



City of Santa Clara

Meeting Agenda

Historical & Landmarks Commission

Thursday, May 2, 2019

7:00 PM

City Hall Council Chambers
1500 Warburton Avenue
Santa Clara, CA 95050

CALL TO ORDER AND ROLL CALL

DECLARATION OF COMMISSION PROCEDURES

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Historical and Landmarks Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Historical and Landmarks Commission meeting when the Chair calls for these requests during the Consent Calendar review.

1.A 19-519 [Action on Historical and Landmarks Commission Minutes of April 4, 2019](#)

Recommendation: Approve the Historical and Landmarks Commission Minutes of April 4, 2019.

PUBLIC PRESENTATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

PUBLIC HEARING / GENERAL BUSINESS

The following items from this Historical and Landmarks Commission agenda will be scheduled for further review following the conclusion of hearings and recommendations by the Historical and Landmarks Commission. Please contact the Planning Division office for information on the schedule of hearings for these items.

2. 19-410 [Public Hearing: Consideration of HLC Referral for projects near Historic Resource Inventory Properties for the property located at 580 Park Court.](#)

Recommendation: Staff recommends the Historical and Landmarks Commission forward a recommendation to the Architectural Committee, that the project design is generally consistent with the City's Single-Family and Duplex Residential Design Guidelines and is compatible with the neighborhood design, subject the following condition:

1. The as-installed front door with sidelight window shall be replaced with a new all wood door reduced in size with no sidelight.

COMMISSIONERS REPORT

3. 19-401 [Informational Report: Architectural Approval for the Repair of a Water Tower at 2050 Scott Boulevard](#)

Recommendation: Staff recommends the Historical and Landmarks Commission note and file report.

4. 19-520 [Informational Report: Correspondence Received](#)

Recommendation: Staff recommends the Historical and Landmarks Commission note and file the correspondence received.

- Santa Clara Parade of Champions Crab Feast Fest Dinner and Dance, May 18, 2019.
- Santa Clara's Californio Community Lecture Co-Sponsored by the Santa Clara Woman's Club, May 18, 2019.

Announcements / Other Items

- *National Preservation Month Activities*

Board or Committee Assignments

- *Santa Clara Arts and Historic Consortium (Estes / Leung Alternate)*
- *Historic Preservation Society of Santa Clara (Vargas-Smith)*
- *Old Quad Residents Association (Leung / Vargas-Smith as alternate)*
- *Architectural Committee (Leung / Vargas-Smith as alternate)*
- *Agnews Historic Cemetery Museum Committee (Standifer / Vargas-Smith as alternate)*
- *BART/ High Speed Rail/ VTA BRT Committee (Vargas-Smith / Cherukuru as alternate)*
- *Zoning Ordinance Update (Leung)*
- *El Camino Real Specific Plan Community Advisory Committee (Leung)*
- *Downtown Revitalization (Vargas-Smith)*

Commissioner Travel and Training Reports, Requests to Attend Training

- *The California Preservation Conference: Palm Springs, May 8-11, 2019*
- *National Historic Preservation Month Activity: Lecture Santa Clara's Californio Community, May, 18, 2019*

HLC LIAISON REPORT

City Council and Planning Commission Actions

Upcoming Agenda Items

- *Review of Street Name List - TBD*
- *CEQA Training for HLC - TBD*
- *Action Plan - TBD*
- *2019 Accomplishments - TBD*
- *Preservation Month Activities - TBD*

ADJOURNMENT

The next regular scheduled meeting is on Thursday, June 6, 2019 at 7:00 p.m. in the City Council Chambers.



City of Santa Clara

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

Agenda Report

19-519

Agenda Date: 5/2/2019

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Action on Historical and Landmarks Commission Minutes of April 4, 2019

RECOMMENDATION

Approve the Historical and Landmarks Commission Minutes of April 4, 2019.

Reviewed by: Yen Han Chen, Associate Planner

Approved by: Gloria Sciara, AICP, Development Review Officer

ATTACHMENTS

1. Historical and Landmarks Commission Minutes of April 4, 2019



City of Santa Clara

Meeting Minutes

Historical & Landmarks Commission

04/04/2019

7:00 PM

City Hall Council Chambers
1500 Warburton Avenue
Santa Clara, CA 95050

CALL TO ORDER AND ROLL CALL

Chair Cherukuru called the meeting to order at 7:05 p.m.

Present 7 - Commissioner Nancy A. Biagini, Commissioner Patricia Leung, Commissioner Priya Cherukuru, Commissioner Stephen Estes, Commissioner J.L. "Spike" Standifer, Commissioner Ana Vargas-Smith, and Commissioner Michael Celso

DECLARATION OF COMMISSION PROCEDURES

Chair Cherukuru reviewed the Historical and Landmarks Commission procedures.

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

None

CONSENT CALENDAR

1.A. [19-397](#) Action on Historical and Landmarks Commission Minutes of February 7, 2019

Recommendation: Approve the Historical and Landmarks Commission Minutes of February 7, 2019.

A motion was made by Commissioner Biagini and seconded by Commissioner Estes that this item be approved with minor spelling edit.

Aye: 7 - Commissioner Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, Commissioner Standifer, Commissioner Vargas-Smith, and Commissioner Celso

PUBLIC PRESENTATIONS

None

PUBLIC HEARING / GENERAL BUSINESS

- 2.A. [19-364](#) Public Hearing: Consideration of HLC Referral for projects near Historic Resource Inventory Properties for the property located at 580 Park Court.

Recommendation: Staff recommends the Historical and Landmarks Commission continue the review of this project to the next meeting of May 2, 2019, to allow additional time for the applicant to prepare the necessary project plans.

Public Speaker(s): Bryan Hennessy, Stephanie Hennessy, Mark Hoag, Wendy Hoag, Jayant Sanders, Joseph Corona, Mariya Malneva, Yuriy Malney, John Moyoli, Anthony Barsotti, Gaham Cramb

Members of the public asked if prior oversight and permitting review for their neighborhood are still in place. They commented on prior requirements to maintain architectural features, such as wood siding, windows and doors. They commented on the uniqueness of the neighborhood and it should be protected as historic resource. A member of the public showed a brochure that stated that Park Court Subdivision as being a historic resource.

Chair Cherukuru thanked the public for interested in their neighborhood, and noted the item is recommended to be continued to a future meeting.

A motion was made that this item be Continued. The motion carried by a unanimous vote.

Aye: 7 - Commissioner Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, Commissioner Standifer, Commissioner Vargas-Smith, and Commissioner Celso

COMMISSIONERS REPORT

- 3.A. [19-415](#) Action on Other Business before Historical and Landmarks Commission

Recommendation: There are four items for consideration.

- Request for Historical Plaque for 626 Lincoln Street
- 2019 Joint Dinner with City Council, scheduled for April 9, 2019 at 5:00pm.
- Preservation Month Activities
- The California Preservation Conference: Palm Springs, May 8-11, 2019

A motion was made by Commissioner Biagini and seconded by Commissioner Standifer to approve the request for small bronze historical plaque for 626 Lincoln Street with the period of significance year 1918.

Aye: 7 - Commissioner Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, Commissioner Standifer, Commissioner Vargas-Smith, and Commissioner Celso

A motion was made by Commissioner Biagini and seconded by Commissioner Standifer, as part of May Preservation Month Activities, to authorize expenditure of up to \$1,500 for advertisement and refreshments for the joint event with the Woman's Club Adobe on May 18, 2019.

Aye: 7 - Commissioner Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, Commissioner Standifer, Commissioner Vargas-Smith, and Commissioner Celso

A Motion was made by Commissioner Biagini and seconded by Commissioner Standifer to authorize up to 3 members of the HLC, Commissioner Celso, Commissioner Smith and Commissioner Standifer, to attend the California Preservation Conference in Palm Springs on May 8 to 11, 2019.

Aye: 7 - Commissioner Biagini, Commissioner Leung, Commissioner Cherukuru, Commissioner Estes, Commissioner Standifer, Commissioner Vargas-Smith, and Commissioner Celso

Announcements / Other Items

Staff Liaison Yen Han Chen reported the date for City Council and Historical & Landmarks Commission Joint Dinner Meeting is April 23, 2019.

Chair Cherukuru presented a draft Action Plan and 2018 Accomplishments. She noted the final draft will be distributed by staff via email ahead of Council dinner.

Commissioners discuss items to bring forward for City Council. They discussed district and overlays for areas inside and outside of the Old Quad, such as Park Court. They noted additional outreach on the Mills Act program is needed.

Board or Committee Assignments

Commissioners present reported on assignments.

Commissioner Travel and Training Reports, Requests to Attend Training

Commissioner Leung and Commissioner Vargas-Smith reported on their participation in 2019 Leadership Santa Clara.

HLC LIAISON REPORT

City Council and Planning Commission Actions

Staff Liaison Yen Han Chen reported on Council and Planning Commission items.

Upcoming Agenda Items

Staff Liaison Yen Han Chen provided updates on upcoming agenda items.

ADJOURNMENT

A motion was made by Commissioner Estes and seconded by Commissioner Biagini to adjourn the meeting and by consent voice vote the meeting was adjourned at 9:41 p.m.

The next regular scheduled meeting is on Thursday, May 2, 2019 at 7:00 p.m. in the City Council Chambers.



Agenda Report

19-410

Agenda Date: 5/2/2019

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of HLC Referral for projects near
Historic Resource Inventory Properties for the property located at 580 Park Court.

BACKGROUND

The property owner is requesting design review of the interior and exterior remodel and phased reconstruction of the original portion of an existing house in accordance with Chapter 18.106.070 of the City's Historic Preservation Ordinance, for neighborhood compatibility and consistency with the City's Design Guidelines. The subject property is not listed on the City's Historic Resources Inventory (HRI). The project site is located within 200 feet of four properties listed on the City's HRI.

This project application is the result of a City Stop-Work Order issued on March 1, 2019, for work performed beyond of the scope of a related building permit issued on November 6, 2018 (BLD2018-51377). The active building permit allowed for the following work to occur on the building:

- 1) Addition of a 552 square foot rear master bedroom, bathroom and recreation addition;
- 2) Remodel and expansion of the kitchen;
- 3) Replacement of the entire house foundation;
- 4) Reconstruction of the detached two-car garage in the rear yard;
- 5) Replacement of electrical wiring throughout the entire house; and,
- 6) Miscellaneous interior remodel work consisting of reinforcement of existing wall framing to remain with new reinforcement framing.

The Applicant's project statement is attached. A Project Data Sheet prepared by staff is also attached to provide photos and background information for the subject property and the site's location relative to the four listed HRI properties.

DISCUSSION

The City has no record of a historic property evaluation (State Department of Parks and Recreation - DPR Form 523) for the subject property. Per the attached history of The Park Court Subdivision, prepared in January 2009 by Honorary City Historian Lorie Garcia, this house and the other homes in the Park Court Subdivision were constructed circa 1920-1930's, and are of Craftsman, Cape Cod and Colonial Revival architectural styles. However, with the removal of the original materials which constitute its "character defining features" the home has lost its significant architectural traits. Also attached are the historic property evaluations for the four historic properties listed on the City's HRI, located at 550 Park Court, 560 Park Court, 631 Park Court and 574 Park Court.

