mercury, 09/18/1906; San Jose Mercury Herald, 02/17/1918; Sunday Mercury and Herald, 05/29/1904, 09/11/1904, 02/15/1920; The Evening News 10/18/1900, 12/30/1902, 02/06/1911, 05/05/1914; United States Census, 1850 to 1950.

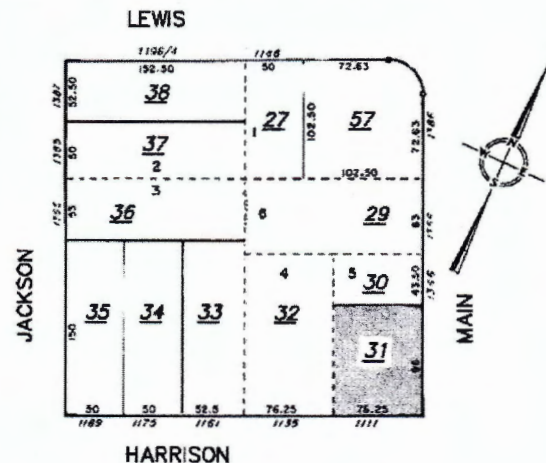
B13. Remarks:

*B14. Evaluator: Lorie Garcia

*Date of Evaluation: August 28, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Jesse Alden House

Page 7 of 28

(Continued from page 6, Form 523B, B10. Significance)

John Erkson also owned Lot #3, B4N, R2W, a 30957 sq. ft., parcel with a frame house, barn and an orchard. According to the information entered onto the Poll List for the Santa Clara Election District on October 8, 1868, which lists his residence at Harrison near Jackson Street, it appears that John Erkson lived in the house listed on the 1866 survey as being one of the improvements on Lot #3.

Born May 20, 1809, in Bovina, Delaware County, New York, John Erkson lived there until his early 40s. By 1850, he and his second wife, Alison, had moved to Schenectady, New York, where he was a merchant. In 1853, lured by "the siren call of the gold rush," he and Alison emigrated to California. Na John went to work mining. Sadly, after their arrival that year, Alison passed away. Five years later, in 1858, John Erkson traveled back to New York to take care of his ailing father and after his father's death, he married Mary Jane, his third wife. Following his marriage, John Erkson and Mary Jane returned to California, settling in Santa Clara. Here, the 1860 Census shows he had Real Estate valued at \$2,000 and a \$200 Personal Estate. In 1861, John and Mary Jane's first child was born, a daughter they named Louisa. The 1864 Tax List shows he is living in Santa Clara and working as a Real Estate Agent. The following year, the Erkson's had a second child, 4-year-old Fred. By then John Erkson had also become involved in the political life of the Town of Santa Clara, having been elected Town Clerk in 1863. In 1868, he would be elected Town Treasurer. The 1867 Pacific Coast Directory shows John Erkson was now a Notary Public and Insurance Agent. Three years later, the 1870 Census shows that sixty-two-year-old John, owned Real Estate valued at \$5,000 with a \$500 Personal Estate.

When The Plat of Santa Clara was drawn in the period between 1873 and 1875, it showed no change in the configuration of the block that had been surveyed nine years earlier. However, by the end of that decade, while his wife, Mary Jane, and young son, Fred, continued to live in the Erkson home in Santa Clara, John Erkson had left and moved into his brother's home in San Jose. In the latter half of the 1880s, while keeping ownership of Lot #3, Block 4 North, Range 2 West, John Erkson sold Lot 5 to Hervey Morgan Leonard.

A native of Massachusetts, in 1861 25-year-old Hervey M. Leonard arrived in Santa Clara County. A successful gold miner, here he acquired the 280-acre Quito ranch. After improving it, in 1875 he sold the ranch and moved into the Town of Santa Clara. A prominent businessman whose business enterprises included serving on the Board of Directors of the Bank of Santa Clara County and the Garden City National Bank, he was also a Supervisor on the Santa Clara County Board of Supervisors and a trustee of the Santa Clara School Board.

A period of growth during the last decades of the nineteenth century had resulted in the expansion of residential development in Santa Clara and several of the large tracts in the town were subdivided. As a banker Hervey M. Leonard was well aware of the economic opportunity this provided and during the 1880s along with his other financial endeavors, invested in real estate and purchased various parcels of land in the town. Among these was the south half of Block 4 North, Range 1 West from S. A. Bishop and directly across Harrison Street, Lot #5 of Block 4 North, Range 2 West from John Erkson.

In 1890 H. M. Leonard subdivided his newly purchased Block 4 North, Range 1 West tract of land into 7 lots. The sale of Lots #1 thru 6 were recorded on November 22, 1890 and that of Lot #7 on May 16, 1891 and Zibeon O. Field started the construction of homes on them. Originally from Maine, Zibeon O. Field came Southern California in 1874 where he learned the building and carpenter trade in Santa Ana. In 1888 he arrived in Santa Clara and soon became well-known as a master builder and carpenter, with the construction of several homes in Santa Clara for prominent Santa Clara residents, like the "Mansion" a block away from Charles Copeland Morse.

By early 1891 Z.O. Field had spent \$2,300 to build his own residence on lot #4. This was one of the first 2 homes built on the Block, the other he built next door on Lot #5. These were followed by the construction of homes on Lots #1 and 6, followed by that on Lot #7. Field appears to have soon followed the construction of the home on Lot #7 (1091 Harrison Street) in 1892, by building the house directly across Harrison Street on H. M. Leonard's Block 4 North, Range 2 West, Lot #5.

In December the sale of Lot #5, Block 4 North, Range 2 West to Jesse Alden and wife was recorded. Jesse and his wife, Mary, moved into their newly built house in Santa Clara. It is known that by December, they were living in the home, as he is listed in the 1893 City Directory (which was issued in January) as residing at the "NW cor. Main and Harrison." (Note: At that time there were no house numbers. However, starting in 1900 when houses in Santa Clara did receive them, today's 1111 Harrison Street was numbered 1113 Harrison Street. By 1939, the address had been changed to 1111 Harrison Street.)

Born March 2, 1821 in Lyme, New Hampshire, Jesse Alden was a direct descendant of the pilgrim John Alden, who was made

(Continued on page 8, Form 523L)

CONTINUATION SHEET

Property Name: Jesse Alden House

Page 8 of 28

(Continued from page 7, Form 523L)

made famous by Henry Wadsworth Longfellow's "Miles Standish." As a young man, he was employed by Henry Wilson in Wilson's shoe factory in Natick, Massachusetts. However, it was in Lyme, New Hampshire that on September 12, 1847 he married Mary Elizabeth Durkee on her 21st birthday and in Lyme in 1851 that their first child, Clara, was born. Two years later, the Alden's left Lyme moved west and settled in Sycamore, Illinois. When the Alden's arrived in Sycamore, it had only been in existence 16 years with a population of around 450 people, most of whom had arrived during the previous decade. (In 1906 a San Jose newspaper would describe Sycamore as "a muddy little village west of Chicago.") Following the family's arrival here Jesse Alden established a farm. In 1857, Jesse and Mary's second child, Flora, was born and in 1860 their last child, Mary. By 1870, along with his farm, Jesse Alden now had a butcher shop. He was prospering, with Real Estate valued at \$3,800 and a Personal Estate of \$4000 (\$187,066.03 today).

According to the 1880 Census, Jesse Alden, now 59, at this time was still farming in Sycamore, Illinois. Clara, his and Mary's oldest daughter, had married and she and her husband and 1-year-old son had moved in with them. Flora was working as a teacher and their youngest daughter, Mary, was away at school. A few years later, Flora married J. A. Rankin and she and her husband moved to Kansas. By the end of the decade, only Jesse and his wife, Mary, were left living on his farm in Sycamore. In 1892, they made the decision to leave Sycamore, Illinois and come to California, and by the end of the year Jesse and Mary Alden had settled in Santa Clara. A year later (1893), they were joined in their new house on the NW corner of Main and Harrison by their now-widowed daughter Flora [Alden] Rankin and her two children, 9-year-old Jane and Morris, age 6. By the mid-1890s, according to several newspaper articles, the immediate area in which they lived had become one of the finest in Santa Clara, where leading merchants and tradesmen resided, a description that would last for the next three decades. Jesse Alden, who was retired with his own income, had become known for the "lively interest" he took "in all political movements" and Mary Alden was described as "energetic and industrious, full of bright wit" and active in the Santa Clara Shakespeare Club.

Organized in 1893, for the study of Shakespeare and later expanded to include a study of other "masterpieces of literature," this was the first club in Santa Clara for women only. An article in the San Jose Mercury Herald on February 5, 1918 on the occasion of the Shakespeare Club's 25th Anniversary stated that, "Mrs. Flora Rankin, one of those who organized and planned the first year's work was the first president." By 1900 it was being said that, "The Shakespeare Club of Santa Clara is one of the bright organizations of that place." Its membership was comprised of the wives of some of Santa Clara's most prominent men; such as, Mrs. Frederick C. Franck, Mrs. C. C. Morse (C. C. Morse seed company), Mrs. Higgins (Santa Clara Valley Land and Loan Agency), Mrs. Mrs. Henderson (President of the Bank of Santa Clara) Mrs. H. Alderman (Alderman's General Merchandise store), Mrs. Glendenning (leading orchardist), Mrs. Louis Kimberlin, Mrs. Louis Fatjo, Dr. Gallup's and Dr. Paul's wives, etc.

Unlike the men's organizations or the Santa Clara Woman's Club, which would be founded in 1904, the Shakespeare Club did not have a specific hall or meeting room but instead held monthly meetings in a member's home, on one of the member's "at home days," which was one the days of the month when she received callers. As the Club grew in prominence, membership was limited to 80 ladies and frequently there would be a long waiting list. During the years they lived at 1111 Harrison Street, both Mary Alden and Flora Rankin were very active in the Santa Clara Shakespeare Club with both serving on various committees, as Directors of the Club and with Flora having the positions of Club Vice-President and President.

On February 5, 1911, Jesse Alden passed away, less than a month shy of his 90th birthday. His obituary mentioned the fact he was descended from John Alden and also pointed out that the Henry Wilson, in whose shoe factory he had worked, had later become the Vice-President of the United States. When he passed away, besides his wife, Mary, Jesse Alden left two surviving children, Flora Rankin and Mary H. (Mrs. J. Q. Brown) of Denver. Mary Alden was now the owner of 1111 Harrison Street and she, her daughter Flora and Flora's 24-year-old daughter, Jane, and 21-year-old son, Morris, continued living there. Flora, Jane and Morris were all employed, Flora as a private teacher and Jane as a public-school teacher, while Morris had a job as clerk in an office. Three years, later, on May 3, 1914, 87-year-old Mary died. Following her funeral, which was held in her home, like Jesse she was buried in the Santa Clara Cemetery (today's Mission City Memorial Park).

Flora Rankin inherited the subject property from her mother, Mary, and she and her daughter, Jane, now became the residence's sole occupants. Then in 1919, Flora [Alden] Rankin sold the home at 1111 Harrison Street to James Symons. Flora, now 62 years old, moved with her daughter, Jane, to a home Flora had rented at 1275 Washington Street. As this house was only one block away at the corner of Harrison and Washington, Flora was still close to her friends and her activities.

According to the 1920 Census, taken in January of that year, when James Symons purchased the subject house on Harrison Street, he was 59 years old and a widower with a 13-year-old daughter, Jeanette. Originally from England, in 1882 James Symons had immigrated to America where he eventually established a large grain farm in the unincorporated area of Cholumbe in San Luis Obispo

(Continued on page 9, Form 523L)

CONTINUATION SHEET

Property Name: Jesse Alden House

Page 9 of 23

(Continued from page 8, Form 523L)

County. In 1905, he married Katherine and three years later, their daughter, Jeanette was born. Around a decade later, Katherine passed away and James left Cholumbe with Jeanette and moved to Santa Clara, where he purchased the home at 1111 Harrison Street and moved into it with his daughter. James and Jeanette Symons lived here for around three years and then the Symons left Santa Clara and returned to San Luis Obispo County.

There is no record that James Symons sold the property at the time he left, but instead he seems to have kept it as a rental property. This was the beginning of a change from being an owner-occupied single-family home to one used as a rental property. Over the next two decades the City Directories list a series of short-term renters with sometimes more than one family occupying the home. The City Directories show that in 1924 it is being rented by Jacob B. Heizer an electrician, in 1925, by Richard Brady and Henry H. Slavens, and in 1926 by William Harris. In 1927, the home was rented by John A. Tietjen, a cabinet maker and his wife, Etta, along with the Rinehart family; John a carpenter, his wife, Constance, and their three sons, Donald, a student, Jay, a clerk, and Kenneth, a mechanic. In 1929, the subject home was rented by Marsh Ellenwood, a laborer, who lived here with his wife, Alice. By the start of the following year, Anna Coe, a cannery worker, her daughter, Nada, and sons, Newton, a laborer, and Thomas had moved into 1111 {1113} Harrison Street, which they rented for \$20/month. Anna Coe, was followed by George Kayajanian, a laborer, and his wife, Alice, in 1931.

By 1932 the subject home had been divided into two separate units; 1113 (1111) Harrison Street for the second story unit and 1310 Main Street for that on the first floor, each occupied by different renters. No exterior changes were needed to accomplish this division into two separate units and although it remained one building, each unit was separate from the other, having its own separate electricity and gas lines, traces of which remain today. As the entry porch and door accessed from Harrison Street also led to the interior stairs that led to the second story, the address for this unit stayed 1113 Harrison Street while for the other on the first floor, accessed from the Main Street entry porch and door, the address became 1310 Main Street.

That year, while George and Alice Kayajanian continued living in 1113 Harrison Street, the portion now known as 1310 Main Street had been rented by George and Zuella Shurley, who lived here with their son, Woodrow, who worked as a laborer. In 1934, the entire property was vacant. In 1935 1310 Main Street was rented to William L. Murray. Employed as a chauffeur for Mrs. L.A. Jarvis, he lived here with his wife, Melba. By 1936 the Jarvis's had left 1310 Main Street and it was now occupied by E. Frank and Elfreda Sitzman.

By 1938, a new house number had been assigned and the residence that had for decades been 1113 Harrison Street was now officially 1111 Harrison Street. That year both 1111 Harrison Street and 1310 Main Street had occupants. John W. Edwards, a clerk, his wife, Mittylyene, and their son Roy, who was also a clerk, rented 1111 Harrison Street while 1310 Main Street was occupied by Louis Pereira, a laborer, and his wife, Burnett. In 1940, there is no mention of 1310 Main Street only 1111 Harrison Street and the 1940 Census shows that there were two families living in the subject property. For a rent of \$20/month, 31-year-old Nathan W. Davis, a machine mechanic at a packing plant, is shown living there with his wife, Mary and their three children, 10-year-old Floyd, 8-year-old Herschel and 6-year-old Willis. Also recorded at this address, and paying a rent of \$20/month, is 54-year-old Andrew Kopac, his 44-year-old wife, Carolina, who is employed as a housekeeping aide, Andrew, their 22-year-old son, and their 12-year-old daughter, Elizabeth. Although from 1935 to 1938, the City Directories show no listing for 1113/1111 Harrison Street, the 1940 Census shows that at least since 1935, the Kopac family had been living at 1111 Harrison Street.

