

From: Brett Rodriguez
To: Yen.Chen@HistoricalLandmarksCommission@santacleara.gov
Subject: Re: 1770 Homestead Rd. Santa Clara
Date: Tuesday, June 18, 2019 2:51:29 PM

Good Afternoon,

I am reaching out to check the status of the historical plaque I wanted order for a property I own. This property fall under the Mills Act and I believe was build in or around 1913. I had originally spoken with Yen in 2018 after this property was purchased and was given a timeline of around February and we are way past this date.

How would I go about doing this and can somebody please help me?

Thank you,

Brett Rodriguez
(408) 649-0868



Meeting Date: December 1, 2016

File: PLN2016-11957

Location: 1770 Homestead Road, a 7,560 square foot lot located on the south side of Homestead Road, approximately 460 feet west of Lincoln Street, APN: 269-19-056; property is zoned R1-6L-Single Family.

Applicant/Owner: Gustavo Rojas/Scott Grasmoen

Request: **Design Review** to allow a 369 square foot rear addition on the first floor, a 100 square foot addition on the second floor, and interior remodel of an existing 2,062 square foot two-story residence with a 400 square foot detached garage and 480 square foot non-habitable basement. The property is in the Old Quad and has a Historical Preservation Agreement (Mills Act Contract).

CEQA Determination: Categorically Exempt per CEQA Section 15331 – Historical Resource Rehabilitation

Project Planner: Steve Le, Assistant Planner I

Recommendation: **Recommend Approval**, subject to conditions

PROJECT DESCRIPTION

The applicant filed an application to add 369 square foot rear addition on the first floor, a 100 square foot addition on the second floor, and an interior remodel of the existing 2,062 square foot residence. The project is a historically listed property with a Mills Act Contract. The scope of work was not included in the 10-year plan for restoration and maintenance of the historic resource.

Background

The property was constructed circa 1916 and embodies a form and detailing of a vernacular Craftsman Bungalow from the second decade of the twentieth century. Craftsmen houses from this time were constructed locally from about 1907 to 1925 which takes off from the Arts-and-Crafts movement.

The City Council approved and authorized the City Manager to execute a Historical Property Preservation Agreement (Mills Act Contract) for this property on October 13, 2015. The Commission reviewed and recommended approval of the Mills Act Contract on July 9, 2015. A 10-year plan for the restoration and maintenance of the subject property was reviewed and approved with the contract, and it is attached to this report. The DPR, dated April 10, 2015, prepared by Franklin Maggi and Sarah Winder of Archives & Architect, is attached for reference.

ANALYSIS

Since the subject property is a historically listed resource with a Mills Act, additions including alterations the exterior are reviewed for compliance to the Secretary of Interior's Standards for Rehabilitation. The project review report, dated October 11, 2016, prepared by Leslie A.G. Dill of Architecture & Architect is also attached. The evaluator noted the exterior alteration including a second-story rear dormer, removing exterior stucco to restore the historic horizontal wood siding, and some windows unit will be incorporated into the new design. These windows include the three consecutive square windows currently located in the rear elevation of the property. The project will also include new retaining walls at the basement to close off an existing exterior basement entrance. The review of the Secretary of the Interior's Standards of the proposed rehabilitation and addition finds that the project complies with the standards and recommends general notes and construction techniques be included in the building permit submittal to protect the historical elements.

The proposed project is consistent with Single Family and Duplex Design Guidelines in that the second new second story will face directly to the rear yard and would not adversely impact the privacy of the neighbor to the east and west of the project site. The second story addition is to the rear of the property and will be designed

similar to the existing dormer in the front elevation. The rear addition on the ground floor will incorporate the horizontal wood sidings and trims around the new entrance to match the style of the existing entrances. The interior floor plan will recreate an internal access only to second story and basement. The seven feet tall basement is an uninhabitable space that would be used as a laundry and storage room. The final design consideration will be referred to Architectural Review Committee for review and approval.

A revised 10-year plan for restoration and maintenance was submitted to the City along with the development plans. Since the proposed project is not included in the existing 10-year plan for restoration and maintenance, staff would recommend that the applicant apply to amend the Mills Act to include the proposed project. This inclusion of the proposed projects would assure the restoration and maintenance of the new additions.

ENVIRONMENTAL DETERMINATION

The proposed project is the California Environmental Quality Act (CEQA) per CEQA Section 15331, Historical Resource Restoration/Rehabilitation.