A copy of the architectural sheets from the active City-permit set of project plans (BLD2018-51377) is attached.

Upon receipt of an inquiry received for work beyond the scope of permit, inspection staff confirmed that the front door and all of the windows had been removed and replaced with new windows, and the original wood siding and all of the building exterior architectural trim had been removed during the course of construction. In addition, most of the interior and exterior walls were removed and replaced through the process of the structural reinforcement work. The original house roof framing appears to have been maintained and reinforced in-place throughout construction of the foundation replacement and the wall reconstruction.

Public input was received by the Historical and Landmarks Commission at the April 4th meeting, at which the applicant was present. The applicant has since revised the proposed project plans from those reflecting the as-built condition in attempt to replace some of the original architectural materials that were removed with similar new materials, including:

- 1) New horizontal redwood horizontal lap siding of 16-foot by 7.25-inches wide by five-eighths - inch thick in alternating combination with 16-foot by 3.25 inches wide by five-eighths -inch thick boards on both the house and garage to match the original horizontal siding that was removed;
- 2) New double hung wood windows to replace those on the front and sides of the original house. Those windows on the front and front-most sides of the house are proposed to be multi-divided window lights to match the original style of the windows;
- 3) New wood trim around all windows, doors and building corners; and,
- 4) Replacement of front roof gable fascia boards with new fascia boards and molding similar in style to that which was removed, including new gable end returns.

The revised plans also propose to permit new asphalt composition shingle roofing over the entire house and garage (already installed), new ogee gutters and roof downspouts, removal of the original brick chimney that is detached and now leaning away from the house on the west side wall, and replacement of the front door with a new door and sidelight window.

While from City photo records the house appeared potentially historic prior to the non-permitted construction work, the original exterior siding, windows, doors and architectural trim features were all removed during the course of recent construction, and the house would not qualify for individual listing on the City's HRI. However, in order to preserve the overall character of the Park Court tract, the home should incorporate traditional building features and materials to integrate the new construction with the immediate neighborhood.

The applicant's revised plans maintain the original scale, front setback and double front gable consistent with other homes in the subdivision, and proposes to replace the original exterior siding, windows and architectural trim with new wood horizontal siding, architectural wood trim and double hung style windows to match those materials that were removed.

ENVIRONMENTAL REVIEW

The project is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15301 - Existing Facilities.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a

Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

The notice of public meeting for this item was posted at three locations within 300 feet of the project site. Notices were mailed to individuals in attendance at the April 4th HLC meeting and was mailed to property owners within 300 feet of the project site. At the time of preparation of this report, one letter was received from neighbors' Mark and Wendy Hoag (attached).

RECOMMENDATION

Staff recommends the Historical and Landmarks Commission forward a recommendation to the Architectural Committee, that the project design is generally consistent with the City's Single-Family and Duplex Residential Design Guidelines and is compatible with the neighborhood design, subject the following condition:

1. The as-installed front door with sidelight window shall be replaced with a new all wood door reduced in size with no sidelight.

Reviewed by: Yen Chen, Associate Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Applicant's Statement
2. Project Data Sheet
3. History of the Park Court Subdivision
4. Historic Evaluations for 550, 560 and 631 Park Court (DPR)
5. Historic Evaluation for 574 Park Court (DPR)
6. Correspondence - Hoag, Mark and Wendy
7. Active City Permit Plans - BLD2018-53377
8. Proposed Project Plans

Date 4/11/19

580 park ct dr
Santa Clara Ca. 95050

My name is Joseph Corona, my family and I are long time-residents of San Jose and new members of the Santa Clara community. We purchased our home in Santa Clara with the hopes of remodeling it to accommodate our family. I am writing to explain issues with our permitted remodel project.

My family bought this house with the intentions of replacing the damaged foundation, updating the electrical throughout, permitting an addition and building a detached garage. We have gone through the necessary steps to get approval for the permits and the remodel process is underway. However, after the project began we ran into some unforeseen damage to the structure of the home. Specifically, there was dry rot and termite damage discovered in multiple locations. Now it became apparent that this would affect the long term structural integrity of the walls and would need to be repaired. This unforeseen complication, required the siding and windows to be removed from the areas of involvement. While these problems were repaired, or reinforced, many of the single pane windows were damaged, and would also need to be replaced.

With this setback, the project manager left the job forcing me to hire someone new. After finding a new manager I started the new repairs. Upon commencing the design for the home I had been informed that the house was not on the historic list, so I was not aware of the necessity of maintaining the exterior siding and aesthetics.

To comply with the requirements and complete our project, we have addressed these stipulations. The architecture of the home will have similar finishes as the neighbors.

This will include the "bungalow cottage architectural look", as the plan reflect.

Moreover the siding specifications will match the removed existing siding of horizontal over lap siding 16' L x 7.1/4 W 5/8 thick in combination with 16'L x 3.1/4 W x5/8t hick.

Vertical trim corners 12L x 2'w x 5/8 thick.

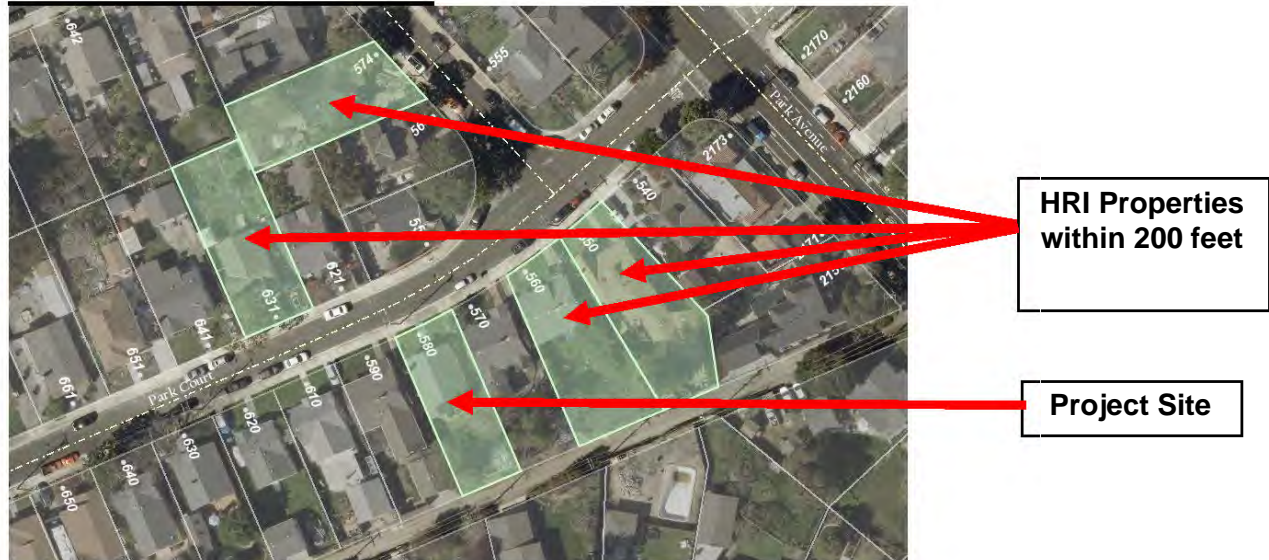
Redwood material to be used to replace the removed damaged material.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Corona". The signature is fluid and cursive, with the first name "Joseph" written in a larger, more prominent script than the last name "Corona".

Project Data Sheet**File:** PLN2019-13801**Location:** 580 Park Court, a 5,084 square-foot parcel located on the south side of Park Court, approximately 220 feet west of Park Avenue, APN: 269-52-070; property is zoned Single Family Residential (R1-6L)**Applicant / Owner:** Joseph Corona**Project:** **Design Review** of the non-permitted reconstruction and remodel of the original portion of a 1,689 square foot three-bedroom and two-bathroom single family residence with a detached two-car garage, including the removal and replacement of windows, roof and exterior siding materials**CEQA Determination:** Categorically Exempt per CEQA Section 15301 - Existing Facilities**Project Planner:** Jeff Schwilk, Associate Planner

	Existing	New (Under Construction)
General Plan Designation	Very Low Density Residential	Same
Zoning District	R1-6L – Single Family Res.	Same
Lot Size	5,084 s.f.	Same
Land Use	Single-family Residential	Single-family Residential
Residential Floor Area	1,137	552
Front Porch Roof Cover	0	0
Detached Garage	406 (2 spaces)	Same
Building Coverage	1,543/5,084 = 30%	2,095/5,084 = 41%

Aerial Photo of 580 Park Court

Recent Street View Photos Prior to Start of Construction in 2018:



City Street View Photo Records from 1979 and 1997:



THE PARK COURT SUBDIVISION**1925**

(A portion of Sub-Lot 50)

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

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

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

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

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

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

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

RECEIVED**MAR 03 2011**City of Santa Clara
Planning DivisionHAND OUT AT
HLC MEETING

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

Ser. No. 133

HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 10/549260/4133620 B 10/513540/4133100
C 10/543420/4132940 D 10/543620/4132990

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: Park Court Subdivision
2. Historic name: " " "
3. Street or rural address: 500-600-700 block of Park Court
City Santa Clara Zip _____ County Santa Clara
4. Parcel number: 269-52-73, -72, -43, -51, -55
5. Present Owner: multiple (see attached) Address: _____
City _____ Zip _____ Ownership is: Public _____ Private _____
6. Present Use: residential neighborhood Original use: residential neighborhood

DESCRIPTION

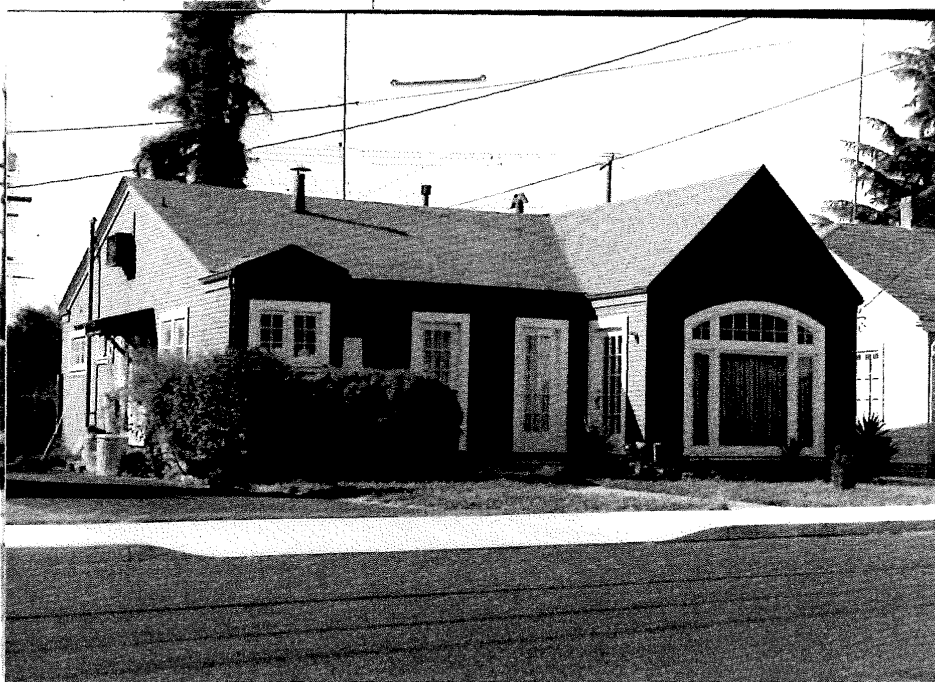
- 7a. Architectural style: bungalow cottages
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Park Court Subdivision is a small subdivision, rectangular in shape with a narrow elliptical street located in the center. Access into the subdivision is at both the Park Avenue and Alviso Street ends. Other street boundaries include Newhall and Cypress Streets. This subdivision consists of a group of one story variations of the bungalow style, all with uniform scale and setback. Styles range from the typical double front facing gables and large porch with tripartite windows as in 792 Park Ct. to that of a gambrel roof bungalow at 761, or Colonial modifications with gambrel roof, and pent roof dormer as shown in 560 Park Ct. Extreme modifications resemble that of a Cape Cod cottage as shown in both 550 and 631 Park Ct., both L-shaped in plan with front facing gables and multi-paned windows. Despite the wide variety of bungalow modifications found here, all are neatly tied together through the use of similar materials, scale, and lot size.