In 1943, the 1111 Harrison Street unit was vacant, while Karl D. Smith, an engineer, and his wife, Catherine occupied the 1310 Main Street one. Then in 1945, Fred L. and Rhea B. Frechette and their 10-year-old son, George, arrived from Springfield, Massachusetts. Following their arrival in Santa Clara, the Frechette's purchased the subject house. At that time, the upper unit (1111 Harrison Street) was occupied by Robert H. Wright, a foreman at JHIW, and his wife, Vera. The Frechette family moved into the first floor 1310 Main Street unit and Fred became employed as the Manager of the Santa Clara Theater.

The Frechette's continued renting out 1111 Harrison Street (in 1947 to Paul V. Carter, a mechanic and his wife, Alice) and living in the lower 1310 Main Street unit. By now Fred Frechette had become the Manager of the Santa Clara Chamber of Commerce. Sadly, three years later, on March 18, 1950, 60-year-old Fred passed away. When the 1950 Census was taken a month later, it listed Rhea, also 60, as Head of House, widowed and keeping house and showed her living with her son, George, now 16, at 1310 Main Street. It also showed she had taken in eight (8) lodgers who were also listed at the same address. It is interesting to note that two were a married older couple, Roy and Mable Hallquist, both 40 and employed. Roy as a Social worker for the County Social Welfare Office and Mable as a bookkeeper for a retail store. The other six, Michael Eckstein, Joseph Reynolds, Paul Deehle, Frank Briarly and William Tanquary were all single young men between 21 and 22 years old and are not employed, but based on the census were most likely students.

(Continued on page 10, Form 523L)

CONTINUATION SHEET

Property Name: Jesse Alden House
Page 10 of 28

(Continued from page 9, Form 523L)

By 1956, George Frechette had finished school, was working as a clerk at Bi-Wise market and shortly thereafter moved out of the house. Until 1959, Rhea continued to live in the 1310 Main Street unit, renting the 1111 Harrison Street unit to various tenants. At that time, she sold the subject property to Chesley L. Reagan and moved to Los Gatos. Chesley Reagan and his wife, Celia, moved into the 1310 unit and he continued to rent out the 1111 Harrison Street unit i.e., in 1970 it was rented to Faradoon Khosravi, an engineer at the Owens Corning Fiberglass plant, who lived here with his wife, Diane, and from 1974-1977, to a widow, Mrs. Florence Ferry.

In 1979, when the City of Santa Clara was compiling a survey of houses eligible for listing as Historically and/or Architecturally Significant Properties, James Beck was now recorded as the owner and the subject property was now described as a 2-story home and listed as 1111 Harrison Street with no mention made of the address 1310 Main Street. In 1986, the house at 1111 Harrison Street was purchased from James Beck by Michael and Elise DeYoung. Following their move to 1111 Harrison Street, Michael and Elise DeYoung became active in the community with Michael serving eight years as an Historical and Landmarks Commissioner and Elise elected to several terms as a member of the Santa Clara Unified School Board. The DeYoung's would live here, raising their sons, until 2023, when they sold the subject property to the current owners, Steven L. and Katherine E. Reeber.

Historic Evaluation

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

Age Requirement.

Constructed in 1892, the subject residence at 1111 Harrison 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. According to the Office of Historic Preservation, the modern test of integrity is to stand on the sidewalk and ask yourself the following question: "Does the resource display enough of what made it significant for its historical period that it can be easily grasped by the average passerby?" Both the California Register of Historic Resources and the City of Santa Clara Criteria for Local Significance follow the National Register integrity criteria.

The property at 1111 Harrison Street has been well maintained and the design, materials and workmanship that comprise the architectural integrity of the structure have not been diminished. There has been only minor alteration to the home's exterior since it was constructed in 1892, by the enclosure of a portion of the porch on the back and left (west) side of the home sometime prior to 1979 and the visual and character defining features of the historic building have been preserved and retained. The residence retains its original configuration and location. The historical use of the building has not changed and it remains a single-family home. The subject property is set within a historic residential setting in the area of Santa Clara known as the "Old Quad" and although a portion of the block in which it is located has been slightly compromised by post-1960 re-development, the immediate surroundings retain the majority of the qualities that reflect the period of the late 18th and early 19th century.

The subject property at 1111 Harrison Street retains enough of its historic character and appearance to be recognizable as a historic property and to convey the reason for its significance (integrity).

(Continued on page 11, Form 523L)

CONTINUATION SHEET

Property Name: Jesse Alden House

Page 11 of 28

(Continued from page 10, Form 523L)

National Register of Historic Places Criteria

There are not any events associated with the residence at 1111 Harrison 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 several sets of owners over the 132 years of its existence and none appear to reach the level of significant influence required under Criterion B to be considered eligible for the National Register. Neither do any of the other occupants appear to be significant to the history of the region, Nation or State of California. It would therefore appear that the building at 1111 Harrison Street would not be eligible for the National Register based on Criterion B (associated with the lives of persons significant in our past). However, all of the character-defining features of its original 1892 construction in the West Coast Stick architectural style remain, such as its irregular plan, straight lines and gabled roof, horizontal wood and shingle siding, projecting box-bay window, rectangular double-hung windows and its spindlework and assortment of Eastlake ornamentation, and thus, as an excellent example of the West Coast Stick architectural style, which was popular in Northern California circa 1880-1895, under National Register Criterion C the residence at 1111 Harrison 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 individually eligible for the National Register of Historic Places under Criterion C.

California Register of Historic Resources Criteria

The Criteria for listing in the California Register of Historical Places are consistent with those for listing in the National Register. However, they have been modified to better reflect the history of California at both a local and State level. Criterion 1 is the California Register equivalent of the National Register Criterion A (events) and California Register Criterion 2, the equivalent of National Register Criterion B (persons). The property at 1037 Harrison Street does not appear to be eligible for the California Register based on Criterion 1, or Criterion 2. Like National Register Criterion C, Criterion 3 addresses the distinctive characteristics of a type, period, region, or method of construction. A uniquely American style, that was mainly popular between 1860 -1880, Stick was a transitional style which linked the preceding Gothic Revival with the subsequent Queen Anne. A two-story gable-roofed structure, Stick emphasized simple straight lines and right angles and whose bay windows were never angled but always rectangular. Stick has been described as the "first American house style where wood was treated as wood." The residence at 1111 Harrison Street was designed and constructed in 1892 in version of the Stick architectural style, called West Coast Stick, which was popular circa 1880-1895. The West Coast Stick-style houses in Northern California have their own set of identifying features, most prominent of which is a square-sided bay window (box-bay) and have a plethora of decorative surface ornamentation, called Eastlake, consisting of decorative elements made of wood, which were applied to the stick houses. The subject building is a two-story gable-roofed house, which displays the straight lines, roof form, box bay, wide horizontal board and shingle siding and multiple elements of Eastlake ornamentation, all of which characterize the West Coast Stick architectural style. With only minor alteration to the home's exterior since it was constructed in 1892, by the enclosure of a portion of the porch on the back and left (west) side of the home sometime prior to 1979 the exterior of this residence has been unmodified since its construction, thus the integrity of the residence is intact. Based on the extraordinary quality of its architectural style, the residence at 1111 Harrison Street appears to reach the level of significance necessary to be eligible individually for the California Register under Criterion 3.

City of Santa Clara Criteria for Local Significance

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

Criteria for Historically or Cultural Significance:

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

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

(Continued on page 12, Form 523L)

CONTINUATION SHEET

Property Name: Jesse Alden House
Page 12 of 28

(Continued from page 11, Form 523L)

A period of growth during the last decades of the nineteenth century resulted in the expansion of residential development in Santa Clara and several of the large tracts in the town were subdivided. Located on Harrison Street directly across Main Street from the row of seven (7) houses that later became known as the "Harrison Street Block," this home was built in 1892 by Zibeon O. Field, a well-known contractor and builder, during the same time frame (1891-1892) that he built the other seven houses on Harrison Street between Washington and Main Streets. It has interest, integrity and character and reflects the type of substantial homes built in Santa Clara in the last part of the 19th Century.

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.

Flora [Alden] Rankin was the widowed daughter of Jesse Alden, the first owner of this property, who lived here from 1893 to 1919. The year that she moved here was also the year that the Santa Clara Shakespeare Club was founded and an article in the February 5, 1918, San Jose Mercury Herald on the occasion of the Shakespeare Club's 25th Anniversary stated that, "Mrs. Flora Rankin, one of those who organized and planned the first year's work was the first president." Over the ensuing years, both she and her mother, Mary Alden, continued to play important roles in the Club, serving on various committees, on the Club's Board of Directors and Flora several times as President, including the year the Santa Clara Shakespeare Club celebrated its 25th anniversary.

Organized in 1893 for the study of Shakespeare and later expanded to include a study of other "masterpieces of literature," along with music and art, this was the first club in Santa Clara for women only. It had a membership that was comprised of the wives of some of Santa Clara's most prominent men and met monthly in a member's home. In a decade and a half, its membership would grow to over 80 women and a waiting list. Each year the Club put on a program, which Santa Clarans could attend. By 1900 it was being said that, "The Shakespeare Club of Santa Clara is one of the bright organizations of that place." Twenty-five years later, it was written that Santa Clara Shakespeare Club held a notable place in the alliance of Woman's Clubs of the county.

5. A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities.

The building does have a direct association with the broad patterns of Santa Clara's development and settlement patterns as when this Harrison Street home was constructed in 1892, it was built in an area where, by the 1890s new residential construction on heretofore undeveloped land was designed to accommodate Santa Clara's growing merchant-middle class.

By the late 1920s when, among other things families were smaller, professional and middle-class families were moving to areas of new development, and agricultural enterprises were becoming Santa Clara's main economic industry, these homes, including the residence at 1111 Harrison Street, became suitable as rental units for a family or several occupants, providing places to live for Santa Clara's, growing immigrant and working-class residents. Thus, this building provides an illuminating socio-economic picture of Santa Clara's growing population in the late 1890s and the first half of the twentieth century.

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.

The residence at 1111 Harrison Street was designed and constructed in 1892 in version of the Stick architectural style, called West Coast Stick, which was popular circa 1880-1895 in Northern California. A uniquely American style, that was mainly built between 1860-1880, Stick was a transitional style which linked the preceding Gothic Revival with the subsequent Queen Anne. A two-story gable-roofed structure, Stick emphasized simple straight lines and right angles and Stick bay windows were never angled but always rectangular. Stick has been described as the "first American house style where wood was treated as wood." The West Coast Stick-style houses in Northern California have their own set of identifying features, most prominent of which is a square-sided bay window (box-bay). The West Coast Stick houses have a plethora of decorative surface ornamentation, called Eastlake, consisting of

(Continued on page 13, Form 523L)

CONTINUATION SHEET

Property Name: Jesse Alden House
Page 13 of 28

(Continued from page 12, Form 523L)

decorative elements made of wood, which were applied to the stick houses. Except minor alteration to the home's exterior since it was constructed in 1892, by the enclosure of a portion of the porch on the back and left (west) side of the home sometime prior to 1979, the exterior of this residence has been unmodified since its construction in 1892 and the building displays the straight lines, roof form, box bay, siding and Eastlake ornamentation that characterize the West Coast Stick architectural style.

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

The subject home at 1111 Harrison Street was constructed in 1892 by Zibeon O. Field, a well-known master builder and carpenter. During the 1890s he constructed several homes in Santa Clara for prominent Santa Clara residents, such as the "Mansion" for Charles Copeland Morse. In the period of 1891-1892, Z. O. Field constructed seven (7) homes on the north side of Harrison Street between Washington Street and this home directly across the street on the NW corner of Harrison and Main Street; this home was the sixth of these eight Harrison Street residences that he built. In 1899, Z. O. Field moved to San Jose where he went on build both the Victory and New Theaters and a number of San Jose's finest residences.

2. The property is architecturally unique or innovative.

Although there are other West Coast Stick homes in Santa Clara, the residence at 1111 Harrison Street can be considered architecturally unique due to its moon window, two entrances with large ornate entry porches and its overwhelming wealth of Eastlake detailing.

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

Prominently located on a corner lot, as an intact and outstanding example of an early 1890s West Coast Stick residence the property at 1111 Harrison Street has a strong visual appeal for the community. This property is one of the block's original homes and anchors the turn-of-the-Century west side block-face streetscape of Main Street between Harrison and Lewis Street.

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.

Notable attributes displayed by the subject home include, but are not limited to, the building's moon window, prominently displayed in the gable face of the Main Street elevation, which while common in California architecture, only two exist in Santa Clara; the second one of which is on the home at 1091 Harrison Street, and the all of the subject home's window's distinctive fluted trim with corner blocks containing circles, which only appear on windows in Santa Clara on the houses at 1111, 1095 and 1051 Harrison Street (all homes constructed by Zibeon O. Field in 1891-1892), along with the copious amount of Eastlake surface ornamentation, which is applied to the house at 1111 Harrison Street and make it a picture book of Eastlake detailing.

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

Criteria for Geographic Significance:

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

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

Located within Santa Clara's "Old Quad," in the 1890s and well into the 1920s, the immediate area in which the residence at 1111 Harrison Street was constructed was considered one of the finest, where the leading professional men, merchants and tradesmen lived. Currently the blocks from Benton Street, Washington to Jackson Streets are an area that more than any other area in the "Old Quad" exhibit housing built in the last decade of the 19th and early 20th centuries which has been basically unchanged for over 130 years. Picturesque and harmonious streetscapes are provided by these eclectic wooden residences which mix stylistic characteristics ~ the Queen Anne, Eastlake, Stick and Shingle and Colonial Revival idioms. Variegated shingles, decorative bargeboards, scrolled brackets and incised ornamentation reflect the heyday of intricate millwork and the influence of pattern books. Much of the original architectural ambiance has been preserved and the neighborhood has basically retained its integrity.

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

(Continued on page 14, Form 523L)

CONTINUATION SHEET

Property Name: Jesse Alden House

Page 14 of 28

(Continued from page 13, Form 523L)

The existing odd numbered residential structures on 1000 block of Harrison Street along with the subject home directly across Main Street at 1111 Harrison Street, were constructed between 1891 and 1893 and maintain their original configuration and integrity from the time of their construction. All of these homes, as well as the homes on the west side block face of Main between Harrison and Lewis Streets are listed on the City of Santa Clara's Historically and/or Architecturally Significant Property List. Due to the fact that no significant changes to either the residence or its lot configuration have occurred since its construction in 1892, this residence's architectural style, form and massing and character-defining details are all compatible with the neighboring and historic homes, making it an essential contributor to the immediate area's historic integrity.

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

Criteria for Archaeological Significance:

As the property at 1111 Harrison 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.