PUBLIC NOTICES AND COMMENTS

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

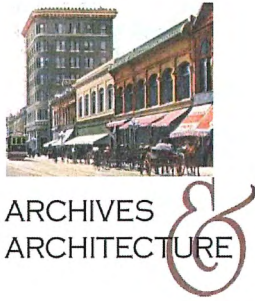
STAFF RECOMMENDATIONS

That the Historical and Landmarks Commission find that the proposed project does not significantly impact the integrity of the existing resource, and conforms to the Secretary of Interior's Standards for Rehabilitating Historical Buildings, and therefore recommend approval of the design to the Architectural Review Committee. Should the Commission require the applicant to amend the Mills Act Contract, staff would recommend that the request, as submitted, would be referred directly to a City Council for consideration.

Documents Related to this Report:

- 1) *Historical Review of Propose Project*
- 2) *10-year Restoration and Maintenance Plan (Updated)*
- 3) *Historic Survey(DPR Form)*
- 4) *Development Plan*

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SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

PROPOSED ADDITION AND REHABILITATION PROJECT

at an

HISTORIC RESIDENCE

Grasmoen Residence

1770 Homestead Road
(Parcel Number 269-19-056)
Santa Clara, Santa Clara County, California

For:

Scott Grasmoen
200 Bel Ayre Dr.
Santa Clara, CA 95050

Prepared by:

ARCHIVES & ARCHITECTURE LLC
PO Box 1332
San Jose, CA 95109
408.369.5683 Vox
408.228.0762 Fax
www.archivesandarchitecture.com

Leslie A. G. Dill, Partner and Historic Architect

October 11, 2016

INTRODUCTION

Executive Summary

This proposed residential addition project meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards). The proposed design is compatible with the Standards. The analysis is described more fully in the report that follows.

Per Standard 6 and 7 analyses, it is recommended that the following specific notes be included in the final building permit documents: Noting the historic significance of the property in the City of Santa Clara; indicating that all changes to the project plans must be reviewed; further noting that the existing historic elements are to be protected during construction, and noting physical techniques for the paint prep be identified.

Report Intent

Archives & Architecture (A&A) was retained by the owner to conduct a Secretary of the Interior's Standards Review of the new, one-story rear addition and new second-story rear dormer addition proposed for the historic property at 1770 Homestead Rd., Santa Clara, California. A&A was asked to review the exterior elevations, plans, section, and site plan of the project to determine if the proposed design is compatible with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource. The new construction at this historic property is specifically required to be found compatible with the Standards by the City of Santa Clara because the property is under a Mills Act contract.

Qualifications

Leslie A. G. Dill, Partner of the firm Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect. Ms. Dill is listed with the California Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The state utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

Review Methodology

For this report, Leslie Dill referred to the April 10, 2015 State of California historic property recordation forms (DPR523) prepared by Franklin Maggi & Sarah Winder of Archives & Architecture. Ms. Dill then evaluated an electronically forwarded proposed design set, dated May 25, 2016 and, via email, requested minor clarifications be added to the design. For this report, she reviewed the revised submittal set of preliminary prints (Sheets A-1 through A-7), dated October 6, 2016, from the designer, Gustavo Rojas of Residential Design Services, according to the Standards.

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior of the residence and its setting. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

PROJECT DESCRIPTION:

Character of the Existing Resource

Per the DPR523 form, the "...current residence at 1770 Homestead Rd. was constructed about 1916 based on Sanborn Fire Insurance maps and building characteristics. The property on the southerly side of Homestead Road (formerly Liberty Street) was originally part of larger acreage originally belonging to William Lent, and was initially developed as orchard/vineyards during the early years of the Town of Santa Clara."

The report continues that the "...one-and-one-half story house, located in the Gunckel Subdivision No. 2 in Santa Clara's Old Quad, embodies through its form and detailing a vernacular Craftsman Bungalow from the second decade of the twentieth century. The composition of form and detailing associates it with other properties in the immediate area, much of which was developed during the period just before World War I. It also shares many features with other residences in the surrounding area known as the Old Quad. Craftsman houses from this era, constructed locally from about 1907 to 1925-embody a local design response to the Arts-and-Crafts movement, as presented in such historic magazines as Craftsman, and were a reaction to the more ornate and extravagant styles of the Victorian era. Typical of a pre-War version of this Craftsman style in Santa Clara, this house has a horizontal, low mass with large side-gabled eaves that presents a strong roof-dominated front at the street."