Attach Photo(s) Here

8. Construction date: 1925-35
Estimated _____ Factual _____
9. Architect unknown
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
June 1979

Carmen Dunn, 2120 Park Avenue, San Jose, CA 95126 for parcel 269-52-73. Minnie Rose 560 Park Court, Santa Clara, CA for parcel 269-52-72. Jose and Rosanna Olivera, 631 Park Court, Santa Clara, CA 95050 for parcel 269-52-43. Ramon and June Casano 1542 Newhall Street, Santa Clara, CA 95050 for parcel 269-52-51 and R.C. and Lucienne Clayton, 792 Park Court, Santa Clara, CA 95050 for parcel 269-52-55.

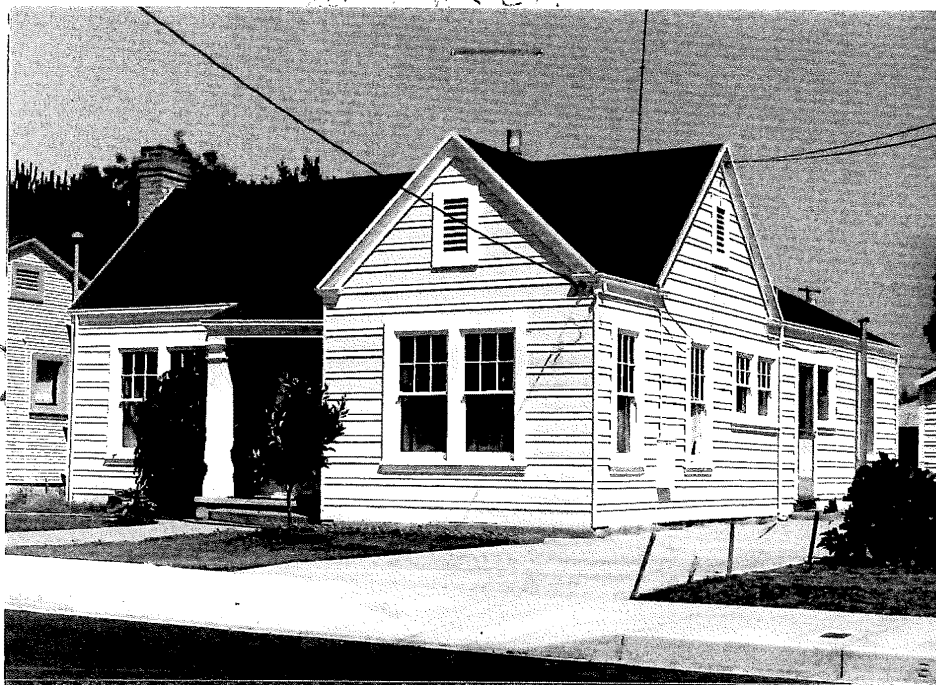


1. 550 Park Ct. 1925-35 (Est.)
Bungalow cottage with modifications resembling a Cape Cod cottage.



2. 560 Park Ct. 1925-35 (Est.)
Bungalow cottage with Colonial modifications.

63 Park Ct.



3. 631 Park Ct. 1925-35 (Est.)
Bungalow cottage with modifications resembling a Cape Cod cottage.

761 Park Ct.

35-34-11
616m-11
2020-11



4. 761 Park Ct.
Bungalow cottage with gambrel roof.
1925-35 (Est.)

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

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A 10/594560/4135020 B _____
C _____ D _____

IDENTIFICATION

1. Common name: none
2. Historic name: none
3. Street or rural address: 574 Park Ct.
City Santa Clara Zip 95050 County Santa Clara
4. Parcel number: 269-52-39
5. Present Owner: Helen McLarney Address: 870 Circle Dr.
City Santa Clara Zip 95050 Ownership is: Public _____ Private X
6. Present Use: residence Original use: residence

DESCRIPTION

- 7a. Architectural style: Period Revival cottage
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

574 Park Court is a one-story Period Revival residence which is one of the more elaborate residences in this 1920s subdivision of Santa Clara. Rectangular in plan, the house features a side gabled roof topped by a small hipped roof at the center of the structure. two "eyebrow" dormers are symmetrically placed at the roof facade. The arched design is repeated in the hooded porch entry which is supported by two round columns. A central front door is topped by an arched multi-paned transom and is flanked on either side by two rows of multi-paned sidelights. A notable feature of the house is the Romanesque styled window treatment, multi-paned, and spaced symmetrically across the facade of the house. The house is sheathed in narrow clapboard siding. A pair of palm trees flank either side of the entrance. The house is in excellent condition.



8. Construction date:
Estimated 1920s Factual _____
9. Architect unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage 53 Depth 120
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
June 1979

13. Condition: Excellent ☒ 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 ☒ Industrial _____ Commercial _____ Other: _____
16. Threats to site: None known ☒ Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? ☒ Moved? _____ Unknown? _____
18. Related features: _____

SIGNIFICANCE

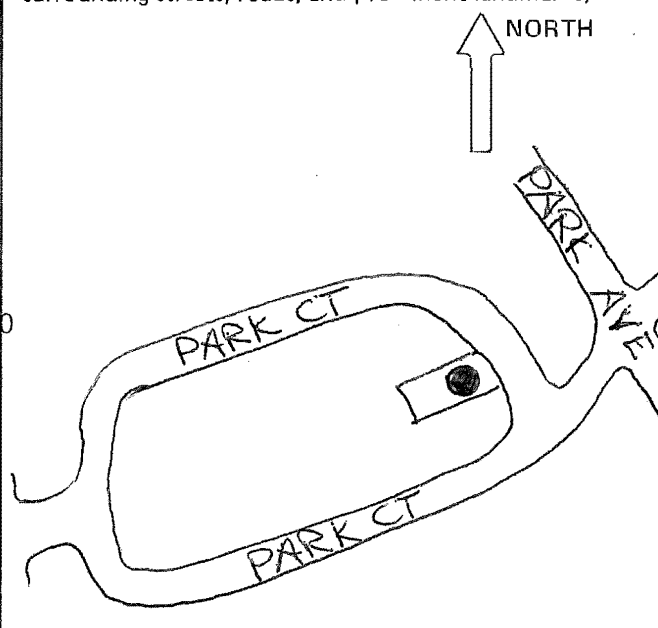
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

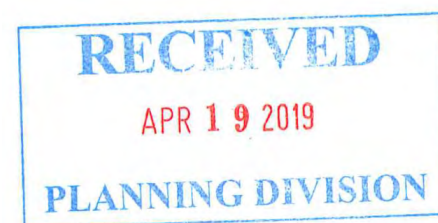
574 Park Ct. is significant as an elaborate Period Revival residence in the Park Court subdivision. Built sometime after 1925, as were the rest of the homes in this tiny subdivision, 574 features eyebrow dormers and multi-paned Romanesque windows. Most of the other homes in the subdivision are of similar scale, setback, and are constructed with similar materials, yet none contains the design features of this home. While the subdivision itself is significant, 574 has been singled out as a particularly fine example of 1920s residential design. It is not known if this house was perhaps used as a model home shortly after the area was subdivided.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ 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, 1920, 1930

22. Date form prepared Feb. 1981
By (name) Urban/Rural Conservation for
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):





Mr. Jeff Schwilk Associate Planner City Of Santa Clara, CA.
Regarding APN 269-52-070, 580 Park Court

We are writing this letter to the planning department in the City of Santa Clara to express our concern regarding the seemingly arbitrary nature regarding the handling of permits and their proper protocol for properties in a historically significant neighborhood, specifically where this project is taking place, in Park Court. As the only remaining intact neighborhood of bungalows built in Santa Clara in the mid 1920's, something is inherently wrong with the initial review process and the manner in which historical properties are currently being evaluated. Over the years as homeowners within this unique neighborhood, we felt that previously there was a watchful eye carefully evaluating the process from the beginning to help all of us to ensure the architectural integrity of Park Court through proper vetting and the automatic inclusion in a proper HLC review. In 2018, multiple properties changed hands within Park Court and it is clear there has been a breakdown somewhere in the system.

Our understanding is that properties 50 years or older are supposed to be subject to initial review for HLC consideration with a higher level of scrutiny and further, if the subject property lies within a certain distance of a historically significant or Mills Act home that other guidelines are supposed to be followed. With regard to 580 Park Court, it is apparent this did not happen.

In the case of this property, the historic curb appeal and neighborhood charm was recklessly altered in a few short days. The present owner removed and destroyed the original wood siding, the original wood windows and trim details that defined the house ALL of which were still in amazingly sound condition for a home nearly one hundred years old.

As 30 plus year homeowners within Park Court we feel let down by the city we dearly love. It doesn't appear that the same set of rules are being applied as when we did a remodel project back in 1997. We were instructed that the siding needed to match, and that true divided wood windows needed to be used to ensure the cohesiveness with the original home and the neighboring homes.

Please ensure that proper action is taken to restore the original character to 580 Park Court. This is setting a very dangerous precedent to a large collection of very concerned homeowners. This is clearly not a neighborhood for flippers coming through with reckless abandon forever scarring what we have worked so hard to preserve.

I have attached photos of a brochure we picked up when we first moved to Park Court that clearly and concisely describes the neighborhood. It is with that spirit in mind that we envision the preservation of the neighborhood and that the City of Santa Clara will help us maintain the very unique character of the place we call home.

Thank you,
Best Regards,
Mark and Wendy Hoag





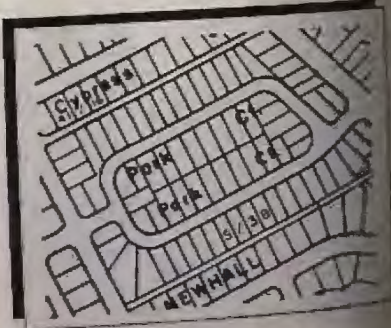
Henry Warburton House c. 1886
714 and 716 Main Street

31 Built in 1886, this attic-style Victorian was home to Dr. Henry Warburton, Santa Clara's first medical man. Note the "widow's walk" sitting atop the hipped roof.