Conclusions and Recommendations

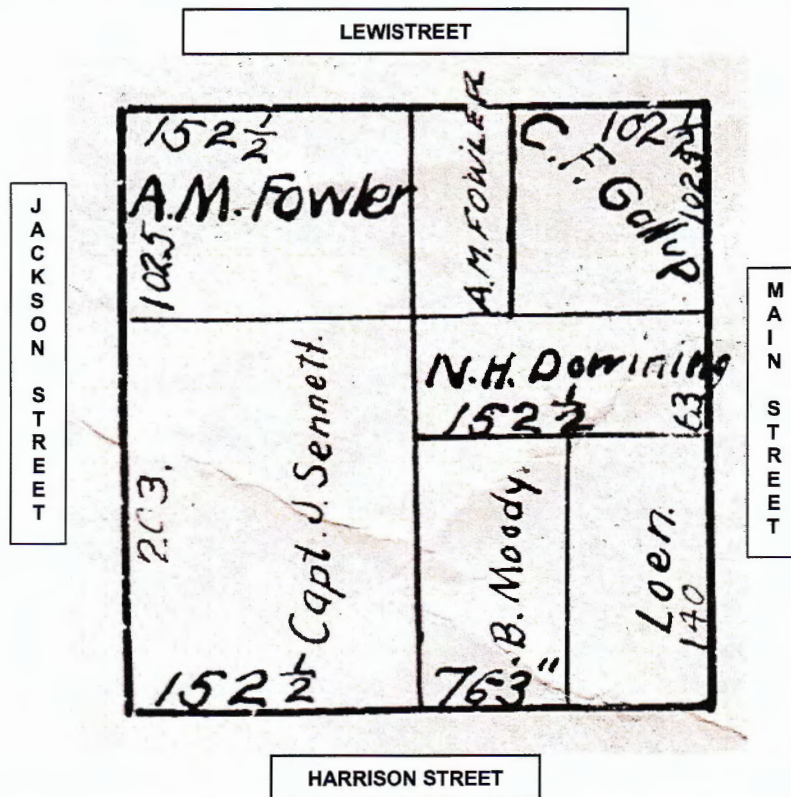
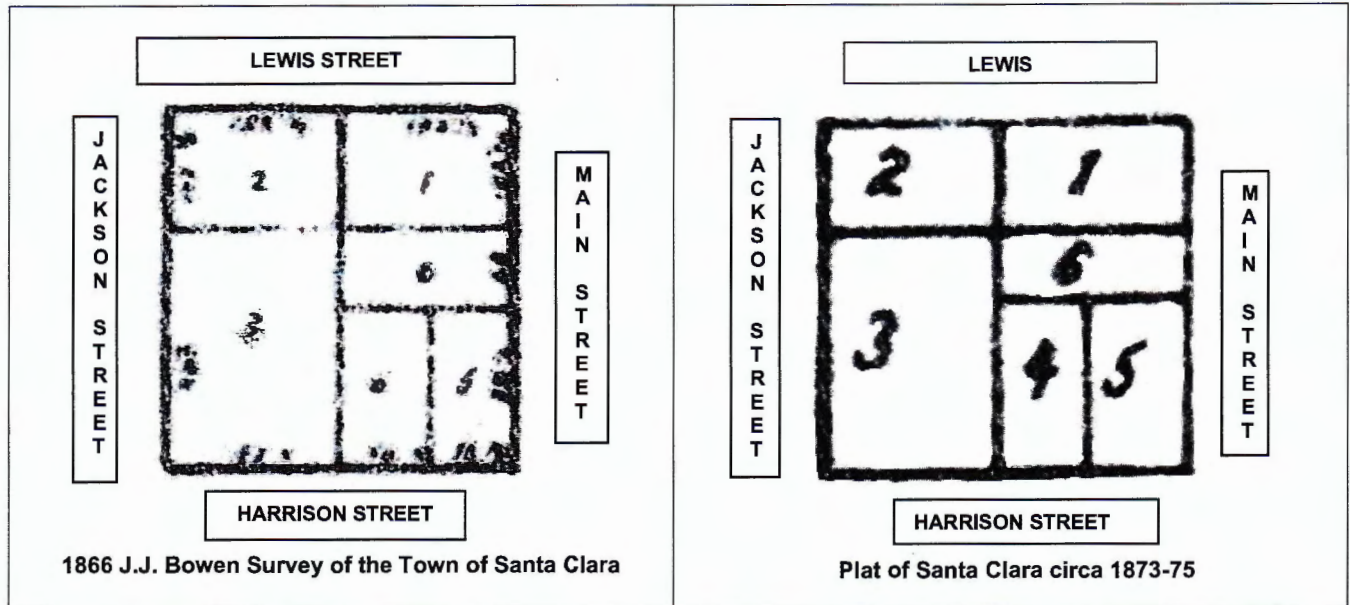
Currently, this property is on The City of Santa Clara Architecturally or Historically Significant Properties list. In this update of the September 22, 1980 Historic Resources Inventory for the City of Santa Clara, the evaluator finds 1111 Harrison Street to be an outstanding example of the West Coast Stick architectural style and, as it has undergone only minor alteration since the time of its construction, 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.

CONTINUATION SHEET

Property Name: Jesse Alden House

Page 15 of 28

HISTORIC MAPS



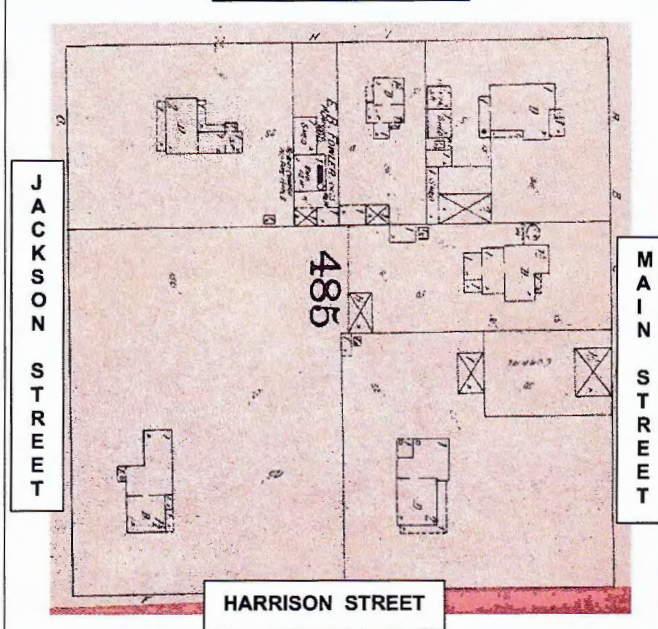
CONTINUATION SHEET

Property Name: Jesse Alden House

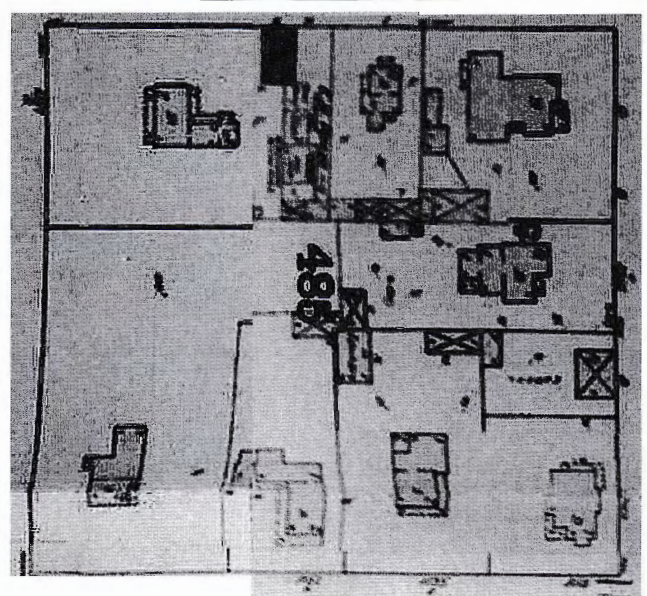
Page 16 of 28

SANBORN FIRE INSURANCE MAPS

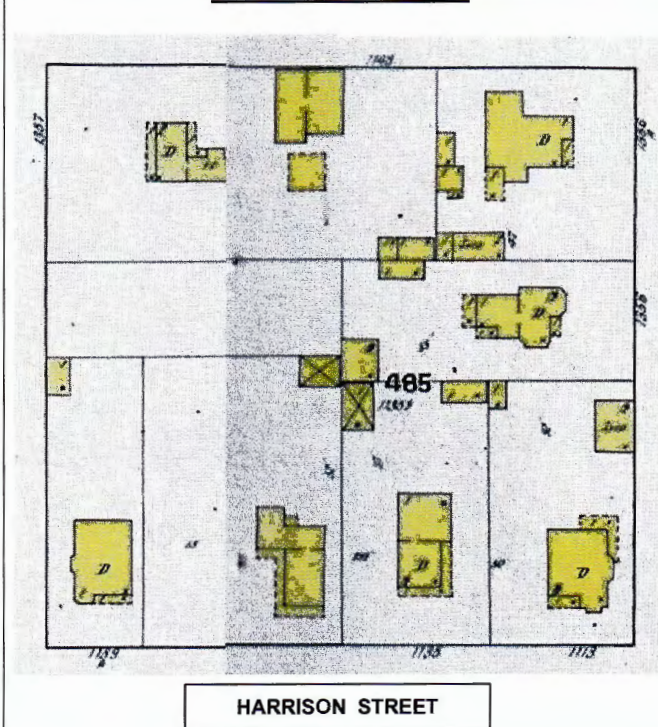
1891 SANBORN MAP



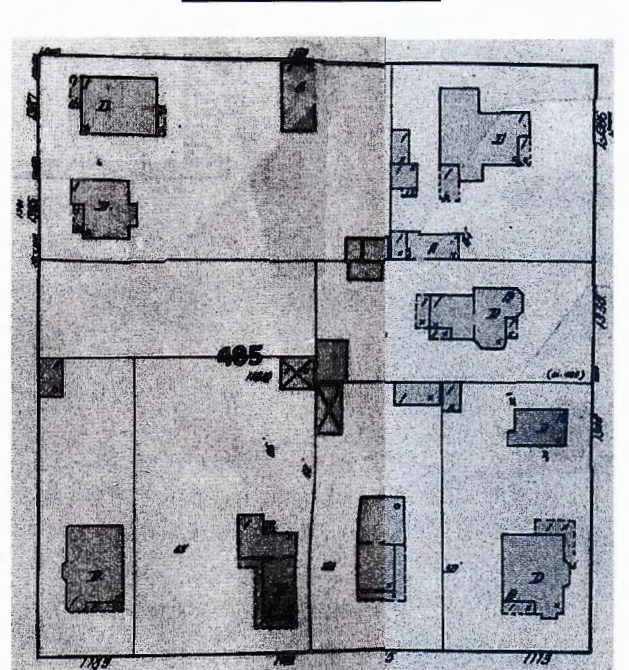
1901 SANBORN MAP



1915 SANBORN MAP



1930 SANBORN MAP

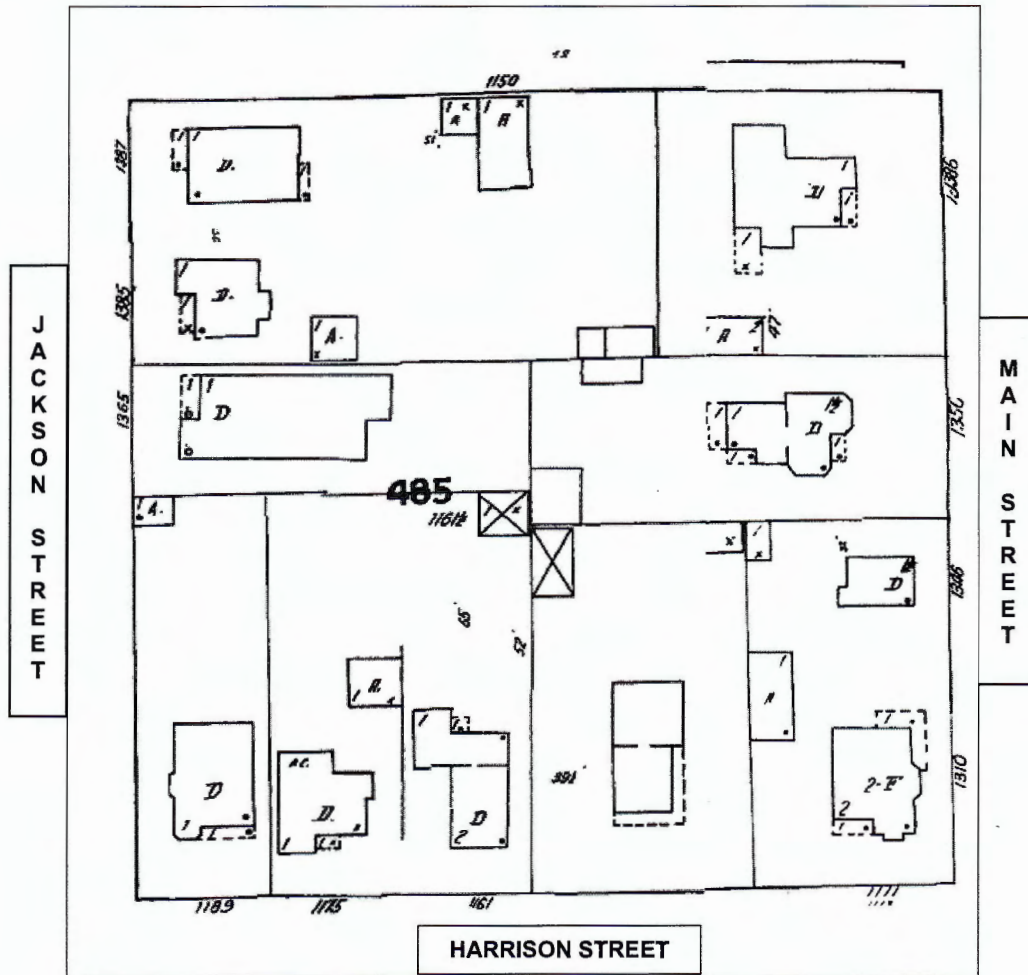


CONTINUATION SHEET

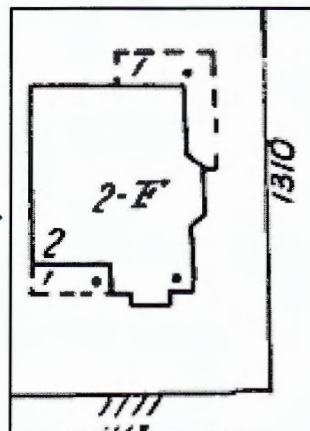
Property Name: Jesse Alden House
Page 17 of 28

SANBORN FIRE INSURANCE MAPS - Continued

1950 SANBORN MAP



1111 Harrison Street/1310 Main Street



CONTINUATION SHEET

Property Name: Jesse Alden House
Page 18 of 28

HISTORIC PHOTOS



1111 Harrison Street

Photo taken April 20, 1979

CONTINUATION SHEET

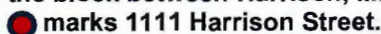
Property Name: Jesse Alden House

Page 19 of 28

Photos



2023 Google Aerial photo of the block between Harrison, Main, Lewis and Jackson Streets.



CONTINUATION SHEET

Property Name: Jesse Alden House

Page 20 of 28

Additional Photos – Side Elevations



Photo No: 100_3624; View: West side-elevation and partial front façade. Photo Date: 8/2/2024; Camera Facing: N



Photo No: 100_3656; View: Partial W side-elevation & partial rear façade. Photo Date: 8/2/2024; Camera Facing: E

CONTINUATION SHEET

Property Name: Jesse Alden House

Page 21 of 28

Additional Photos – Rear Façade



Photo No: 100_3649; View: Partial east side-elevation, porch & partial rear façade; Photo Date: 8/2/2024; Camera Facing:S



Photo No: 100_3653; View: Partial rear & west side-elevation; Photo Date: 8/2/2024; Camera Facing: E

CONTINUATION SHEET

Property Name: Jesse Alden House
Page 22 of 28

Additional Photos – Entry Doors



Photo No: 100_3680;
View: Front Entry Door, transom & trim
Photo Date: 8/2/2024.