The conclusions of the 2015 evaluation are that "...the property was found to have individual character and interest that reflects the heritage and cultural development of the city. It is neither associated with a historical event, important individual or group or other activity, but does have a direct association with broad patterns of local area history. The site was also considered for original native trees, topographical features, or outbuildings, but none were found," and "...the house characterizes an architectural style associated with a particular era. It is architecturally unique in the current neighborhood setting, and has visual symbolic meaning and appeal to the community as representative of the early town. Because the property does meet the Criterion for Architectural Significance and is associated with a particular historic era, it would appear that the property has local significance under current City policies. The historic house on this property is representative of early twentieth century Craftsman Bungalow residential architecture. The building's rectangular footprint, gabled roof, simple form, and modest detailing are recognizable from this early period. The house is a good example of a residence from the second decade of the twentieth century, although it is not a distinctive enough design to qualify for listing on the California or National Registers based on its architecture," and "Built around 1916, the subject property at 1770 Homestead Rd. maintains its compatibility with the neighboring properties due to the fact that no changes, both to the front of the residence and the lot configuration, have taken place since its construction. As a whole, the surrounding streetscape, and the subject property maintain their integrity as a good example of an early twentieth century neighborhood in the City of Santa Clara. The subdivision features homes styled as bungalows similar to the subject property, with a mix of other styles and eras."

Summary of the Proposed Project

The proposed plans identify the Mills Act Application Ten-Year Plan as a goal of this project. The project encompasses the construction of a one-story rear addition and a second-story rear dormer addition, combined with the rehabilitation of the interior to integrate the historic plan with the proposed residential alterations. The existing stucco will be removed from the historic house and the horizontal wood siding restored and some of the original window units will be relocated within the new design. The project scope includes interior remodeling and new retaining walls at the basement.

SECRETARY'S STANDARD'S REVIEW:

The *Secretary of the Interior's Standards for Rehabilitation* (Standards), originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource's historical, cultural, or architectural values. Accordingly, Standards states that, "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Following is a summary of the review with a list of the Standards and associated analysis for this project:

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."**

Analysis: There is no effective change of use proposed for this residential property.

2. **"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."**

Analysis: No historic massing of the house is proposed for removal in this phase of work; the forms and footprints of the historic residence will be preserved. The project remains a detached single-family residence with yards on all sides. The removal of a portion of the upper rear roofline and construction of a dormer does not adversely affect character-defining forms or materials; the dormer will be adequately simplified and differentiated per Standard 9. The spatial relationships and spaces embodied in the historic design are not adversely impacted by the proposed minor demolition of wall siding and the relocation of historic windows (see also Standards 3, 5 and 9).

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 architectural elements from other historic properties, will not be undertaken."**

Analysis: There are no proposed changes are that might be mistaken for original features. All new elements have adequate differentiation (See also Standard 9).

The project includes the relocation of two original window units. Their reuse will be surrounded by the differentiated materials and form of the first-floor addition, so the historic windows will not convey a sense of false originality to the new addition by their inclusion in the new wing (See also Standards 5 and 9).

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

Analysis: It is understood that no existing changes to the building(s) have acquired historic significance in their own right.

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

Analysis: The features and finishes that characterize the main house are shown as preserved on the proposed drawings. Specifically, this includes: the compact, gabled form, the original front porch, eaves, windows, front door and other character-defining materials and detailing.

The project includes the relocation of two original window units. Their reuse will be within the proposed first-floor addition that has adequate differentiation, so the historic windows will not create a sense of false history (See also Standards 3 and 9).

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.”

Analysis: The project plans include, on Sheets A-4 through A-7, general notes about the Mills Act Plan and adequate general information that addresses this project as a historic preservation project, calling attention to the Standards.

The current physical condition of the house appears visually in good condition, and the historic features are shown as generally preserved in the project drawings. It is recommended that the general notes be continued onto the final building permit documents, noting the historic significance of the property in the City of Santa Clara, indicating that all changes to the project plans must be reviewed, and further noting that the existing historic elements are to be protected during construction.

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.”

Analysis: No chemical treatments are shown as proposed in this project. The major proposed physical treatments will be the removal of the non-original stucco from the original house walls, the restoration of the original wood siding, as well as the preparation of the wood for painting. It is recommended that the planned construction techniques be identified during the building permit submittal phase.

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

Analysis: Archeological resources are not evaluated in this report.

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 shall 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.”**

Analysis: The proposed design is both appropriately compatible with the historic character of the house and differentiated by its detailing and form.

The proposed rear addition is differentiated in form, size, and location by extending to the rear from the compact main house; by being a one-story addition adjacent to the one-and-one-half-story original massing, and by being offset from the original house corner, preserving the original house dimensions and form. The roof form of the one-story addition is compatible with the main gabled roof form, and the size of the addition is compact and subordinate to the original house footprint. The proposed addition will be clad in horizontal siding, compatible in scale and pattern with the original siding that will be exposed from beneath the stucco in this project. The siding is differentiated by material (“Hardy” plank) and by the narrower dimensions of the exposure at the addition (6” instead of 8” boards). The flat-board wood trim will be compatible, as will the depth of the eaves and their exposed rafter tails. The reuse of original windows at the new addition assures the compatibility of the window design. The French doors are differentiated by modern construction type and compatible with respect to scale of the use of divided lites.