Luis Arguello Home c. 1868
1085 Santa Clara Street

32 This Italianate style, with later modifications, was built by Luis Arguello as his residence. Although the interior has been converted to apartments, the exterior is little changed from its original appearance. Arguello was the son of Jose Dario Arguello, California's first Mexican governor, who came to power in 1823.



Park Court Subdivision
550 through 792 Park Court

c. 1925

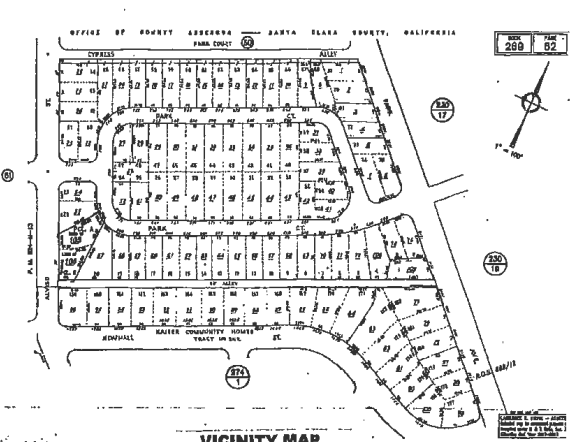
33 This area is the only intact subdivision from the 1920s and 1930s remaining today in Santa Clara. The subdivision is a fine collection of various style bungalows, including Craftsman, Colonial Revival, and Cape Cod. Despite the varied architectural styles and materials, the neighborhood is unique because of size, scale and lot size.

Tour Map

City of Santa Clara Original Quadrangle



36 The James Lick Mansion is located on 554 Mansion Park Drive, approximately four miles from the Old Quad. Take Lafayette Street north, east on Montezuma Expressway to Lick Mill Boulevard. Turn right on Mansion Park Drive.



GENERAL NOTES			
1. THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:			
2018 CALIFORNIA BUILDING CODE	2018 CALIFORNIA PLUMBING CODE		
2018 CALIFORNIA RESIDENTIAL CODE	2018 CALIFORNIA ENERGY CODE		
2018 CALIFORNIA ELECTRICAL CODE	2018 CALIFORNIA GREEN BUILDING STANDARDS CODE		
2018 CALIFORNIA MECHANICAL CODE			
CITY OF SANTA CLARA ALSO ENFORCES THE FOLLOWING CODE AMENDMENTS ADOPTED BY THE CITY COUNCIL:			
1997 UNIFORM ADMINISTRATIVE CODE			
1997 UNIFORM FIRE CODE			
1997 UNIFORM CODE FOR THE REGULATION OF DANGEROUS BUILDINGS			
(AND ALL STATE BY CALIFORNIA CITY, COUNTY AND MUNICIPAL CODES)			
2. INTERPRETATION OF DRAWINGS FOR ARRANGEMENT OF WORK, GENERAL FINISH AND MEASUREMENTS, UNLESS OTHERWISE SPECIFIED, SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY THE DIMENSIONS AND MEASUREMENTS AND FOR THE CORRECTION OF ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL REFER TO THE DRAWINGS OR SPECIFICATIONS FOR ANY DIMENSIONS AND MEASUREMENTS. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION.			
3. ERRORS AND OMISSIONS: IN THE EVENT THAT AN ACUTE ERROR OR OMISSION MAY EXIST ON THE PLAN, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SO WILL RELIEVE DESIGNER OF RESPONSIBILITY COMMENCEMENT OF WORK, FAILING TO DO SO WILL RELIEVE DESIGNER OF RESPONSIBILITY.			

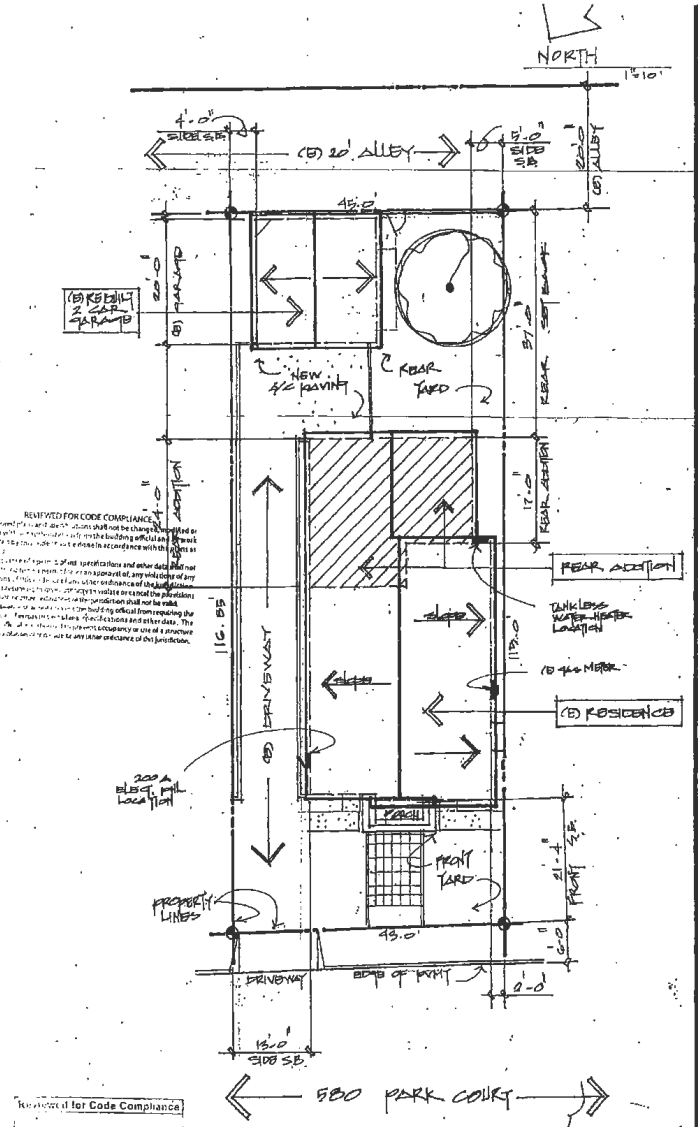
PROJECT INFORMATION	
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES	
2018 CALIFORNIA BUILDING CODE	2018 CALIFORNIA PLUMBING CODE
2018 CALIFORNIA RESIDENTIAL CODE	2018 CALIFORNIA ENERGY CODE
2018 CALIFORNIA ELECTRICAL CODE	2018 CAL. GREEN BUILDING STANDARDS CODE
2018 CALIFORNIA MECHANICAL CODE	
(AND ALL STATE OF CALIFORNIA CITY COUNTY & MUNICIPAL CODES)	
PROJECT PROPOSAL	
1. PROPOSED MASTER BEDROOM, BATHROOM, WALK-IN CLOSET & REG. ROOM ADDITION	4. NEW ELECTRICAL THROUGHOUT
2. INTERIOR KITCHEN REMODEL EXPANSION	5. NEW FOUNDATION
3. MISC. INTERIOR REMODEL	6. RE-BUILD (B) REAR DETACHED 2 CAR GARAGE
PROJ. LOC/OWNER	
JOSEPH CORONA 580 PARK COURT SANTA CLARA, CA 95050 PH: (408) 951-2947	
PROPERTY INFORMATION	
A) PARCEL NUMBER 280-52-070	
B) ZONING DISTRICT R-1-4L (RFR)	
C) LOT SIZE 5,084 S.F.	
D) GENERAL PLAN VERY LOW DENSITY RESIDENTIAL	
PARKING REQ	
2 MINIMUM PROVIDED	
CDC 2018 / CONSTRUCTION INFORMATION	
A) CONSTRUCTION TYPE: V8	
B) NUMBER OF STORIES: 1	
C) OCCUPANCY GROUP: R-3A1	
D) YEAR BUILT: 1925	
E) SPRINKLER: NOT REQ'D	
BUILDING SQ. FT. / LOT COVERAGE / FLOOR AREA RATIO (FAR)	
1) (R) RESIDENCE: 1,137 S.F.	
2) (D) DETACHED 2 CAR GARAGE: 408 S.F.	
3) (N) REAR ADDITION: 300 S.F.	
4) KITCHEN REMODEL: 200 S.F.	
5) (N) FOUNDATION: 1,056 S.F.	
A) MAX. FAR: N/A	
B) ACT. FAR: N/A	
A) MAX. LOT COVERAGE: 40% OR 2,028 S.F.	
B) ACT. LOT COVERAGE: 33% OR 1,690 S.F.	

SPECIAL NOTE

PLACEMENT OF BUILDING AT 2-FOOT FROM THE PROPERTY LINE IS CONSIDERED A PRE-EXISTING NON-CONFORMING CONDITION FOR THE EXISTING BUILDING AND THE EXISTING BUILDING MAY BE MAINTAINED AS-IS WITHOUT INSTALLATION OF A FIRE RATED WALL ONLY WITH THE REQUIREMENT AND AGREEMENT THAT NO ADDITIONAL MODIFICATION ARE INCLUDED OR PERMITTED TO THE WALL OTHER THAN INSTALLATION OF PLYWOOD AS PART OF THE NEW BRACE FRAME AND ONLY WITH REPLACEMENT AND REUSE OF THE EXISTING WOOD SIDING

SCOPE OF WORK	
A) PRO-EXIST MASTER BEDROOM, BATHROOM, WALK-IN CLOSET & REG. ROOM ADDITION	
B) INTERIOR KITCHEN REMODEL EXPANSION	
C) MISC. INTERIOR REMODEL	
D) NEW ELECTRICAL THROUGHOUT	
E) NEW FOUNDATION	
F) RE-BUILD (B) REAR DETACHED 2 CAR GARAGE	

SHEET INDEX	
NO.	DATE DESCRIPTION
1.	8/28/2018 SITE PLAN
2.	8/28/2018 ELEVATIONS
3.	8/28/2018 EXISTING FLOOR PLAN
4.	8/28/2018 PROPOSED FLOOR PLAN
5.	8/28/2018 ELECTRICAL PLAN
6.	8/28/2018 ROOF PLAN
7.	8/28/2018 DETAIL SHEET
8.	8/28/2018 RE-BUILD GARAGE ELEVATIONS
9.	8/28/2018 RE-BUILD GARAGE FLOOR PLAN
TITLE - 24	
GB-1	MANDATORY CALGREEN
EN-1	TITLE - 24
EN-2	TITLE - 24
STRUCTURAL	
S-1	STRUCTURAL
S-2	STRUCTURAL
S-3	STRUCTURAL
FD-1	STRUCTURAL
WD-1	STRUCTURAL
WD-2	STRUCTURAL
LD-1	STRUCTURAL



Point Number		
ITEM	BY	DATE
1. PRO-EXIST MASTER BEDROOM, BATHROOM, WALK-IN CLOSET & REG. ROOM ADDITION	NA	11/5/18
2. INTERIOR KITCHEN REMODEL EXPANSION	NA	11/5/18
3. MISC. INTERIOR REMODEL	NA	11/5/18
4. NEW ELECTRICAL THROUGHOUT	NA	11/5/18
5. NEW FOUNDATION	NA	11/5/18
6. RE-BUILD (B) REAR DETACHED 2 CAR GARAGE	NA	11/5/18

SITE PLAN

SCALE: 1/8" = 1'-0"

SPECIAL INSPECTION & TESTS

CITY PERMIT COPY
BLD2018-51377

Professional Design Consultants
3837 Reservoir Road, Suite 200, Santa Clara, CA 95051
(408) 244-1000