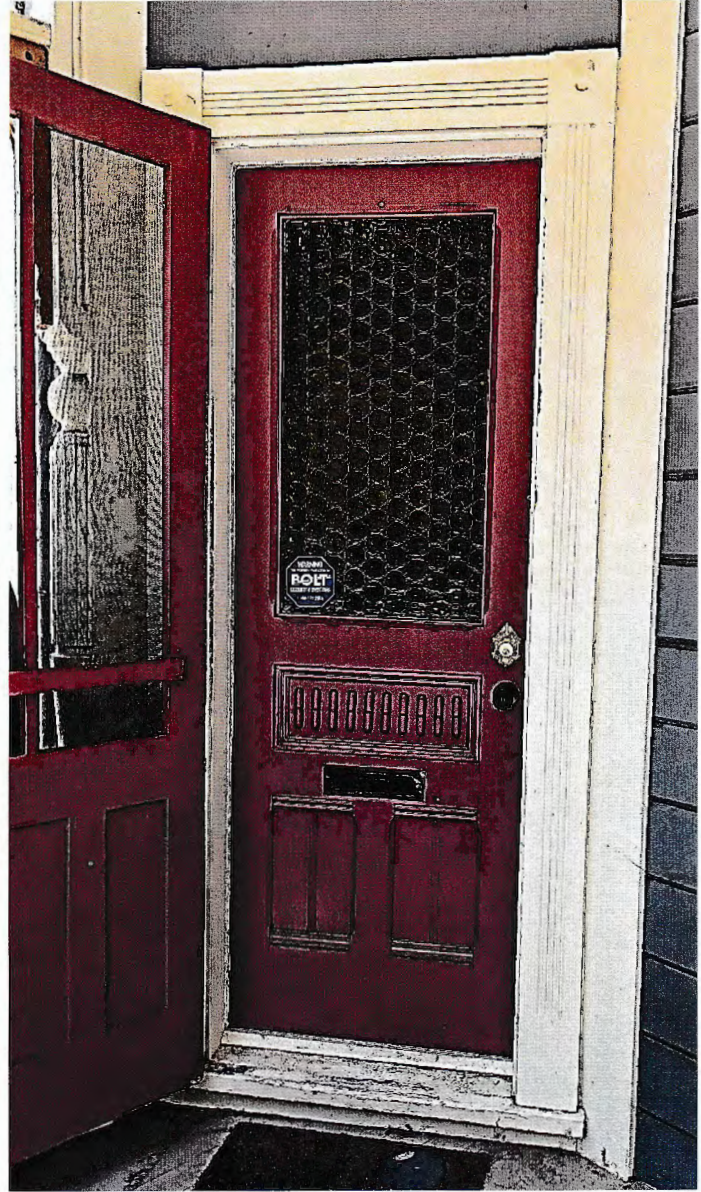


Photo No: PXL_20240804_194420176;
View: Main St. Entry Door;
Photo Date: 8/2024

CONTINUATION SHEET

Property Name: Jesse Alden House

Page 23 of 28

Additional Photos – Rear and Basement Entry Doors

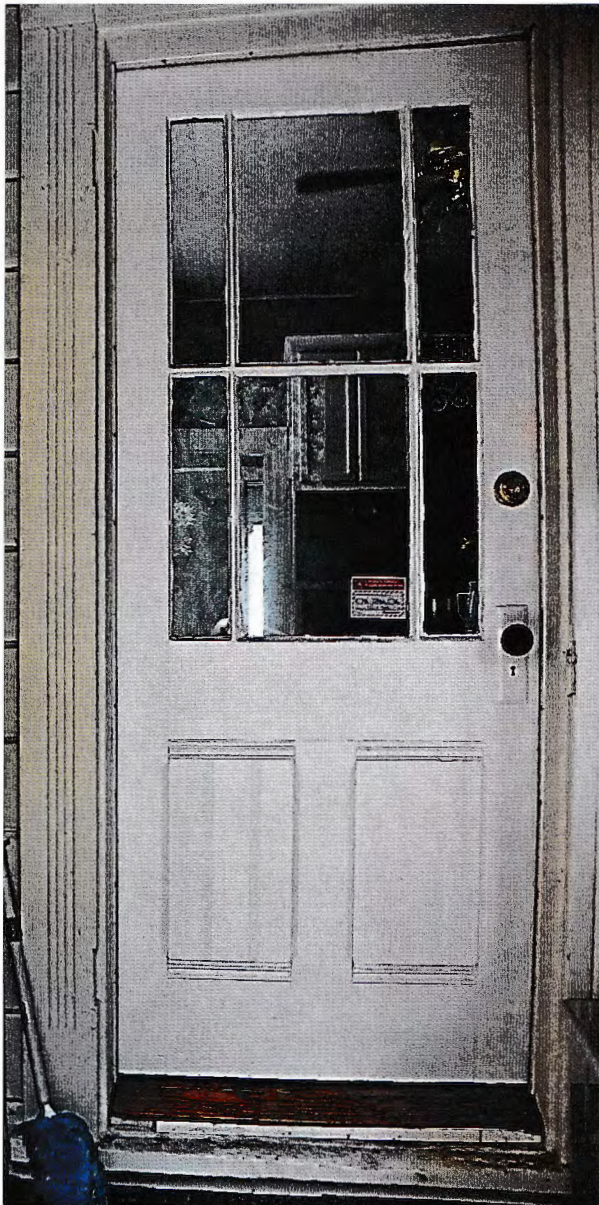


Photo No: 3661;
View: Rear Entry Door & trim
Photo Date: 8/2/2024.



Photo No: 100_3659;
View: Basement Entry Door;
Photo Date: 8/2/2024

CONTINUATION SHEET

Property Name: Jesse Alden House
Page 24 of 28

Additional Photos – Front Entry Porch Details



Photo No: 100_3689; View: Interior Front Porch looking outside showing arched entry; Photo Date: 8/2/2024; Camera Facing: East.



Photo No: 100_3687; View: Interior Front Porch towards outside
Photo Date: 8/2/2024; Camera Facing: South.

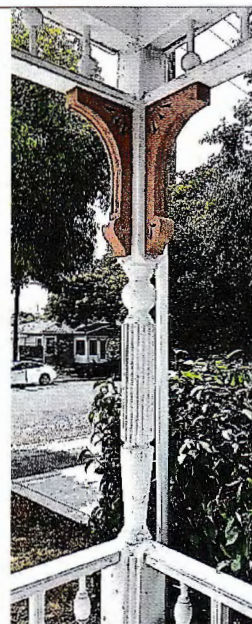


Photo No: 100_3598; View: Front Porch fluted colonette & incised brackets; Photo Date: 8/2/2024; Camera Facing: NW.

CONTINUATION SHEET

Property Name: Jesse Alden House

Page 25 of 28

Additional Photos – Side Entry Porch Details



Photo No: 100_3643; View: Side Porch showing entry & ballustrade with Eastlake blocks; Photo Date: 8/2/2024; Camera Facing: SW.



Photo No: 100_3648; View: Side Porch showing Eastlake block & rod and spindle ballustrade, fluted colonettes with brackets and turned post freize; Photo Date: 8/2/2024; Camera Facing: SW.

CONTINUATION SHEET

Property Name: Jesse Alden House
Page 26 of 28

Additional Photos – Box-Bay, Moon Window, Gable Screen



Photo No: 100_3694; View: Front Façade Box Bay; Photo Date: 8/2/2024; View NW



Photo No: 100_3640; View: E side-elevation Gable face with Moon window, Gable screen, carved bargeboards;
Photo Date: 8/2/2024; View SW

CONTINUATION SHEET

Property Name: Jesse Alden House
Page 27 of 28

Additional Photos – Windows



Photo No: 100_3647; View: Typical single dbl-hung window with fluted trim, corner blocks, brackets and cut-away bay window with sunburst brackets and drop pendant; Photo Date: 8/2/ 2024; Camera Facing: W.



Photo No: 100_3670; View: Typical pair of dbl-hung windows with fluted trim & corner blocks and brackets under the projecting sill; Photo Date: 8/2/ 2024; Camera Facing: W.

CONTINUATION SHEET

Property Name: Jesse Alden House
Page 28 of 28

Additional Photos – Detached Garage

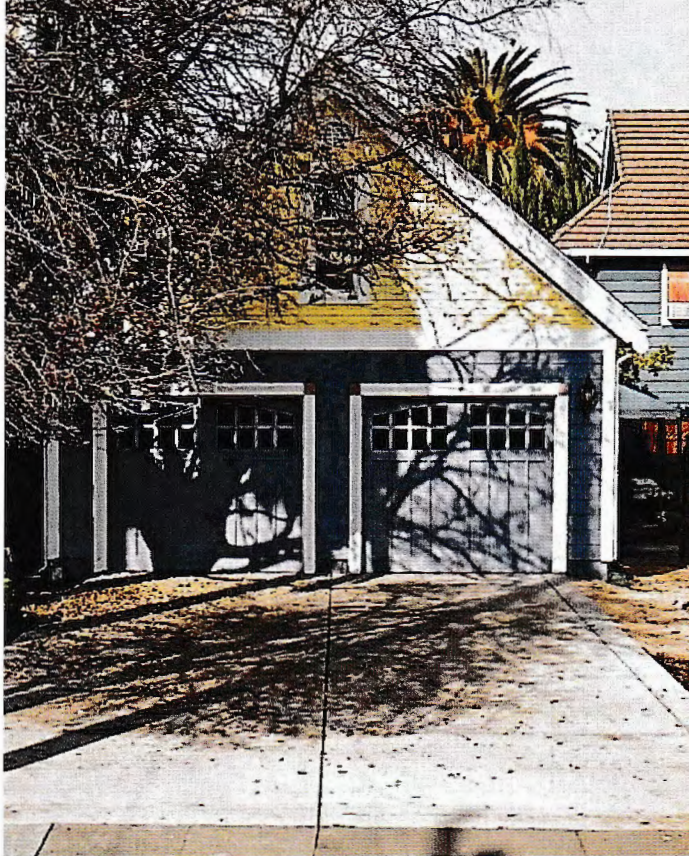


Photo No: 100_3631; View: Detached Garage; Photo Date: March 8, 2024; Looking NW



Photo No: 100_3657; View: Garage east side-elevation & partial rear; Photo Date: 8/2/2024; Camera Facing: S.

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.

1111 Harrison Street
Statement of Justification for the Mills Act Historic Property Designation and
Reassessment

Dear Planning Staff and Historic and Landmark Commissioners,

When we initially looked at the house at 1111 Harrison Street, we were both captivated and intimidated. In purchasing it, we saw ourselves as not simply buying a property for our own use, but becoming stewards of something much older than ourselves. As its caretakers, we are excited to undertake the attached plan to maintain and restore this historic property, and to help maintain the fabric of this historic neighborhood.

This house in particular represents a fascinating picture of the development of this neighborhood. As described in the historic survey, it was originally occupied by a farmer, Jesse Alden, when this street was home to a number of Santa Clara's well-to-do businessmen and notables. As such, its design and ornamentation are in keeping with the homes on the adjacent block of Harrison Street, between Main and Washington. However, as the character of the neighborhood changed, this house was home to residents of very different social classes, including apparently functioning as a boarding house, probably for workers at the nearby canneries. The interior of the home reflects some of this variation in use – in particular, one of the upstairs bedrooms was clearly used as a kitchen for some time, with elements such as the inner end of a stove vent pipe remaining to indicate prior use patterns. Similarly, some changes have been made over the years to the exterior – principally the enclosure of portions of the two porches to create additional rooms, one as a laundry room, the other a storage or sewing room. However, the vast majority of the home remains as it was in its first decades, including a great deal of exterior decoration and numerous original double-hung windows.

We are particularly excited to begin the process of restoring these beautiful windows – in the entire house, as far as we can tell, there is only a single modern modular window. All the others are traditional wooden frames, either fixed panes or double-hung, many with the original glass panes. We are in the process of learning how to repair and restore these windows, and look forward to the day when they can all be restored to proper operation.

We are deeply grateful for the community here in the Old Quad that has welcomed us into this mission of caring for the historic built environment of Santa Clara. We have been delighted to volunteer as docents for the historic homes tour over the last two years, and we look forward to including our home in the tour in future. Acceptance under the Mills Act Historical Property Contract Program will facilitate our efforts to maintain and restore this property, and we are excited to work with the community and the City of Santa Clara throughout this process.

Sincerely,

Steven and Katherine Reeber
1111 Harrison Street

1111 Harrison Street 10-Year Plan

Years 1-2: Foundation and Drainage

The original brick foundation has degraded and requires substantial remediation or replacement. Additionally, as the house has settled and the ground has shifted, the terrain no longer slopes away from the foundation perimeter, leading to poor drainage and water infiltration. Repair or replace brick foundation. Implement seismic retrofitting as practical to minimize risk of damage in an earthquake. Rework landscaping to improve drainage.

Years 3-4: Building Envelope, Trim, and Painting

Repair or replace damaged sections of siding. Repair or replace damaged trim. Paint entire exterior.

Year 5: HVAC

Install a multi-zone AC/heat pump mini-split system to replace defunct gravity heater.

Years 6-7: Plumbing and Electrical Improvements

Repair or replace aging drain and supply pipes. Upgrade electrical wiring.

Years 8-9: Window Restoration

The majority of the double-hung windows are nonfunctional due to either damage to wood, worn-out cords, missing parts, or simply being painted shut. Restore double-hung windows throughout the structure. Wood to be repaired or replaced with like material.

Year 10: Interior Flooring and Drywall

There is some damage to drywall due to the foundation settling, as well as intermittent water infiltration around some windows. The flooring in several areas is also notably worn and requires replacing or refinishing. Restore hardwood floors on first floor, retaining current material whenever possible. Repair/replace sub-floor on second floor (under carpet). Repair/replace damaged drywall sections.

Note: The above plan is approximate, and work is expected to overlap on many projects. For instance, some painting and siding repair activities are expected to occur as needed prior to year 3, and there are relatively urgent plumbing repairs that will be scheduled as soon as practical.

**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 Steven Reeber and Katherine Reeber, owners of certain real property located at 1111 Harrison 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 2021 Santa Clara County Property Tax Rolls as Assessors' Parcel Number 269-26-089, and generally located at the street address 1111 Harrison 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 September 03, 2024. The Proposal included a Primary Record from the State of California's Department of Parks and Recreation. A true and correct copy of the Proposal is attached to this Agreement as "Exhibit B".

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

B. **Agreement.**

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

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

(2) **Renewal.**

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

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

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

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

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

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

(c) OWNERS shall allow, and CITY requires, that after five (5) years, and every five (5) years thereafter, an inspection of the property's interior and exterior shall be conducted by a 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
Historic Property Preservation Agreement/1111 Harrison Street
Typed: 09/16/2024

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 1111 Harrison 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: Steven Reeber and Katherine Reeber
1111 Harrison 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 Historic Property Preservation Agreement/1111 Harrison Street
Typed: 09/16/2024

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 \$8,735.80 (eight thousand, seven hundred, and thirty-five dollars and eighty cents), 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 Historic Property Preservation Agreement/1111 Harrison Street
Typed: 09/16/2024

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

JÖVAN D. GROGAN
City Manager
City of Santa Clara

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

“CITY”

**Steven Reeber and Katherine Reeber
Owners of 1111 Harrison Street**

Steven Reeber
1111 Harrison Street
Santa Clara, CA 95050

Katherine Reeber
1111 Harrison Street
Santa Clara, CA 95050

“OWNERS”

Exhibits:

- A – Property Description
- B – Restoration Schedule



Agenda Report

25-363

Agenda Date: 4/3/2025

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

PUBLIC HEARING: Recommendation on the Architectural Review (PLN25-00065) for the Demolition of an Existing Uninhabitable Commercial Structure and the Construction of a New 2,598 Square-Foot Two-Story Residence with Four Bedrooms and Three and a Half Bathrooms Located at 1175 Lafayette Street within 200 Feet of Historic Resource Inventory Properties.

File No.: PLN25-00065

Location: 1175 Lafayette Street, a 6,506 square-foot lot located approximately 50-feet from the intersection of Fremont Street and Lafayette Street

Applicant: Thanh Nguyen

Owner(s): 1175 Lafayette LLC.

Request: **Architectural Review** for the Demolition of an Existing Uninhabitable Commercial Structure and the Construction of a New Two-Story Residence with an Attached Two-Car Garage and an Accessory Dwelling Unit (ADU) at 1175 Lafayette Street, Located Within 200 Feet of Historic Resources.

PROJECT DATA

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

POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of both one- and two-story residences. See Vicinity Map in Attachment 1.
- The site is currently situated with two uninhabitable buildings, one a storage shed at the rear of the parcel and the other a small commercial structure oriented toward the street.
- Per the Santa Clara City Code 18.120(D)1, the request to construct a new single-family home requires Architectural Review approval through a Development Review Hearing.
- The project is before the Historical and Landmarks Commission (HLC) in accordance with Historic Preservation Ordinance (Santa Clara City Code 18.130.070), which requires all projects within 200 feet of a Historic Resources Inventory (HRI) property requiring an Architectural Review through a Development Review Hearing to be first 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.
- A DPR 523 Form (Attachment 3) was completed due to the property being over 50 years old and deemed potentially historic by the City of Santa Clara. The DPR was completed by Kara Brunzell of Brunzell Historical and concluded that the property does not qualify as a resource as it lacks historical, cultural, architectural, or geographic significance.
- The proposal is to demolish the existing building and construct a new 2,598 square-foot four bedroom, three and one half-bathroom home with an attached two-car garage. The home is to

be a two-story residence with horizontal siding, a hipped-roof, a distinct veneer stone wrapped porch, two-car garage, and a detached ADU at the rear of the parcel.

- There are four HRI properties within 200-feet of the proposed project.
 - 936 Fremont Street, the Gould/South House, was built in 1937 in the Spanish Eclectic style and has a Mills Act and a small plaque.
 - 908 Fremont Street, the Nuttman Residence, was built in 1939 in a Colonial Revival style and is a two-story home.
 - 1115 Lafayette Street, the Robert B. Jones House, was built in 1913 in the Prairie Style and has a Mills Act and a small plaque.
 - 1193 Lafayette Street, the Glendenning House, is immediately adjacent and was built in 1885 in the Pioneer Vernacular style and is a two-story home.
- The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014), in that:
 - The front of the house is oriented toward the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.
 - The architectural features of the proposed design including the wood siding at the front of the structure, asphalt shingle roofing material, a prominent small front porch are true to the architectural form and appropriate for the neighborhood.
 - The project proposes both a hipped roof form on the house reducing the bulk of the second story and mirroring roof forms seen in the area.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

CONDITIONS OF APPROVAL

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

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), in that the proposed project is for the construction of a new single-family residence on a vacant lot, which meets Class 3 exemption requirements.

PUBLIC CONTACT

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

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on March 20, 2025. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), and **Approve** the Architectural Review for the demolition of an existing structure and the construction of a new 2,598 square-foot four bedroom, three and one half-bathroom two-story residence with a two-car garage and a detached accessory dwelling unit (ADU) at 1175 Lafayette Street, subject to the findings and conditions of approval

Prepared by: Daniel Sobczak, Associate Planner, Community Development Department

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

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

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. DPR 523 Form
4. Conditions of Approval
5. Development Plans
6. Development Plan Renderings
7. Map of HRI Properties Within 200-Feet of Project



Legend

Base Layers



Site Addresses

-  Multiple
-  Single

Streets


Air Parcels

Land Parcels

-  Land Parcels
-  Common Areas

Zoning

Land Parcels

-  DNTW - Downtown
-  Santa Clara Station Focus Area
-  Santa Clara Station Focus Area



Notes

PLN25-00065

created on 03/17/2025 10:52:19

0 200 400
ft

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US
©City of Santa Clara

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Base Layers

Site Addresses

- Multiple
- Single

Streets

Air Parcels

Land Parcels

- Land Parcels
- Common Areas

Regional Planning

General Plan Phase III: 2023-2035

- Community Mixed Use
- Public / Quasi Public
- Downtown Core



Notes

PLN25-00065

created on 03/17/2025 10:57:49

0 200 400
ft

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US
©City of Santa Clara

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance

Project Address: 1175 Lafayette Street
Zoning: R1-6L – Single Family

Project Number: PLN25-00065

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6506	6506	6000	Y
Building Square Footage (SF)				
1st Floor:	--	1423	--	--
2nd Floor:	--	1175	--	--
Garage:	--	400	--	--
Total:	--	2598	--	--
% of 2nd floor to 1st floor:	--	64%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	--	30%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	--	20	20	Y
(2nd floor):		25	25	Y
Left Side (1st floor):	--	5	5	Y
(2nd floor):		10	10	Y
Right Side (1st floor):	--	5.5	5	Y
(2nd floor):		10.5	10	Y
Rear (1st floor):	--	43.75	20	Y
(2nd floor):		43.75	20	Y
Accessory Dwelling Unit Setbacks (FT)				
Front:	--	n/a	20	Y
Side (left):	--	6	4	Y
(right):		10.5	4	
Rear:	--	4	4	Y
From main building:	--	17.75	6	Y
Height (FT)				
Main building:	--	24.70	25	Y
Accessory building:	--	748	--	--
# of Bedrooms/Bathrooms:	--	4/3.5	--	--
Parking:				
Is the site AB 2097 eligible?				
Off-street	--	2	2	Y
Common Living Area (SFR)	--	> 25%	Min 25%	Y
Open Landscaped Area (Front):	--	>35%	Min 35%	Y

November 27, 2024

Thanh Nguyen
Peter Trinh
16235 Greenwood Lane
Monte Sereno, California 95030

Subject: Historical Resource Evaluation of 1175 Lafayette Street, Santa Clara, Santa Clara County, California.

Dear Mr. Nguyen and Mr. Trinh,

This letter report and the attached DPR 523 forms comprise the 1175 Lafayette Street, Santa Clara, Santa Clara County, California.

Methodology

Brunzell Historical personnel conducted a site visit on November 13, 2024. The site visit included collecting photographs of all elevations of the building, parcel, and neighborhood setting. Staff conducted research through the Santa Clara County Assessor as well as with Ancestry.com, Newspapers.com, and other websites in order to discover relevant historic contexts and land-use history of the property. The property was evaluated according to the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) criteria for historic eligibility and documented on DPR 523 forms as required by the California Environmental Quality Act as (CEQA).

Summary of Findings

Because the property is over 50 years old, potential projects trigger a requirement for historical evaluation under the California environmental quality act (CEQA). Because this work was completed pursuant to CEQA, all resources discovered during the field survey were evaluated for CRHR eligibility. The property was also evaluated for NRHP eligibility. The study did not reveal any architectural or historical significance, and the property is recommended ineligible for historic listing on the NRHP, CRHR, and the Santa Clara HRI.

National Register of Historic Places

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

- A. is associated with events that have made a significant contribution to the broad patterns of our history;
- B. is associated with the lives of persons significant in our past;
- C. embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;

- D. yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remains valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Santa Clara Historic Resource Inventory (HRI)

Santa Clara Zoning Code Chapter 18.130 – Historic Preservation sets forth criteria for local HRI designation:

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

a. Historical or cultural significance;

- The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.
- The property is associated with a historical event.
- 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.
- The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.
- A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.
- A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.

b. Architectural significance;

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.
2. The property is identified with a particular architect, master builder or craftsman.
3. The property is architecturally unique or innovative.
4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.
5. The property has a visual symbolic meaning or appeal for the community.
6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.
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.

c. Geographic significance; or

1. A neighborhood, group or unique area directly associated with broad patterns of local area history.
2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.
3. An intact, historical landscape or landscape features associated with an existing building.
4. A notable use of landscaping design in conjunction with an existing building.

d. Archaeological

Evaluation

The NRHP and CRHR require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: The commercial property at 1175 Lafayette Street is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the commercial development of Santa Clara in the mid-twentieth century. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The commercial property at 1175 Lafayette Street is not associated with the life of persons important to our history. Research has revealed no important professional accomplishments or impacts on local history by individuals associated with the property, and the property type has limited potential for significant association with important persons. Therefore, the property lacks the association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect nor does the building exhibit the design elements present in architectural landmarks. The property has two utilitarian industrial/commercial buildings that lack decorative features or references to specific architectural styles. Nor is either building significant for engineering features. For these reasons, the property is recommended not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 1175 Lafayette Street is an example of well-understood types of construction and does not appear to be a principal source of important information in this regard.

The property is recommended not eligible for listing on the NRHP or CRHR. It does not qualify as a historical resource under CEQA.

The property is 50 years old and therefore age-eligible for local significance. Although research has not revealed historic-era photographs or building elevations, it appears to retain integrity. However, it lacks historical, cultural, architectural, or geographic significance. It does not qualify as an archaeological resource. For these reasons, it is ineligible for the Santa Clara HRI.

Evaluator Qualifications

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and Historic American Engineering Record recordation. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Nevada, Oregon, New York, and Puerto Rico. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have prepared reports

on post offices, military bases, university campuses, hospitals, church properties, national parks, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or e-mail at kara.brunzell@yahoo.com with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Kara L. Brunzell". The signature is written in a cursive style with a large initial 'K' and a stylized 'L'.

Kara Brunzell, M.A.
Brunzell Historical

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

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 8

*Resource Name or # (Assigned by recorder) 1175 Lafayette Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

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

*b. USGS 7.5' Quad San Jose West Date 1961 T 7S; R 1W; ___ ¼ of Sec ___; ___ B.M.

c. Address Lafayette 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) APN 269-16-056

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

The 0.14-acre subject property is located in a commercial/residential area in downtown Santa Clara just north of the Mission and University. The immediate neighborhood is characterized by single-family residences developed gradually over many decades; mature street trees and large front yards are the norm, but setbacks, massing, and architectural styles vary widely. The single-story commercial building occupies approximately one-third of the parcel, with a dirt driveway along the north boundary of the parcel, and a detached garage near the east (rear) corner of the property. The building is rectangular in plan with a flat roof and small parapet with metal vents. It is clad in stucco with a brick bulkhead on the main (southwest) elevation. A shallow flat awning shelters the recessed main entrance which is centered and accessed by a concrete walkway. Its interior style door has been covered with plywood. Fenestration consists of fixed wood-casing picture windows and steel-frame operable casement windows with metal security bars. A lightbox sign above the main elevation advertises the construction business. The rear elevation has a large vehicle opening without a door. The garage building has a front-gabled roof, stucco cladding, and a large vehicle opening with no door on its main elevation. Its fixed windows have wood frames and there is a human-scale door on the side (northeast) elevation the buildings are both open to the elements and in poor condition. The buildings have clearly been abandoned for some time, since the main entrance is boarded up with plywood, the rear and garage doors are open to the elements, and the buildings are full of graffiti.

*P3b. Resource Attributes: (List attributes and codes) HP6., 1-3 story commercial property

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: 1175 Lafayette St, southwest elevation, camera facing northeast, November 13, 2024.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
c1947, Santa Clara County Assessor

*P7. Owner and Address:

Thanh Nguyen & Peter Trinh
16235 Greenwood Lane
Monte Sereno, CA, 95030

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

Kara Brunzell, Brunzell Historical
1613 B St
Napa, CA 94559

*P9. Date Recorded: November 13, 2024

*P10. Survey Type: (Describe) Intensive

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

*Attachments: NONE ☐ Location Map ☐ Sketch Map
☒ Continuation Sheet ☒ Building, Structure, and
Object Record ☐ Archaeological Record ☐ District

Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list)

Page 2 of 8

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 1175 Lafayette Street

B1. Historic Name:

B2. Common Name: 1175 Lafayette Street

B3. Original Use: commercial **B4. Present Use:** commercial

***B5. Architectural Style:**

***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, 1947
Interior remodel, 1985
Reroof, 2001

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

***B8. Related Features:** _____

B9. Architect: _____ **b. Builder:** _____

***B10. Significance: Theme** _____ **Area** _____

Period of Significance _____ **Property Type** _____ **Applicable Criteria** _____

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

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

***B12. References:**

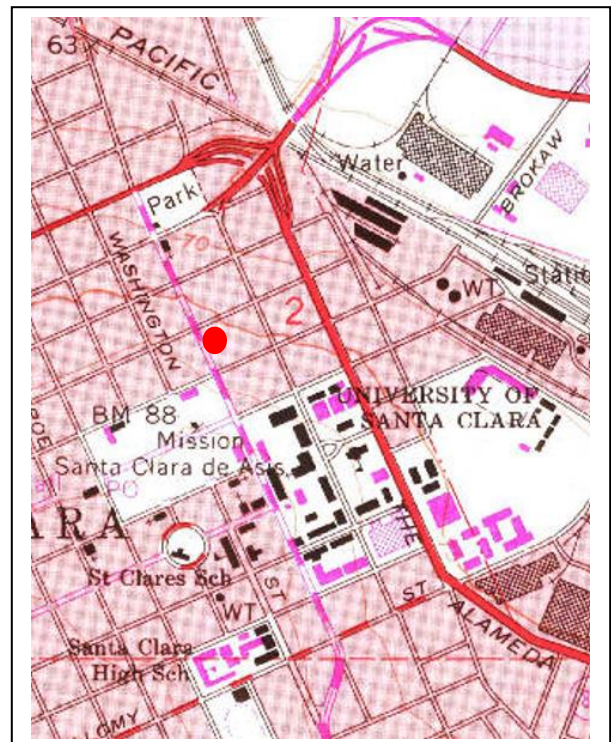
(See Footnotes)

B13. Remarks:

***B14. Evaluator:** Kara Brunzell

***Date of Evaluation:** November 13, 2024

(This space reserved for official comments.)