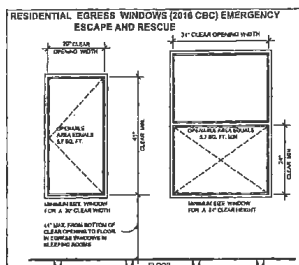
4 AUGUSTINE DESIGNS

OWNER
MR. JOSEPH CORONA
580 PARK COURT
SANTA CLARA, CA 95050
(408) 561-2947

PROPOSED REAR ADDITION,
NEW FOUNDATION AND
INTERIOR REMODEL

DATE: 8-28-18
SCALE: 1/8" = 1'-0"
JOB: BWA
JOB: 1
OF 2 SHEETS

EXISTING WALLS	CHAMF
NEW WALLS	DOORBELL PUSH BUTTON
WALLS TO BE REMOVED	COIL, EXHAUST & LIGHT FIXT
CLOSE WALLS	ELECT. FAN
DUPLEX RECEPTACLE TAP	HEAT RAMP
GROUND FAULT INTERRUPT CIRCUIT	HEATER REED.
DUP. REC. OUTLET WORKROOM	CEILING AIR REGISTER
FOUR PLK. RECEPTACLE	WATER HEATER
220 V RECEPTACLE OUTLET	FURNACE
RECESSED CEILING LIGHT	HOUSE BIRD
HIGH EFFICIENCY LIGHT	CARBON MONOXIDE ALARM
WALL LIGHT	WATERCORN
WATERPROOF WALL LIGHT FIXTURE	ELECT. METER MAIN PANEL
FLUORESCENT LIGHT	ELECTRICAL 1/2" PANEL
SMALL FLUORESCENT FIXTURE	RECESSED LIGHT
SPRINKLER	DISPOSAL
WALL SWITCH	CONCRETE
THREE-WAY SWITCH	STUCCO
FOUR-WAY SWITCH	DESTINO
SMOKE DETECTOR	HORIZONTAL SLIDER
TELEPHONE OUTLET	SINGLE HUNG
TV CABLE OUTLET	ISL.
	FIXED GLASS



Discussion on many fire deaths occur when occupants of residential buildings are asleep at the time of a fire. The 2014 California Building Code (CBC), Section 1229 requires that:

- Stairways in dwelling units and
- any other place occur below the fourth story

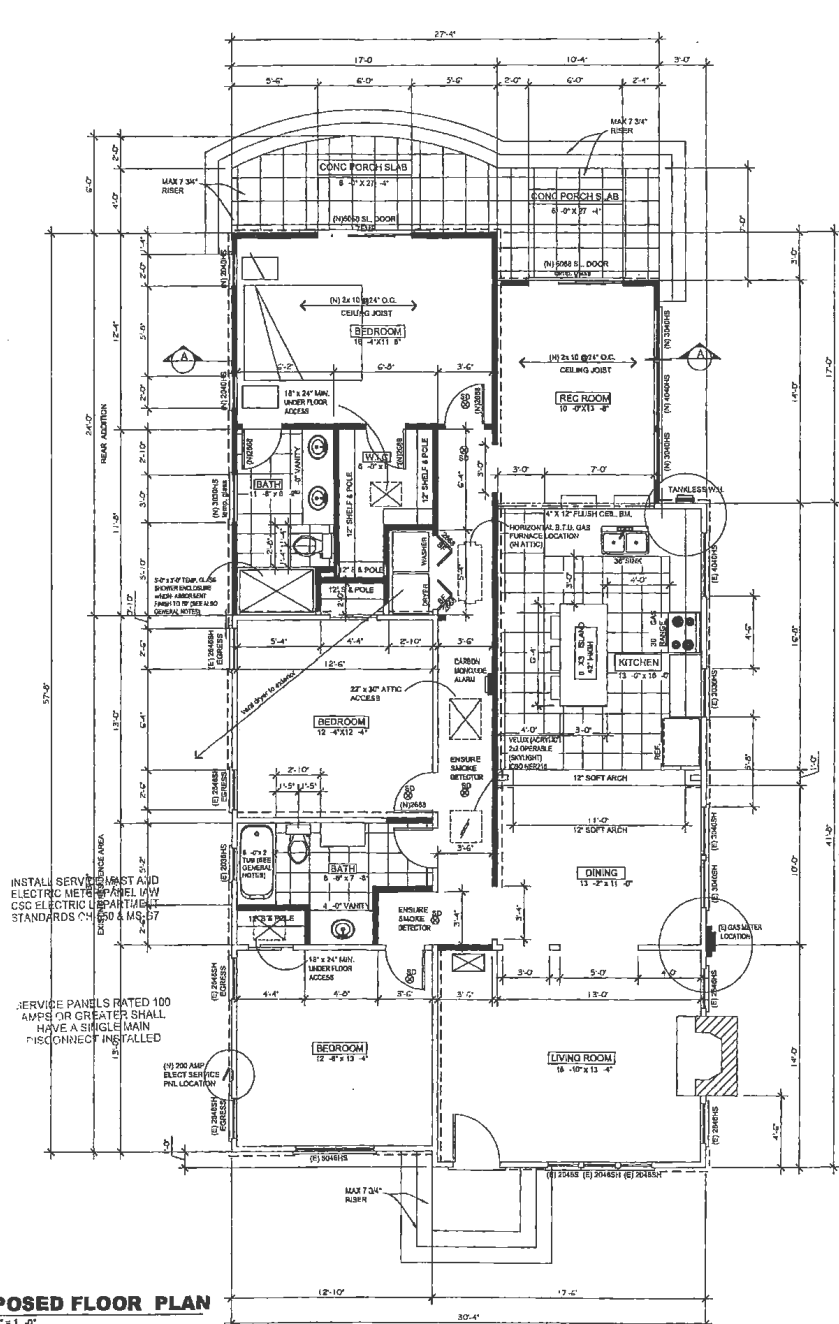
shall have at least one operational window or exterior exit opening equipped for emergency escape and rescue. Such openings shall open directly into a public way or to a yard or court that is open to the public way.

The new code operable window shall be an open but it appears that it appears that the grade floor operable and intermediate window.

In addition to the new operable window, the new code requires fire resistance that be a minimum of 20 minutes. The new code operable window must be at least a minimum of 20 minutes. (Note: using new minimum figure but not exceed the require of § 9999 code.)

SPECIAL ELECTRICAL NOTES

- [illegible]

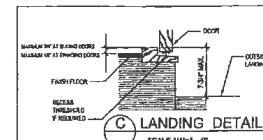
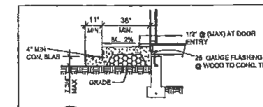
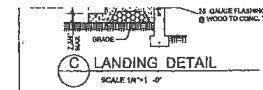


INSTALL SERVICE MAST AND
ELECTRIC METER PANEL IN W
CSC ELECTRIC DEPARTMENT
STANDARDS CH 650 & MS 67

SERVICE PANELS RATED 100
AMPS OR GREATER SHALL
HAVE A SINGLE MAIN
DISCONNECT INSTALLED

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



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BLD2018-51377

REVIEWED FOR CODE COMPLIANCE

City of Santa Clara
Building Division

GENERAL NOTES

- [illegible]

INSULATION: CEILING.....R-30 BATT INSULATION (NEW CONST. ONLY)
WALL.....R-15 BATT INSULATION (NEW CONST. ONLY)
FLOOR.....R-18 FLOOR INSULATION

ACCESS: UNDER FLOOR.....1" x 24" MIN. G.C. (IF WOOD FLOOR)
CEILING.....32" x 30" MIN. VENT. CLEAR HIGHT.
WALKWAY.....ASPH/FLYD W/GRG 5'0" X 2'0"

NOTE: ALL OPENING, ALL DOORS, WINDOWS, ETC. TO BE CALLED OR FULLY WEATHER STRIPPED

B. SUPPLEMENT TO TITLE 24 FOR PERMANENT ADDITIONS.

1. ROOF SHEATHING WITH RADIANT BARRIER ON UNDERSIDE OF SHEAT. IS SHALL BE INITIALLY
2. ALL WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENCY OF .40 OR BETTER.

3. WALL BREATHING @ GABLE ENDS (ABOVE CEILING) SHALL HAVE RADIANT BARRIER PER MFG INSTALLATION INSTRUCTIONS

6. THE WRAPS FOR DUCTS MUST BE UV RESISTANT AND HAVE 100 LBS. OF TENSILE STRENGTH.

8. WINDOWS/BATHROOM NOTES

1. ALL NEW WINDOW TO BE APPROVED DOUBLE GLAZED (WITH BEDROOM WINDOWS HAVING A MIN. 21" x 24" SQ. OPENING). REFER TO EGRESS WINDOW DIAGRAM

2. ALL HEADERS USED OVER DOORS, WHOOV AND ANY NECESSARY OF DOORS TO BE
1 OR BETTER, UNLESS OTHER W/MT SPECIFIED.

3. ALL GLAZING HERE WITHIN 36" OF DOORS, OVER 8 SQUARE FEET AND WITH 18" OF FLOOR
ALL GLAZING IN SHOWERS OR BATHS TO BE SAFETY GLASS.

4. BATHROOM FINISH NOTE --- ENSURE A SMOOTH, HARD, NONABSORBENT SURFACE OVER

MOISTURE RESISTANT UNOBSOLETEMENT TO A HEIGHT OF 12"
ABOVE THE DRAIN INLET FOR SMOY/ER PER CNO 1218.3

5. WATER CLOSETS IN ALL BATHROOMS TO BE MAXIMUM 1.6 GALLONS PER FLUSH.

1 OCT 31 2018
SURFACE OVER A

BUILDING DIVISION
CITY OF SANTA CLARA

FILE OF SANTA CLARA

GENERAL EXTERIOR NOTES

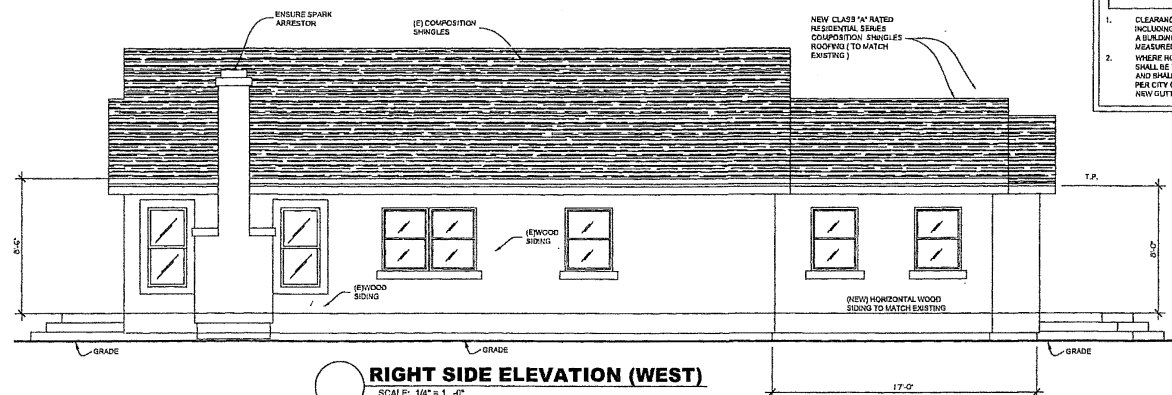
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EXTERIOR WEATHER
PROTECTION NOTES