Page 3 of 8

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 1175 Lafayette Street

*Date: November 13, 2024 ☒ Continuation ☐ Update

*P3a. Description: (continued):



Photograph 2: 1175 Lafayette St, northwest and southwest elevations, camera facing southeast, November 13, 2024.



Photograph 3: 1175 Lafayette St, northeast elevation, camera facing southwest, November 13, 2024.

Page 4 of 8

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 1175 Lafayette Street

*Date: November 13, 2024 ☒ Continuation ☐ Update



Photograph 4: 1175 Lafayette St, southeast elevation, camera facing north, November 13, 2024.



Photograph 5: 1175 Lafayette St garage, northwest and southwest elevations, camera facing east, November 13, 2024.

Page 5 of 8

*Recorded by Kara Brunzell

*Resource Name or # (Assigned by recorder) 1175 Lafayette Street

*Date: November 13, 2024 ☒ Continuation ☐ Update



Photograph 6: Looking up Lafayette St towards Fremont St, camera facing northwest, November 13, 2024.



Photograph 7: View down Lafayette St looking towards Benton St, camera facing southeast, November 13, 2024.

Page 6 of 8

*Resource Name or # (Assigned by recorder) 1175 Lafayette Street

*Recorded by Kara Brunzell

*Date: November 13, 2024 ☒ Continuation ☐ Update

B10. Significance (continued):

Santa Clara

Before the arrival of Europeans, Santa Clara County was home to the Ohlone people. Spanish Catholic priests founded Mission Santa Clara de Asis at the beginning of 1777 and began coercing the Ohlone to undergo Christian baptism and work at the Commission. Later the same year a group of Spanish settlers from San Francisco founded the Pueblo of San José on the banks of the Guadalupe River, just over two miles from Santa Clara Mission. San José was California's first civilian settlement, and the settlers grew crops to feed the missions in the region. Mission Santa Clara fell into decline and was taken over by squatters after secularization in the 1830s. The 1840s brought new changes with an intensification of American settlers in California, which became a massive influx with the discovery of gold in 1848. William Campbell, a farmer who had come to California from Kentucky, laid out the town in 1847 and Santa Clara was incorporated in 1852. In 1851, Santa Clara College, which would become an influential local institution, was established on the former Mission site.¹

By 1792 the Indians at Mission Santa Clara were raising wheat, corn, peas, beans, and hemp. The Mission also had peach, apricot, apple, pear, and fig orchards as well as grapevines. After the missions were secularized in the 1830s their lands were split up and vast ranchos were granted to individuals, who used them as grazing lands. In the 1850s new settlers to the area began planting vineyards. Sugar beets, berries, olives, and many types of vegetables were raised commercially in addition to tree nuts and fruits. By the early twentieth century Santa Clara County was the dominant fruit producing area in the state. In 1919 Santa Clara County grew more prunes than the rest of the United States, and its orchards produced \$49,000,000 worth of fruit. Canning and packing operations opened to process the fruit, and in the 1920s there were forty canning factories and nearly sixty packing houses in the county.²

The fertility of Santa Clara Valley led to the development of flour mills, tanneries, and fruit processing businesses in Santa Clara. Arrival of the transcontinental railroad in 1869 allowed shipment of fruit, and orchards became increasingly important in the regional economy, while flower and seed cultivation flourished in the immediate vicinity of Santa Clara. Although nearby San José was always substantially larger, by 1906 Santa Clara had a population of almost 5,000. Growth was gradual through the first half of the twentieth century, and by 1941 the population was 6,650. Rapid growth began in the immediate aftermath of World War II, as servicemen chose to stay on the West Coast after their deployments. It was the invention of the semi-conductor chip in the 1950s, however, that transformed Santa Clara from an agricultural town into a population and technology center. The growth of the electronics industry caused the rapid urbanization of most of the county, and as subdivisions replaced orchards, the agricultural character of the area was largely lost. Intel located its headquarters in Santa Clara in 1970, and several other electronics companies followed. The city had a population of 89,000 in a 19 square mile area by the late 1980s, and by 1990 almost 500 manufacturing plants were producing high technology products in Santa Clara.³

1175 Lafayette Street

The subject property is within the original Santa Clara town plat, near the Mission and Santa Clara University. The area was developed starting in the nineteenth century (a historical resource constructed in 1885 is located immediately adjacent to the subject property), but the lot remained vacant through the mid-1940s. The commercial/industrial building at 1175 Lafayette Street was constructed about 1947, apparently by Martin Narum. Narum was from Minnesota and operated a soft water service, living in San José with his wife Evelyn. The business moved into the subject property by 1947 and continued operating there through at least 1950. By the early 1960s, the building housed a home building firm, AMS Development Company, owned and operated by Mattheus Stoltenkamp and Jay Augustin. By 1965, Vent Awning Co., owned by Ruth and F.E. Grant, had moved into the building. Research has revealed few biographical facts about these business owners, and their businesses made little impact on the historic record beyond directory listings.⁴

The building was remodeled in 1985. C. W. Hansen Construction, owned and operated by Curt Hansen, was located on the property from the early 2000s until 2016, when it moved to Coleman Avenue. The building has remained abandoned since 2016. The property was owned by Randolph "Randy" F. Lamb (b. 1961), co-founder and managing partner of LPG Development, a private real estate investment and development company in Menlo Park. He started the company in 1998. Lamb got his bachelor's degree from U.C. Santa Barbara.

¹ J P Munro-Fraser, *History of Santa Clara County, California*, San Francisco: Allen Bowen & Co. Publishers, 1881, 17, 47; Bea Lichtenstein, *Santa Clara*, Charleston, SC: Arcadia Publishing, 2004, 7.

² William F. James, *History of San Jose, California: Narrative and Biographical*, San Jose: Smith Printing Company, 1933, 193, 17; Munro-Fraser, *History of Santa Clara County, California*, San Francisco: Allen Bowen & Co. Publishers, 1881, 51; Eugene Sawyer, *History of Santa Clara County, California, with Biographical Sketches*, Los Angeles: Historic Record Company, 1922, 38, 135-140.

³ Bea Lichtenstein, *Santa Clara*, Charleston, SC: Arcadia Publishing, 2004, 8; American Red Cross, Santa Clara Branch, City of Santa Clara map, 1947.

⁴ US Census Records, Santa Clara County, "Narum," 1940, US City Directories, Santa Clara, 1947, 1949, 1961, 1963, 1965.

Page 7 of 8

*Resource Name or # (Assigned by recorder) 1175 Lafayette Street

*Recorded by Kara Brunzell

*Date: November 13, 2024 ☒ Continuation ☐ Update

Previously, Lamb worked for Xerox and Apple, then as a real estate broker with Cornish and Carey Commercial. With his company, LPG Development, Lamb worked on developing a number of properties in Santa Clara, including the Digital Realty Data Center at 2045 Lafayette Street. Lamb granted property at 1175 Lafayette Street to the Vincent Nakayama Trust in 2014.⁵

Evaluation:

The NRHP and CRHR require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: The commercial property at 1175 Lafayette Street is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the commercial development of Santa Clara in the mid-twentieth century. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The commercial property at 1175 Lafayette Street is not associated with the life of persons important to our history. Research has revealed no important professional accomplishments or impacts on local history by individuals associated with the property, and the property type has limited potential for significant association with important persons. Therefore, the property lacks the association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect nor does the building exhibit the design elements present in architectural landmarks. The property has two utilitarian industrial/commercial buildings that lack decorative features or references to specific architectural styles. Nor is either building significant for engineering features. For these reasons, the property is recommended not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 1175 Lafayette Street is an example of well-understood types of construction and does not appear to be a principal source of important information in this regard.

The property is recommended not eligible for listing on the NRHP or CRHR. It does not qualify as a historical resource under CEQA.

Santa Clara Historic Resource Inventory (HRI)

Santa Clara Zoning Code Chapter 18.130 – Historic Preservation sets forth criteria for local HRI designation:

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

⁵ LPG Development, "Randy Lamb," Accessed Nov. 11, 2024, <https://lpgdevelopment.com/our-team/randy-lamb/>; Santa Clara County Recorder, Grant Deed, Dec. 23, 2014.

Page 8 of 8

*Resource Name or # (Assigned by recorder) 1175 Lafayette Street

*Recorded by Kara Brunzell

*Date: November 13, 2024 ☒ Continuation ☐ Update

- 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.
- The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.
- A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.
- A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.

b. Architectural significance;

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.
2. The property is identified with a particular architect, master builder or craftsman.
3. The property is architecturally unique or innovative.
4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.
5. The property has a visual symbolic meaning or appeal for the community.
6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.
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.

c. Geographic significance; or

1. A neighborhood, group or unique area directly associated with broad patterns of local area history.
2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.
3. An intact, historical landscape or landscape features associated with an existing building.
4. A notable use of landscaping design in conjunction with an existing building.

d. Archaeological

The property is 50 years old and therefore age-eligible for local significance. Although research has not revealed historic-era photographs or building elevations, it appears to retain integrity. However, it lacks historical, cultural, architectural, or geographic significance. It does not qualify as an archaeological resource. For these reasons, it is ineligible for the Santa Clara HRI.

Conditions of Architectural Review Approval

PLN25-00065 / 1175 Lafayette Street

Architectural Review for the demolition of an Existing Uninhabitable Commercial Structure and the Construction of a New Two-Story Residence with an attached two-car garage and an Accessory Dwelling Unit (ADU) at 1175 Lafayette Street, Located Within 200 Feet of Historic Resources.

GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is April 9, 2026.
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Tree Planting (On-site).** All new development front yard landscaping shall include, at a minimum, one 15-gallon size tree and a permanent irrigation system to be installed by the developer prior to occupancy

DURING CONSTRUCTION

- P2. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- P3. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

- P4. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

- P5. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P7. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

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

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

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

GENERAL NOTES

1. THIS CONSTRUCTION SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE AND CALIFORNIA MECHANICAL CODE AND THE 2022 CALIFORNIA RESIDENTIAL CODE.
2. ANY DISCREPANCY DISCOVERED BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE START OF ANY RELATED WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGNER HARMLESS FROM ANY LIABILITY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR DESIGNER.
4. THE CONTRACTOR SHALL REVIEW ALL DETAILS & PLANS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE DESIGNER FOR CLARIFICATION PRIOR TO THE START OF ANY RELATED WORK.
5. SHOULD CONFLICTS OCCUR IN OR BETWEEN DRAWINGS OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONTRACTOR INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION FROM DESIGNER OR OWNER AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
6. ALL MATERIAL STORE ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE.
7. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE DESIGNER.
8. DO NOT SCALE DRAWINGS. DIMENSIONS NOT GIVEN ARE TO BE CALCULATED IN THE FIELD FROM AVAILABLE DATA ELSEWHERE IN THESE SET OF PLANS OR MANUFACTURER'S SPECIFICATIONS.
9. THESE DRAWINGS ARE THE SOLE PROPERTY OF THE DESIGNER. ANY REPRODUCTION, COPYING, ALTERATION OR USE OF THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE DESIGNER IS PROHIBITED.

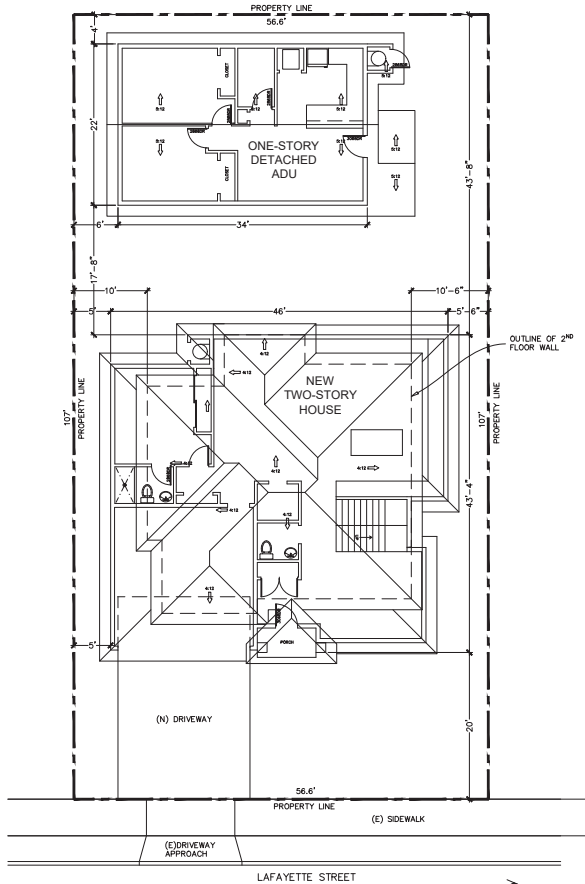
DEMOLITION, BRACING AND SHORING NOTES

1. DEMOLITION WORK CONSISTS OF FURNISHING ALL MATERIAL, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION, AND PERFORMING ALL LABOR AND SERVICES NECESSARY FOR, REQUIRED IN CONNECTION WITH OR PROPERLY INCIDENTAL TO PERFORMING THE DEMOLITION DRILLING, SAWCUTTING, BRACING AND SHORING, FOR STRUCTURAL MEMBERS TO PREVENT THE STRUCTURE FROM BECOMING UNSAFE DURING DEMOLITION AS SHOWN ON THE ACCOMPANY DRAWINGS.
2. THE CONTRACTOR SHALL TAKE THE FOLLOWING PROTECTIVE MEASURES FOR DEMOLITION OF THE STRUCTURE:
 - A. PROVIDE, ERECT AND MAINTAIN LIGHTS, BARRIERS, WEATHER PROTECTION AND OTHER ITEMS AS REQUIRED FOR PROTECTION OF WORKMEN ENGAGE IN DEMOLITION OPERATION AND ADJACENT RESIDENCE OCCUPANTS.
 - B. DO NOT CLOSE OR OBSTRUCT STREETS OR SIDEWALKS WITHOUT PROPER PERMITS.
 - C. PROTECT PRIVATE PROPERTY ADJACENT TO OR ON JOBSITE, INCLUDING VENTS, UTILITY LINES, SIDEWALKS, MAIL BOXES.
 - D. PROTECT AND MAINTAIN TEMPORARY PROTECTION OF EXISTING STRUCTURE DESIGNATED TO REMAIN WHERE DEMOLITION AND REMOVAL WORK IS BEING DONE.
3. CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURE AND THE SURROUNDING AREAS TO REMAIN.
4. SPECIAL CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO EXISTING UNDERGROUND UTILITIES WHICH ARE TO REMAIN DURING EXECUTION OF THIS WORK. ANY DAMAGE SHALL BE REPAIRED TO NEW CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.
5. REMOVE DEMOLISHED MATERIAL FROM SITE. CLEAN UP ALL WORK RELATED TO DEMOLITION. LEAVING THE PROPERTY AND ADJACENT AREAS IN A CLEAN CONDITION.
6. THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE DURING CONSTRUCTION SHALL BE MAINTAINED AT LEVELS GENERALLY ACCEPTABLE WITHIN THE CONSTRUCTION INDUSTRY BY THE USE OF BRACING, SHORING AND UNDERPINNING UNTIL THE PROPOSED STRUCTURE MODIFICATIONS ARE COMPLETED. IN NO CASE SHALL THE EXISTING STRUCTURE BE ALLOWED TO BECOME UNSAFE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY LOADING CONDITIONS DURING CONSTRUCTION AND SHALL DESIGN AND PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION.

GOVERNING CODES:

- 2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

New Home & ADU for
Nguyen Residence
1175 Lafayette Street
Santa Clara, CA 95050
Site Plan



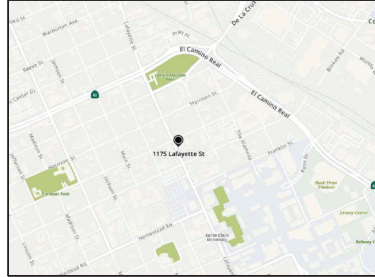
NEW SITE PLAN

1/8" = 1'-0"

SCOPE OF WORK

DEMO EXISTING HOME IN ORDER TO BUILD A NEW TWO-STORY HOUSE WITH A REAR DETACHED ONE-STORY ADU

VICINITY MAP



PROJECT INFORMATION

ASSESSOR'S PARCEL No.: 269-16-056
ZONING: R1- SINGLE FAMILY
TWO-STORY WOOD FRAMED HOUSE W/ STUCCO FINISHED AND COMP. SHINGLE ROOF
OCCUPANCY GROUP: R3 AND U
TYPE OF CONSTRUCTION: MB
BUILDING CODES: 2022 CBC AND 2022 CRC
BUILDING HEIGHT: 24'-8"
FIRE SPRINKLER: YES

FLOOR AREA BREAKDOWN

LOT SIZE: 6,506 SQ. FT.
1ST FLOOR LIVING SPACE AREA: 1,423 SQ. FT.
2ND FLOOR LIVING SPACE AREA: 1,175 SQ. FT.
ADU AREA: 748 SQ. FT.
GARAGE AREA: 400 SQ. FT.
LOT COVERAGE: (1,432+400)/6,056: 30.1%
2ND TO 1ST FLOOR RATIO: 1,175/(1,432+400): 0.64

PROJECT CONTACTS

OWNER
THANH NGUYEN
EMAIL: TNGUYEN1628@YAHOO.COM
DESIGNER & STRUCTURAL ENGINEER
KENNY LUU
EMAIL: KENNYLUU123@YAHOO.COM

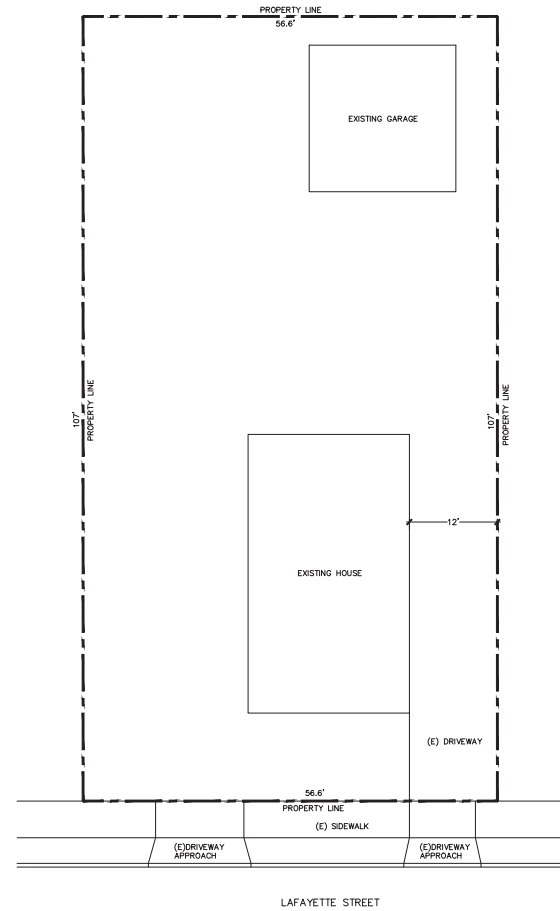
SHEET INDEX

- A1 - SITE PLAN / PROJECT INFORMATION
A2 - EXISTING SITE PLAN (FRONT HOUSE)
A3 - NEW FLOOR PLAN (FRONT HOUSE)
A4 - NEW ELEVATIONS (FRONT HOUSE)
A5 - NEW ROOF PLAN (FRONT HOUSE)
A6 - FLOOR PLAN AND ROOF PLAN (ADU)
A7 - ELEVATIONS (ADU)
A8 - EXISTING HOME PICTURES

REVISIONS	BY

New Home 7 ADU for
Nguyen Residence
1175 Lafayette Street
Santa Clara, CA 95050
New Site Plan

DRAWN
CHECKED
DATE 3/13/2025
SCALE
AS SHOWN
JOB NO.
SHEET
A1
OF SHEETS

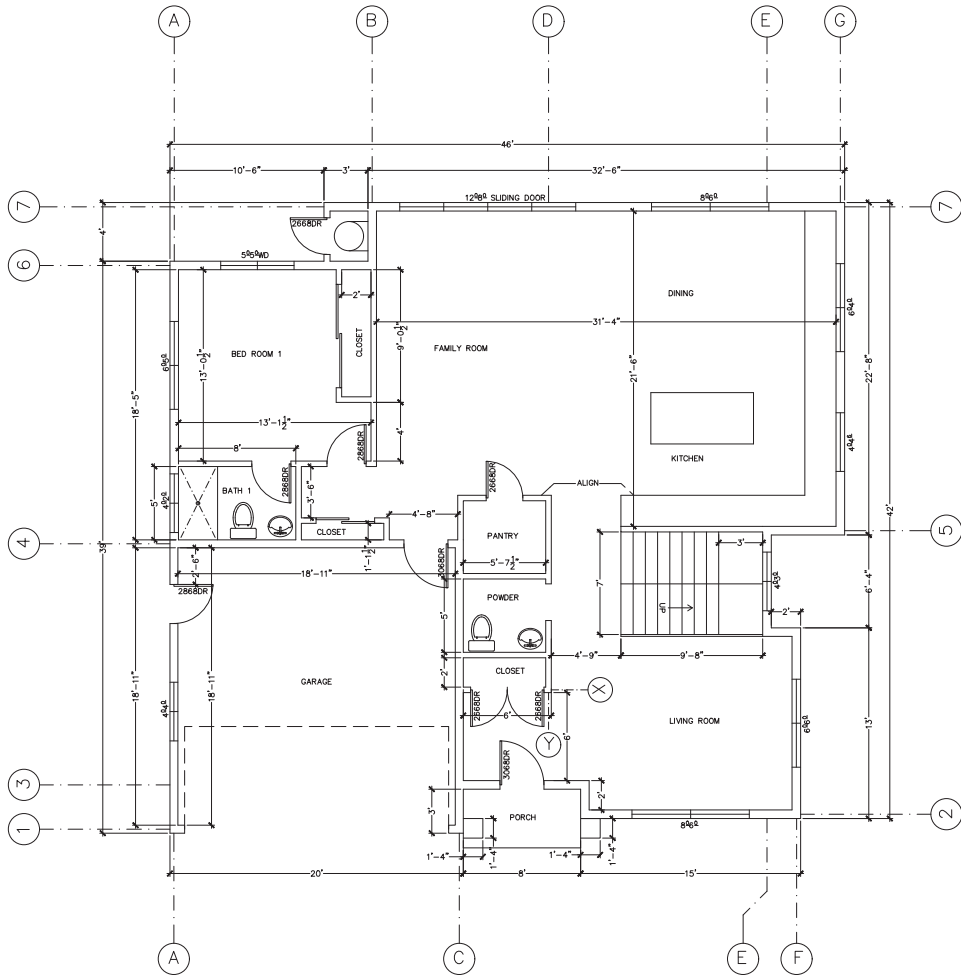


(E) SITE PLAN
SCALE: 1/4"=1'

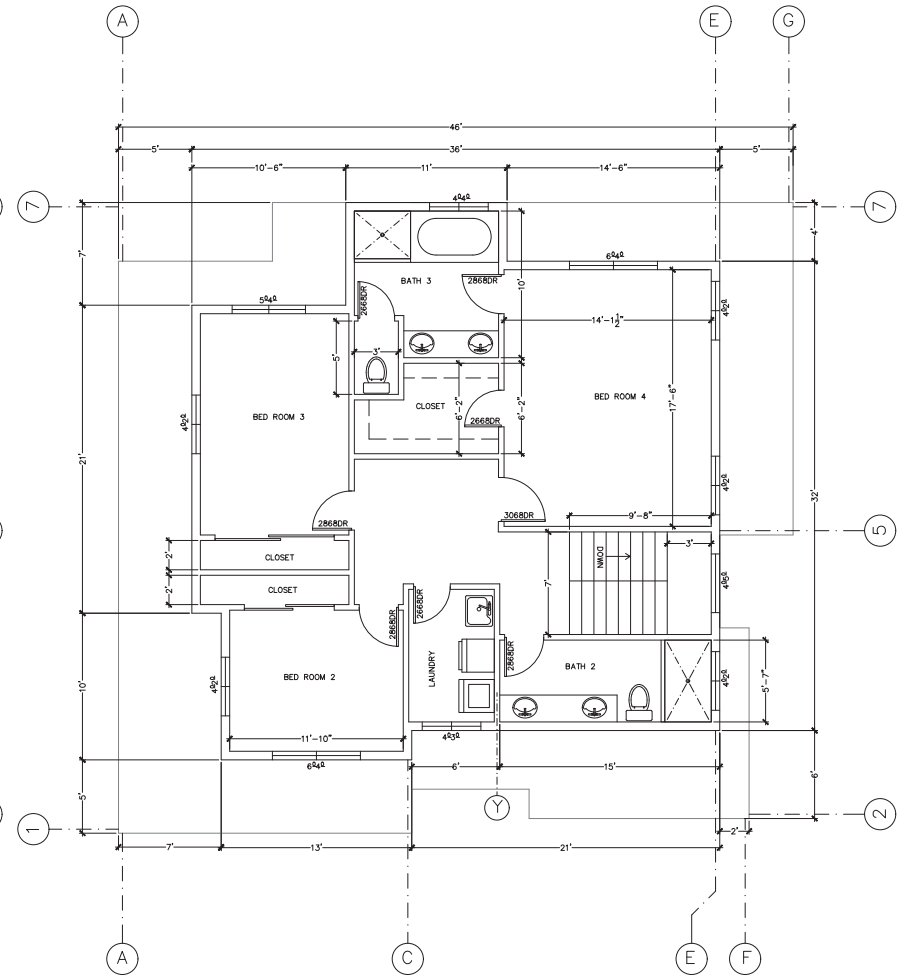
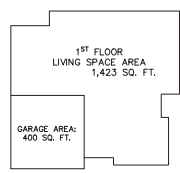
REVISIONS	BY

New Home 7 ADU for
 Nguyen Residence
 1176 Lafayette Street
 Santa Clara, CA 95050
 Existing Site Plan

DRAWN
CHECKED
DATE 3/13/2025
SCALE AS SHOWN
JOB NO.
SHEET
A2
OF SHEETS



FIRST FLOOR PLAN
SCALE: 1/4"=1'



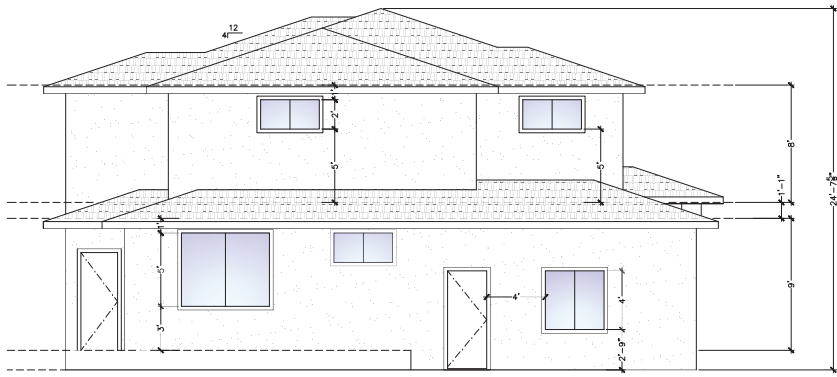
SECOND FLOOR PLAN
SCALE: 1/4"=1'



REVISIONS	BY

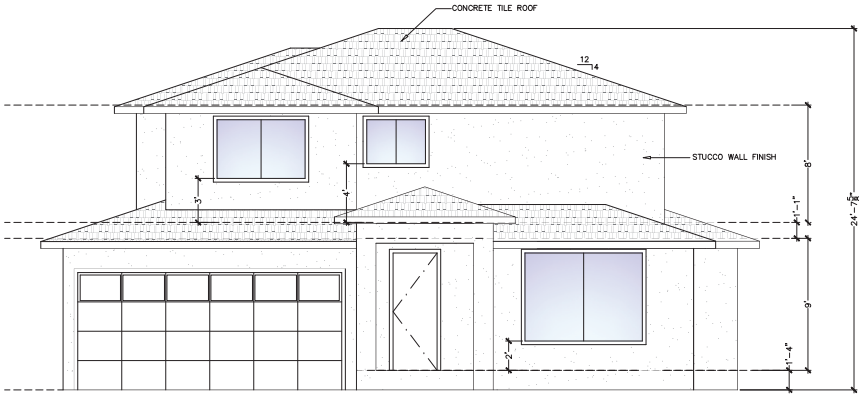
New Home & ADU for
 Nguyen Residence
 1175 Lafayette Street
 Santa Clara, CA 95050
 New Floor Plan