1. STUDS ON EXPOSED ASIDE OF ALL EXTERIOR WALLS SHALL BE EITHER PROTECTED WITH 1/2" (6.35 MM) ALUMINUM EXTERIOR FINISH OR WITH APPROVED WATERPROOFING PAPER. 3/8" PAPER SHALL BE APPLIED IN BOTH BATHS, BATH ROOM, LAYED OVER 1/2" OF MINERAL WOOL INSULATION AND NOT LESS THAN 4" OF VERTICAL JOINTS.
2. WHERE STUCCO IS APPLIED OVER EXTERIOR SINGLESIDE THERE SHALL BE TWO LAYERS OF GRADE "D" BUILDING PAPER, BUILDING PAPER MAY BE OMITTED IN THE FOLLOWING:
 - WHERE THERE IS NO HUMIDITY OCCUPANCY
 - WHERE EXTERIOR FINISH IS APPROVED "B" MATERIAL OVER WATER REPLETTMENT BRICK
 - WHICH EXTERIOR FINISHING IS APPROVED "B" PANELS
3. Sluice shall be 1/2" thick and three coats applied over approved wall and ceiling and grade "D" building paper. Provide water cored. (CBCS 2113.9.8 RC703.8)
4. Siding shall be applied over one layer of grade D building paper. (CBCS 2113.9.1 RC1003.9.1)
5. Provide a plank armor for any new or existing chimney. (CBCS 2113.9.1 RC1003.9.1)

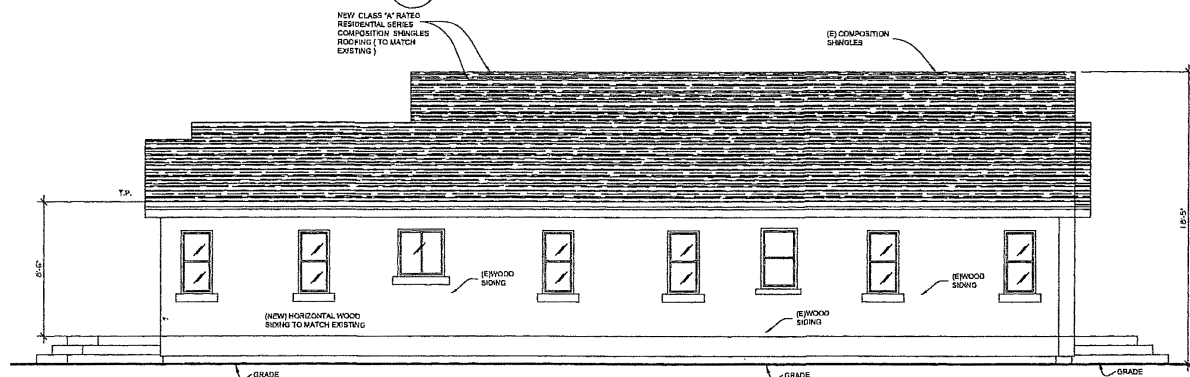
GENERAL NOTES

- [illegible]



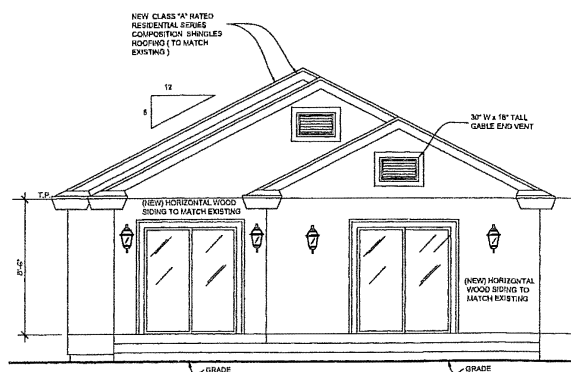
RIGHT SIDE ELEVATION (WEST)

SCALE: $1/4" = 1'-0"$



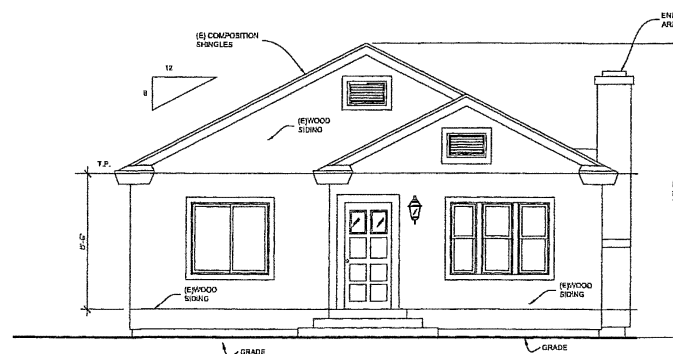
LEFT SIDE ELEVATION (EAST)

SCALE: 1/4" = 1'-0"



REAR ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"



FRONT ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"

EXTERIOR BUILDING NOTES

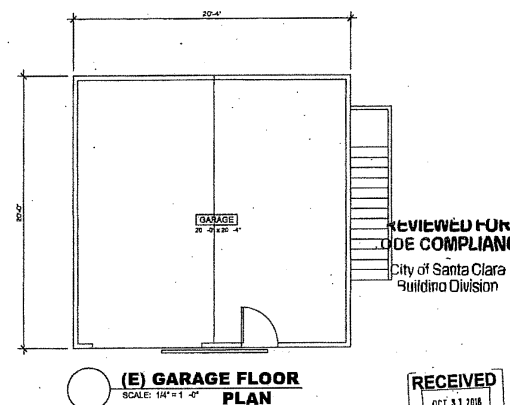
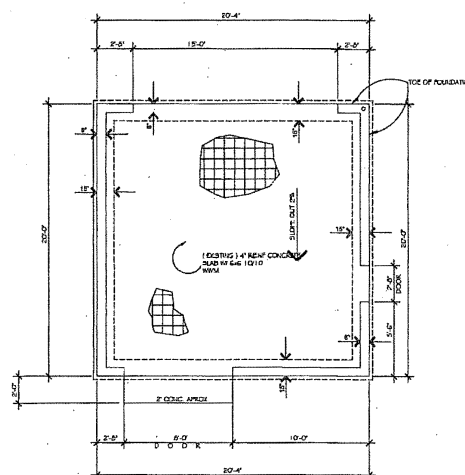
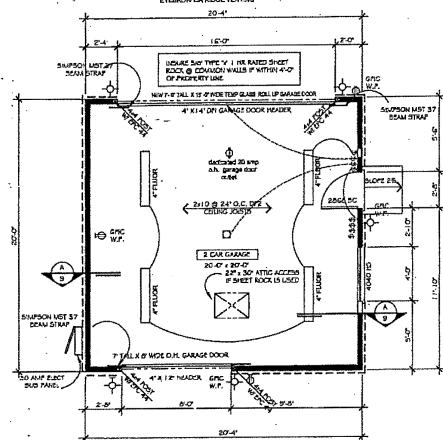
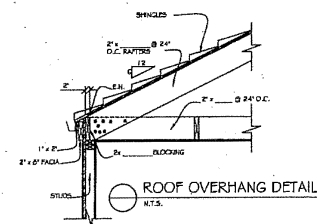
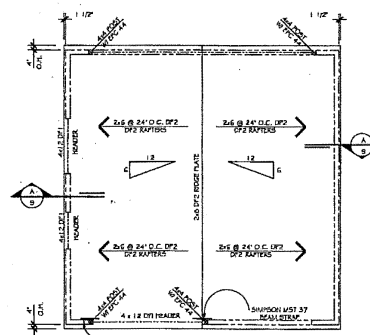
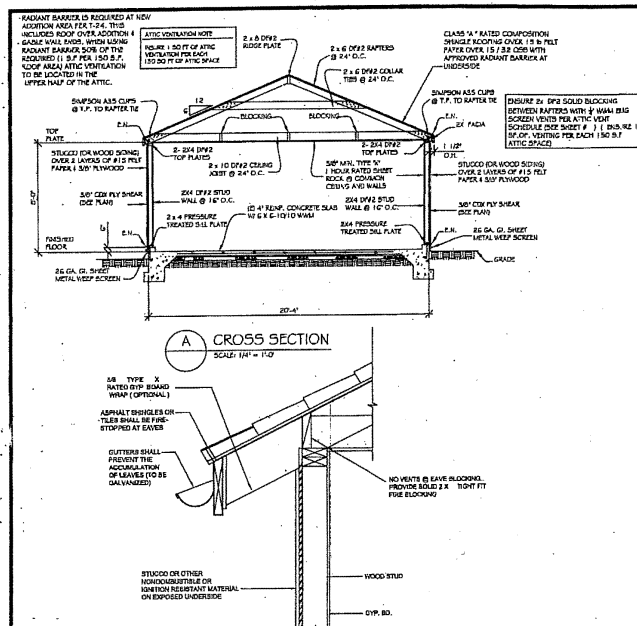
1. CLEARANCE BETWEEN WOOD SIDING, FRAMING MEMBERS, INCLUDING SHEATHING, AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 2" OR LESS THAN 2" MEASURED VERTICALLY FROM
2. WHERE ROOF GUTTERS ARE INSTALLED, THE DOWN SPOUTS SHALL BE PROPERLY TERMINATED WITH A PLASH BLOCK AND SHALL CARRY WATER AWAY FROM THE FOUNDATIONS PER CITY ORDINANCE. CLARIFY IF THERE ARE NEW GUTTERS AT NEW ADDITION

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BDF COMPLIANCE
City of Santa Clara
Building Division

RECEIVED

OCT 31 2011

801 0 x 2010



REVISIONS

Professional Design Consultants
1111 Montgomery Ave., #1 San Jose, CA 95128
(408) 224-7060