DRAWN
CHECKED
DATE
3/13/2025
SCALE
AS SHOWN
JOB NO.
SHEET
A3
OF
SHEETS



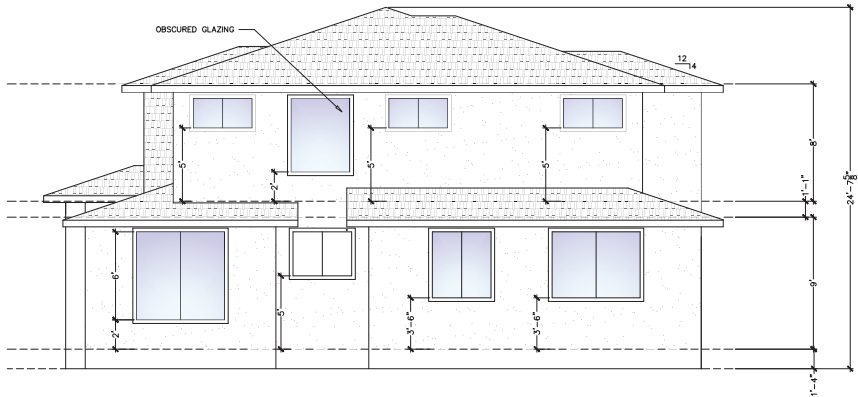
LEFT ELEVATION

SCALE: 3/8"=1'



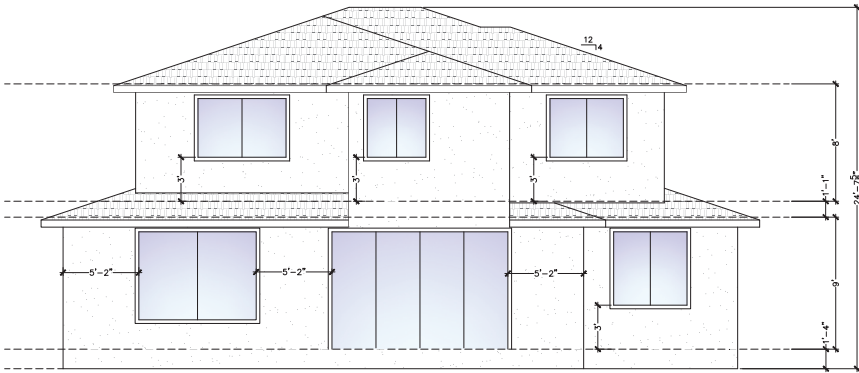
FRONT ELEVATION

SCALE: 3/8"=1'



RIGHT ELEVATION

SCALE: 3/8"=1'



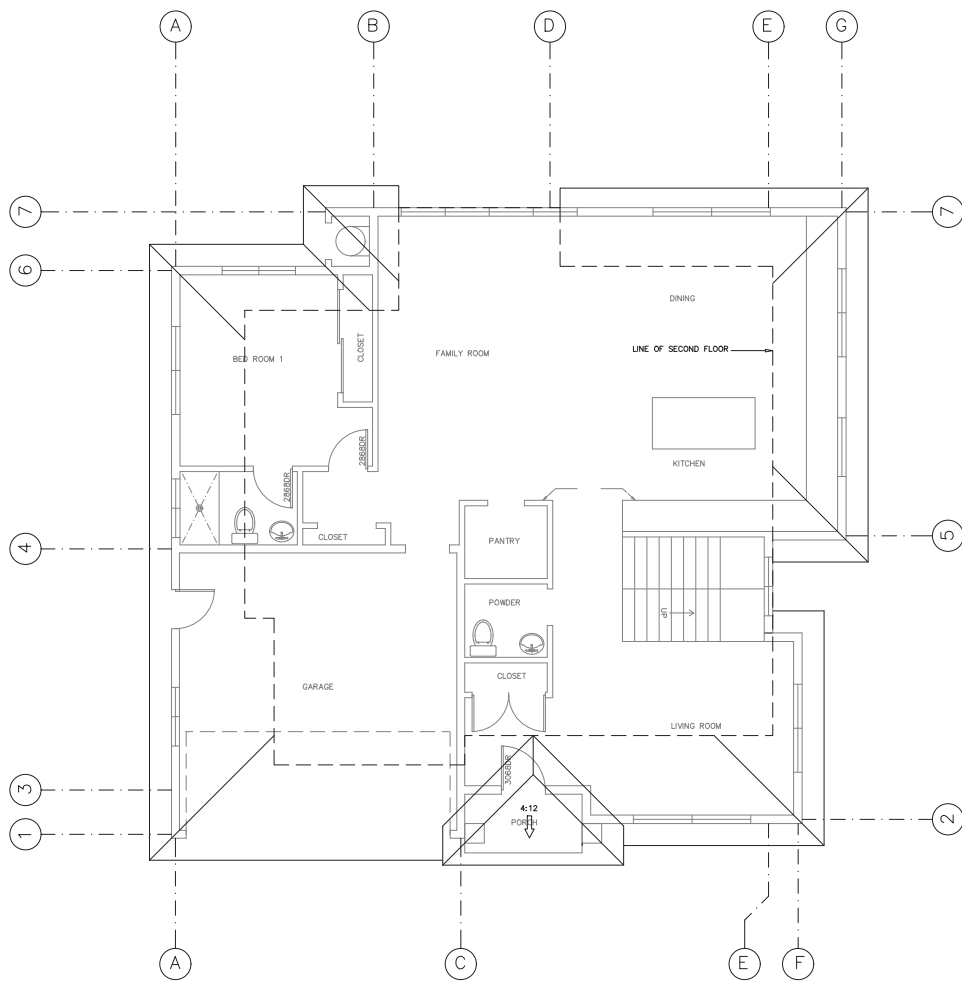
REAR ELEVATION

SCALE: 3/8"=1'

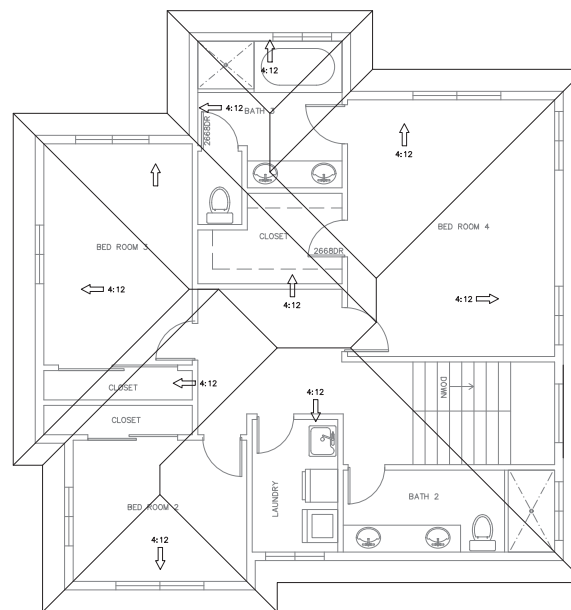
REVISIONS	BY

New Home & ADU for
Nguyen Residence
1176 Lafayette Street
Santa Clara, CA 95050
New Elevations

DRAWN
CHECKED
DATE
3/13/2025
SCALE
AS SHOWN
JOB NO.
SHEET
A4
OF
SHEETS



LOWER ROOF PLAN
SCALE: 1/8"=1'



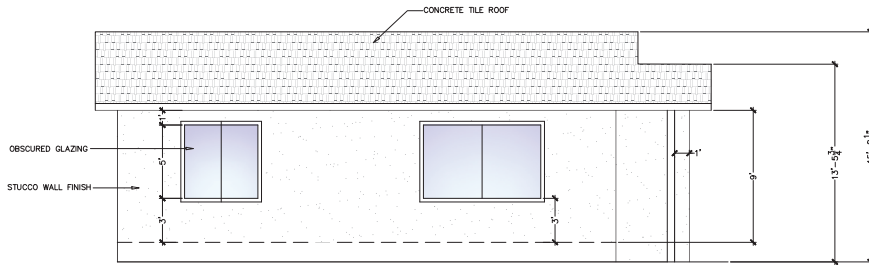
UPPER ROOF PLAN
SCALE: 1/8"=1'

REVISIONS	BY

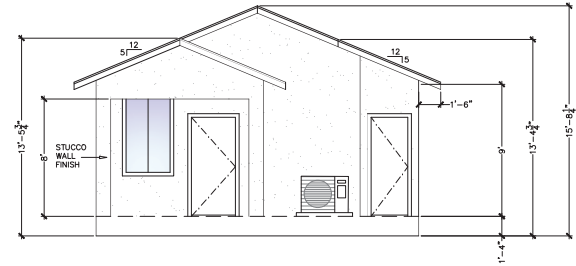
New Home & ADU for
 Nguyen Residence
 1176 Lafayette Street
 Santa Clara, CA 95050
 New Roof Plan

DRAWN	
CHECKED	
DATE	3/13/2025
SCALE	AS SHOWN
JOB NO.	
SHEET	
A5	
OF	SHEETS

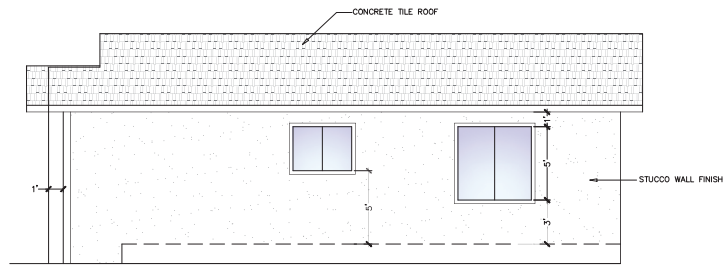
REVISIONS	BY



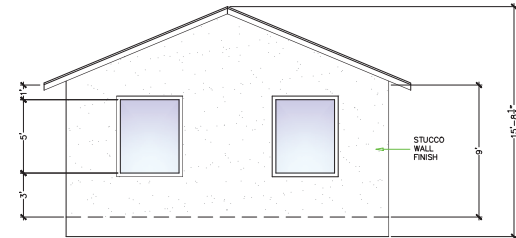
FRONT ELEVATION
SCALE: 3/8"=1'



RIGHT ELEVATION
SCALE: 3/8"=1'



REAR ELEVATION
SCALE: 3/8"=1'



LEFT ELEVATION
SCALE: 3/8"=1'

New Home & ADU for
Nguyen Residence
1176 Lafayette Street
Santa Clara, CA 95050
Elevations (ADU)

DRAWN
CHECKED
DATE 3/13/2025
SCALE AS SHOWN
JOB NO.
SHEET A7
OF SHEETS



EXISTING FRONT HOUSE



EXISTING REAR HOUSE



EXISTING RIGHT SIDE



EXISTING GARAGE



STREET VIEW DOWN LAFAYETTE ST
LOOKING TOWARD BENTON STREET



STREET VIEW UP LAFAYETTE ST
LOOKING TOWARD FREMONT STREET

REVISIONS	BY

New Home & ADU for
 Nguyen Residence
 1176 Lafayette Street
 Santa Clara, CA 95050
 Existing Home Pictures

DRAWN
CHECKED
DATE
3/13/2025
SCALE
AS SHOWN
JOB NO.

SHEET
A8
 OF SHEETS

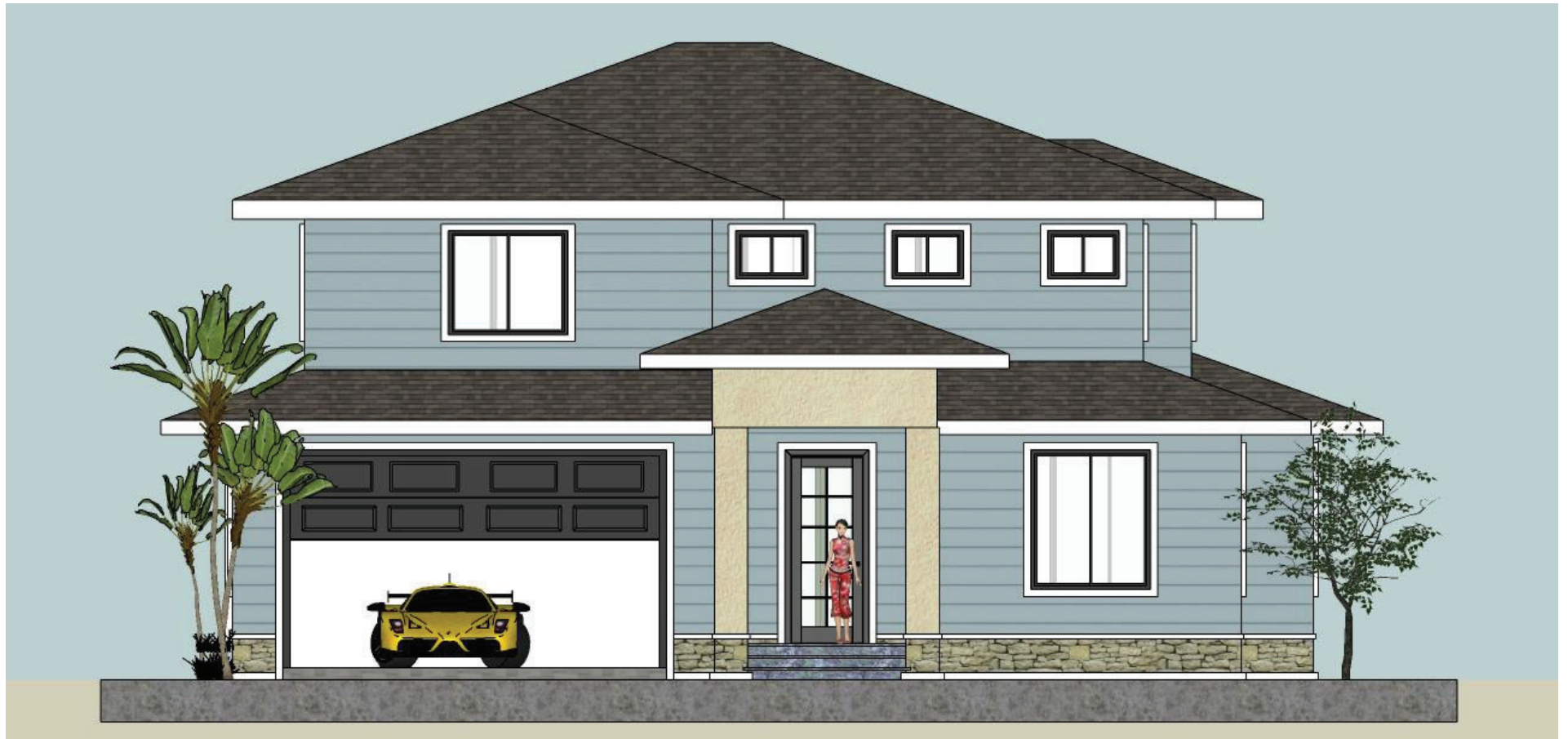
1175 Lafayette

2578 sq-ft – 2 story

400 sq-ft garage

4BR, 3.5 BT

Front house straight look



Front – at right angle



Front at slight left



Right side straight



Right side at angle



Left side



Backside straight



Back side at angle



1175 Lafayette – Historic Resources Within 200 - Feet