**AUGUSTINE
DESIGN**

OWNER
MR. JOSEPH CORONA
580 PARK COURT
SANTA CLARA, CA 95050
(408) 561-2947

**PROPOSED REAR ADDITION,
NEW FOUNDATION AND
INTERIOR REMODEL**

REVIEWED FOR
CODE COMPLIANCE
City of Santa Clara
Building Division

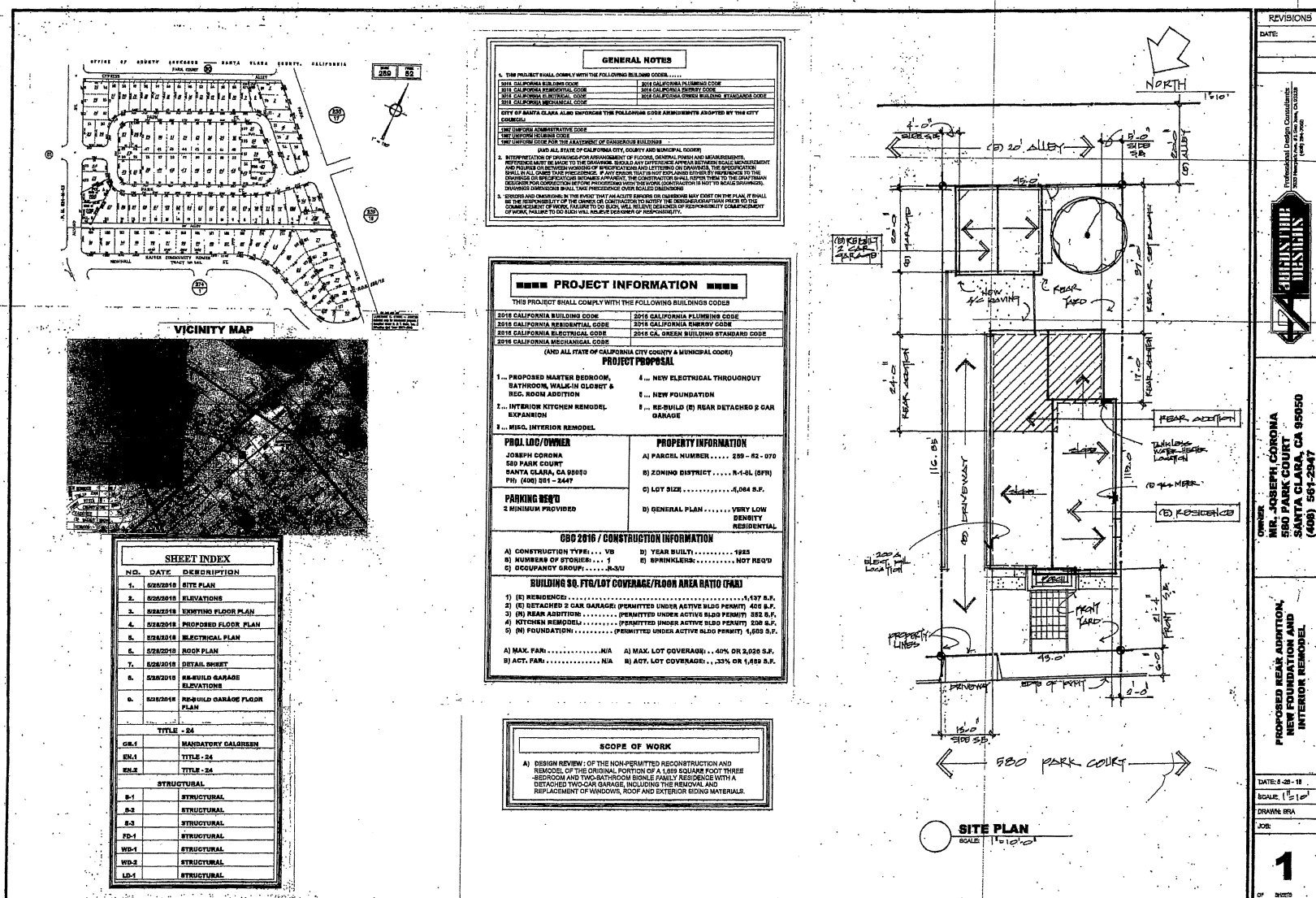
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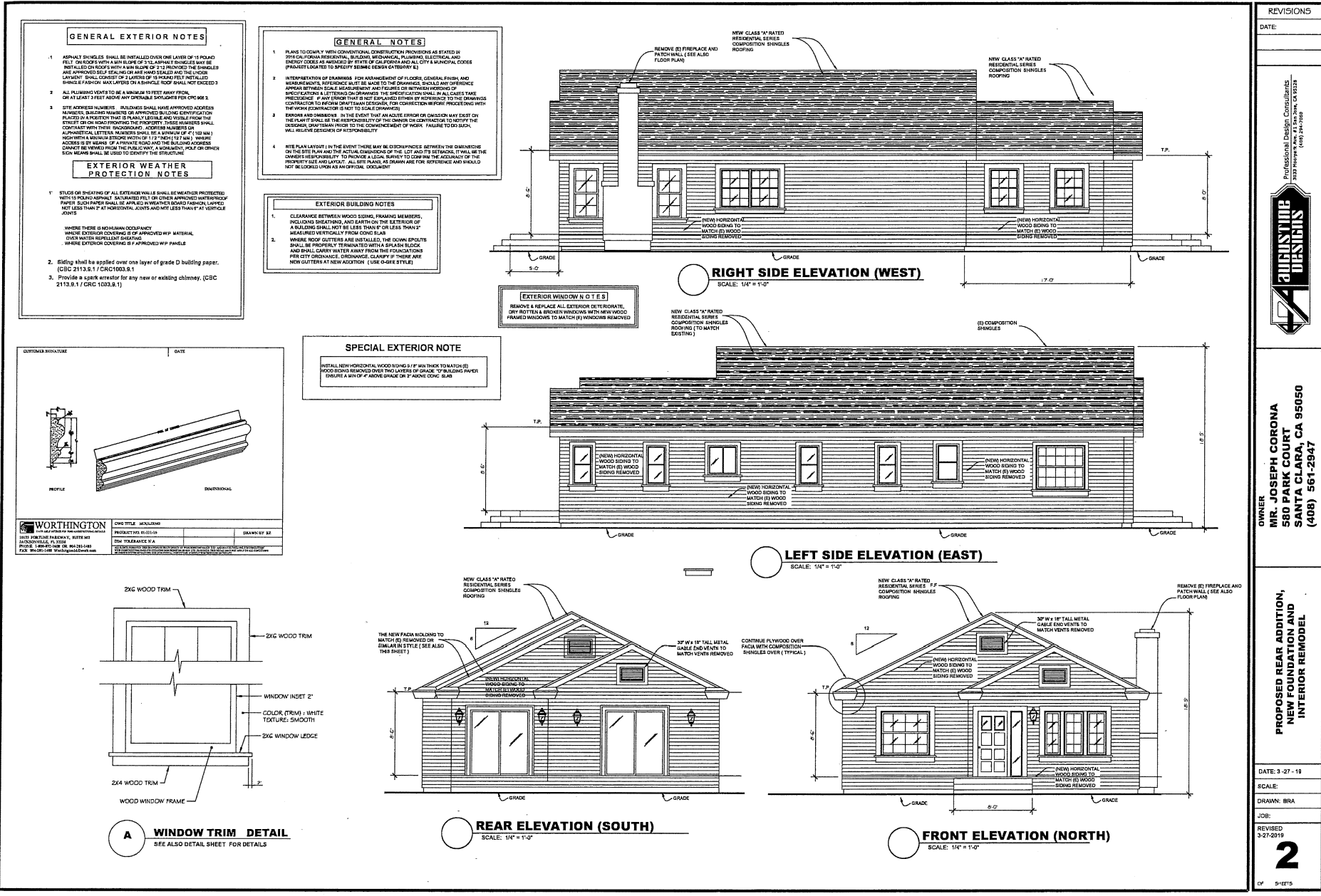
SCALE: 1/4" = 1' -

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OCT 31 2018
BUILDING DIVISION
CITY OF SANTA CLARA

9





REVISIONS	
DATE:	
Professional Design Consultants 44 AUGUSTINE DESIGNS 2020 Newport Ave. # 2, San Jose, CA 95131 (408) 244-1122	
OWNER MR. JOSEPH CORONA 580 PARK COURT SANTA CLARA, CA 95050 (408) 561-2947	
PROPOSED REAR ADDITION, NEW FOUNDATION AND INTERIOR REMODEL	
DATE: 3-27-19	
SCALE:	
DRAWN: BZA	
JOB:	
REVISED: 3-27-2019	
2	
OF SHEETS	

[illegible]



GENERAL EXTERIOR NOTES

1. ASPHALT SHINGLES SHALL BE INSTALLED OVER ONE LAYER OF 15 POUND FELT ON ROOF WITH A MINIMUM OF 3/4" LAP. SHINGLES MAY BE INSTALLED ON ROOF WITH A MINIMUM OF 3/4" LAP. SHINGLES ARE APPROVED FELT SEALING ON ARE HARD SEALED AND THE UNDER LAYMENT SHALL COVER OF LAYERS OF 15 POUND FELT NOTED SHINGLES FAMILIAR LAM LAYERS ON A SHINGLE ROOF SHALL NOT EXCEED 3
2. ALL PLUMBING VENTS TO BE A MINIMUM 10 FEET AWAY FROM OR AT LEAST 1 FEET ABOVE ANY OPENABLE WINDOW OR DOOR.
3. SITE ADDRESS NUMBERS... BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS ON APPROVED BUILDING IDENTIFICATION PLACES IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ON SIGNS PROTECTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS ON ALPHABETICAL LETTERS ADDRESS SHALL BE A MINIMUM OF 4" (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 1/16" (1.57 MM) AND 1/16" (1.57 MM) ACCESS TO BE MAINTAINED ON A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY. A MONUMENT, POLE OR OTHER SIGN WEARS SHALL BE USED TO IDENTIFY THE STRUCTURE

EXTERIOR WEATHER PROTECTION NOTES

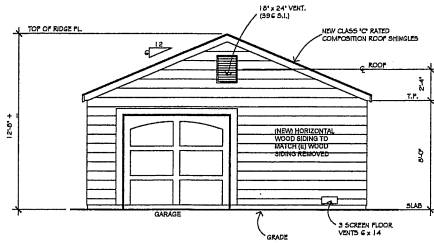
1. STUCCO OR FINISHING OF ALL EXTERIOR WALLS SHALL BE WEATHER PROTECTED WITH 5 POUND ASPHALT SATURATED FELT OR OTHER APPROVED WATERPROOF PAPER. STUCCO SHALL BE APPLIED IN WEATHER BOARD PATTERN, APPLIED NOT LESS THAN 2" AT HORIZONTAL JOINTS AND NOT LESS THAN 1" AT VERTICAL JOINTS.
2. WHERE STUCCO IS APPLIED OVER EXTERIOR BREATHING THERE SHALL BE TWO LAYERS OF GRADE 20 BUILDING PAPER. BUILDING PAPER MAY BE OBTAINED IN THE FOLLOWING MANNER:
A. WHERE THERE IS NO HUMAN OCCUPANCY
B. WHERE EXTERIOR FINISHING IS OF APPROVED V.P. MATERIAL OVER WATER REPELLENT MEMBRANE
C. WHERE EXTERIOR FINISHING IS APPROVED V.P. PAPER
3. STUCCO SHALL BE 7/8" THICK AND THREE COATS APPLIED OVER APPROVED WITH LATH AND TWO LAYERS OF GRADE 20 BUILDING PAPER. PROVIDE DEEP CREED
4. STUCCO SHALL BE APPLIED OVER ONE LAYER OF GRADE 20 BUILDING PAPER
5. PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY

GENERAL NOTES

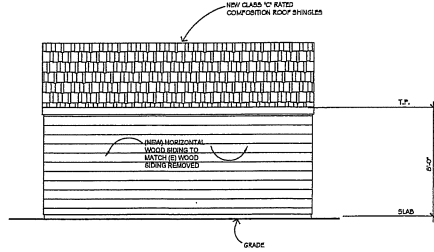
1. PLANS TO COMPLY WITH CONVENTIONAL CONSTRUCTION PROVISIONS AS STATED IN THE CALIFORNIA RESIDENTIAL BUILDING MECHANICAL, PLUMBING, ELECTRICAL, AND ENERGY CODES AS AMENDED BY STATE OF CALIFORNIA AND ALL CITY & MUNICIPAL CODES (PROJECT LOCATED TO EVERY MECHANICAL DESIGN CATEGORY 4)
2. INTERPRETATION OF DRAWINGS FOR ARRANGEMENT OF FLOORS, GENERAL FINISH, AND MEASUREMENTS, REFERENCE MUST BE MADE TO THE DRAWINGS, SHOULD ANY DISCREPANCY APPEAR BETWEEN SCALE MEASUREMENT AND DIMENSIONS OR BETWEEN WORDINGS OF SPECIFICATIONS A LETTERING ON DRAWINGS, THE SPECIFICATION SHALL IN ALL CASES TAKE PRECEDENCE. IF ANY ERROR THAT IS NOT DISCLOSED IN THE DRAWINGS, CONTRACTOR TO INFORM OWNER IMMEDIATELY FOR CORRECTION BEFORE PROCEEDING WITH THE WORK (CONTRACTOR IS NOT TO SCALE OR AMEND).
3. ERRORS AND OMISSIONS. IN THE EVENT THAT AN ACTIVE ERROR OR OMISSION MAY EXIST ON THE PLAN IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE DESIGNER, IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SO, WILL RELIEVE DESIGNER OF RESPONSIBILITY.
4. SITE PLAN LAYOUT: IN THE EVENT THERE MAY BE DISCREPANCIES BETWEEN THE DIMENSIONS ON THE SITE PLAN AND THE ACTUAL DIMENSIONS OF THE LOT AND ITS SETBACKS, IT WILL BE THE OWNER'S RESPONSIBILITY TO PROVIDE A SURVEY TO CORRECT THE ACCURACY OF THE PROPERTY LINE AND IMPROVEMENT. ALL SETBACKS, AS SHOWN ARE FOR REFERENCE AND SHOULD NOT BE LOOKED UPON AS AN OFFICIAL DOCUMENT

EXTERIOR BUILDING NOTES

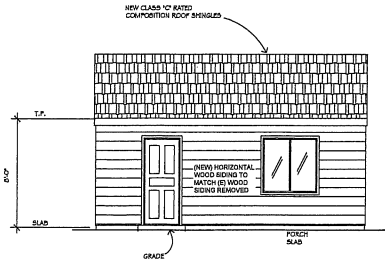
1. CLEARANCE BETWEEN WOOD BEAMS, FRAMING MEMBERS INCLUDING BRACING, AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 2" OR LESS THAN 2" MEASURED VERTICALLY FROM
2. WHERE ROOF GUTTERS ARE INSTALLED, THE DOWN SPOUTS SHALL BE PROPERLY TERMINATED WITH A FLAME BLOCK AND SHALL CARRY WATER AWAY FROM THE FOUNDATIONS PER CITY ORDINANCE. ORDINANCE CLARIFY IF THERE ARE NEW GUTTERS AT NEW ADDITION



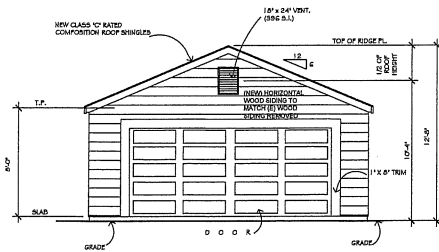
FRONT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



REAR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

EXTERIOR BUILDING NOTES

1. REMOVE EXISTING ROOF AND REBUILD AS SHOWN
2. ADD NEW FRAMING ADJACENT TO EXISTING DETEIORATING WALL STUDS
3. ADD BRACED WALL PANELS AS REQUIRED TO COMPLY WITH CURRENT SEISMIC CODES
4. REPLACE ALL EXISTING DOORS AND WINDOW AS SHOWN

REVISIONS

Professional Design Consultants
580 Park Court
Santa Clara, CA 95050
(408) 241-2947



OWNER
MR. JOSEPH CORONA
580 PARK COURT
SANTA CLARA, CA 95050
(408) 561-2947

PROPOSED REAR ADDITION,
NEW FOUNDATION AND
INTERIOR REMODEL

DATE: 4-2-19

SCALE: 1/4" = 1'-0"

DRAWN: BRA

8

OF SHEETS



Agenda Report

19-401

Agenda Date: 5/2/2019

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Informational Report: Architectural Approval for the Repair of a Water Tower at 2050 Scott Boulevard

BACKGROUND

In 1973, the property at 2050 Scott Boulevard was taken off the inventory list of historical resources. In 1981, the property was approved for the development of the Rancho Palma Grande complex with conditions to retain the row of palm trees, heritage tree grove and a water tower.

In 2012, the Architectural Committee approved the removal of select redwood trees and new landscape design after careful consideration of information presented during site visits and public meetings. During same period, the Homeowners Association and Arborwell was directed to work with the City Arborist on trimming and removal of branch limbs, and diseased trees within the heritage tree grove. The original drop siding on the water tower was replaced with plywood over time. The Homeowners Association does not have information on when this occurred.

In 2006, the Rancho Palma Grande Homeowners Association applied for a permit to replace the siding and repaint the tower. At which time, staff and the City's historical advisor, Craig Mineweaser, visited the site and prepared a report on recommendations for repair. The repair request was approved in 2008 in accordance with the recommendations in the report, but the approval expired because no permit was issued within two-years of the approval.

DISCUSSION

The current scope of work proposes to repair termite damages, replace the non-original plywood siding on the water tower with new Hardie Plank siding, and paint with same colors to preserve the visual appearance. In accordance with the Historic Preservation ordinance, when a property not on the Historical Resource Inventory list has a request that does not require a discretionary action, the request can be reviewed at an administrative level. The subject property is not on the Historical Resource Inventory. No referral to the Architectural Committee is required for the proposed scope of work.

Staff reviewed the proposed work and found that the termite damage was weakening the structural integrity of the water tower. The applicant has presented information that the existing siding material is plywood siding which not original to the water tower. The HOA is required to submit detail elevation drawings to the Planning Division for final architectural review prior to the submission for building permits. This report is to inform the Historical and Landmarks Commission of the review and approval.

ENVIRONMENTAL REVIEW

The request is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class I Existing Facilities, in that the activity consists minor repair to an existing building involving negligible or no expansion of use.

FISCAL IMPACT

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

PUBLIC CONTACT

The project was reviewed and approved at Administrative level and no noticing is required.

RECOMMENDATION

Staff recommends the Historical and Landmarks Commission note and file report.

Prepared by: Steve Le, Assistant Planner I

Approved by: Gloria Sciara, Development Review Officer



City of Santa Clara

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

Agenda Report

19-520

Agenda Date: 5/2/2019

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Informational Report: Correspondence Received

RECOMMENDATION

Staff recommends the Historical and Landmarks Commission note and file the correspondence received.

- Santa Clara Parade of Champions Crab Feast Fest Dinner and Dance, May 18, 2019.
- Santa Clara's Californio Community Lecture Co-Sponsored by the Santa Clara Woman's Club, May 18, 2019.

Reviewed by: Yen Han Chen, Associate Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Correspondence

Fundraiser on May 18, 2019 to Benefit the Santa Clara Parade of Champions

www.scparadeofchampions.org



The event will be held at the
Historic SES Center located at
1374 Lafayette St.
Santa Clara CA 95050

Donation: \$65 per person
Call for Tickets: 408-394-2473 or
408-242-1851

Or purchase online at our website
via PayPal and pick up tix on 5/18
at SES Will Call

All you can eat Crab Feast Fest Dinner and Dance

First seating is 4-6pm
Second seating is 6:30-8:30PM
"To go" orders are 3-6PM
Live Auction and Dutch Raffle
Dance 6:30-11:30PM



MAY IS PRESERVATION MONTH

Celebrate with **#ThisPlaceMatters**

Santa Clara's **'Californio** **Community'**



Who were these first Californio settlers to live in Santa Clara?
Where did they live? What were their lives like?

Join us to learn their stories and how their contributions made Santa Clara the City we have today.

Santa Clara Woman's Club Adobe
(The Peña Adobe)
3260 The Alameda
Santa Clara, CA 95050

Saturday, May 18, 2019
1:00-3:00 pm



Co-Sponsored by the Santa Clara Woman's Club

Historical & Landmarks Commission

1500 Warburton Avenue, Santa Clara, CA 95050 – (408) 615-2450



City of
Santa Clara
The Center of What's Possible

Santa Clara's Californio Community

Prior to the 1846 arrival of American immigrants, Santa Clara was more than just the site of a mission. It was the home of a vibrant *Californio* community, many of whom had ancestors who had arrived in 1776 with the Juan Bautista de Anza party. Who were these first settlers to live in Santa Clara. Where did they live? What were their lives like?



May is **National Historic Preservation Month** and as the California Office of Historic Preservation says: "Historic preservation is not only about preserving buildings and sites, but also the stories and traditions connected to those places. Preserve the history, tell the stories!" Join us and meet Santa Clara's first residents, hear their stories and learn how their contributions made Santa Clara the City we have today. Lorie Garcia, City Historian, City of Santa Clara.

WHEN: May 18, 2019, 1-3:00 P.M.

WHERE: Santa Clara Woman's Club Adobe (The Peña Adobe), 3260 The Alameda, Sta. Clara

Sponsored by the City of Santa Clara Historic & Landmarks Commission. Co-sponsored by the Santa Clara Woman's Club.

From: ana Vargas-Smith
To: [Yen Chen](#); [HistoricalLandmarksCommission](#)
Cc: avsmith2014@gmail.com
Subject: Santa Clara Parade of Champions Crab Fest Fundraiser May 18, 2019--invite
Date: Sunday, April 21, 2019 5:28:27 PM
Attachments: [All you can eat Crab Feast Fest and Dance May 18 Rev.pdf](#)

Dear Chairperson Priya Cherukuru

How are you? Would you please extend the attached invitation for the Crab Feast Fest Dinner & Dance Fundraiser to all of your Commission members, staff and advisors? Its our first fundraiser this year. Great way to bring the community together to celebrate the return of our beloved Santa Clara Parade of Champions--50 years and counting.

The Fundraiser will be held on Saturday, May 18, 2019, at the Historic S.E.S. Center at 1374 Lafayette Street, Santa Clara, CA 95050. It is a fundraiser to specifically benefit the Santa Clara Parade of Champions. In fact our Mayor Lisa Gillmor has already bought her tickets--we would love a full house.

Some notable items to consider:

1. There are children tickets (under age 12) for half price - \$32.50 each.
2. There are "Crab Feed To Go" tickets available from 3pm to 6pm.
3. Tickets can be purchased online at our website via PayPal, with pick-up on May 18th at the SES Will Call.
4. Individuals should specify first seating (4-6 pm) or second seating (6:30 - 8:30 pm)
5. Feel free to come earlier than your seating and enjoy our lounge area with full bar, where auction items will be on display. Packages range from Sail boat ride around the SF Bay to Foodie and Entertainment Baskets.
6. More information about the historic return of our Parade and fundraising events are available on our website www.scparadeofchampions.org

We hope to see you all there for an enjoyable evening with all you can eat crab, salad, bread and wine/beer/soft drinks during dinner! All friends and family are welcome---the more the merrier!

Feel free to contact me at avsmith2014@gmail.com if you have any questions.

Sincerely,
Ana Vargas-Smith, President
Santa Clara Parade of Champions
408-394-2473