The proposed second-story dormer addition are also compatible yet differentiated. The dormer is differentiated by the siding materials and dimensions and by the simplification of the trim (i.e., no knee braces or outlookers). The proposed dormer addition is compatible by the matching size and location, as well as by the roof slope and eave dimensions. The proposed new window unit at the dormer is wood, to match the historic materials, and is a similar size opening to the historic windows. The casements include muntins that create a scale of glazing that is compatible with the historic windows with their true divided lites.

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.”**

Analysis: The proposed design would preserve the essential form and integrity of the historic property. The critical character-defining features of the house and site would be unimpaired in this project.

CONCLUSION

The currently proposed rehabilitation and addition project meets the *Secretary of the Interior's Standards for Rehabilitation*. Some notes are recommended for inclusion in the building permit submittal set.

10-27-2016 (Revised)

City of Santa Clara Planning department
1500 Warburton Ave.
Santa Clara Ca 95050

Reference: 10 Year Mills Act Application
1770 Homestead Rd.
Santa Clara Ca 95050

The following is the proposed 10-year plan for the restorations and maintenance of the historic home at 1770 Homestead Road. All items to meet the Secretary of Interiors Standards for the treatment of Historic properties:

Year 1 to 3: Exterior

- Carefully remove modern stucco siding to expose original redwood "Dolly Varden" beveled siding with 7" exposure. Where existing wood siding is damaged beyond repair it shall be carefully removed and replaced with new redwood siding milled to match the existing profile.

All wood siding and trim to be prepared for painting using the gentlest means possible, and repainted per the Secretary of Interior Standards for the treatment of historic properties. In general, only the loose paint will be removed by lightly hand-scraping (all lead paint abatement laws and code requirements must be followed) as it is the intent to preserve the historic "patina" resulting from many layers of paint being applied over the years.

- Existing original casement and hung windows shall have their wood members repaired where need. All existing windows shall be made operable as they once were, with paint removal for sticking, weight and rope repair and finally repainted.

- Existing original barge rafters, outriggers and trim shall be repaired or replaced in "like" if needed. Upon the finish repair of these items and the above mentioned, the house will be given full priming and 2 coats of paint.

- Existing carpets shall be removed exposing original Douglas fir floor. The floors shall be sanded and finished to their original look.

- Provide new retaining walls in the existing basement area. Shall become the laundry area for the home and a new interior stairs shall provide access to the area.

- Remodel of the first floor kitchen, the relocation of the stairs accessing all three floors, the conversion of bedroom #2 to a master suite with new bathroom and the remodel of the existing main bathroom. 369 sq. ft. to be added at first floor.

- Remodel existing second floor, bedroom #3 is to be partially located under new shed dormer to the rear, the remodel of the existing bathroom and the relocation of the stairs. 100 sq. ft. to be added at the second floor.

Year 4-6: House Systems

- The original existing galvanized water system shall be replaced with copper per plumbing code.
- All new electrical wiring shall be installed using the gentlest means possible to preserve original plaster wall and ceiling finishes where they exist. Where required, small holes may be drilled in the plaster to help facilitate the installation / routing of new romex wiring. For example, a small hole may be drilled above the stud wall sole plate or below the stud wall top plates to help facilitate feeding the wire down into the crawlspace or up into the attic. All holes will be patched and painted to match existing wall finish.
- The original existing cast waste lines shall be replaced with ABS waste lines per plumbing code.
- The original existing gas floor furnace shall be replaced and upgraded to forced air per mechanical code.

Year 7-9: Interior

- Existing Interior window and door hardware shall be restored or refinished to its original state.
- Existing interior trim and walls shall be primed and paint with 2 coats of paint.

Year 10: Roof and Garage

- A roof report made in 2014 stated that the roof had 10 more years of useful life remaining.
- The existing comp shingle roof, although not original as we believe it was most likely shingle, shall be replace in "like" with a 40 year asphalt comp. shingle.
- Garage shall be kept in its original state and simply painted to preserve the existing structure.

Mills Act Applicant
Scott Grasmoen
1770 Homestead Rd.
Santa Clara Ca 95050

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

Primary #
HRI #
Trinomial
NRHP Status Code 5S

Other Listings
Review Code

Reviewer

Date

Page 1 of 14

*Resource Name or #: (Assigned by recorder) Jesse & Nellie May Brown House

P1. Other Identifier: Palomino family house

*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 (photorevised 1980) T.7S; R.1E; Mount Diablo B.M.

c. Address 1770 Homestead Rd. City Santa Clara Zip 95050

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 592614mE/ 4133586mN

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

Assessor's Parcel Number: 269-19-056;

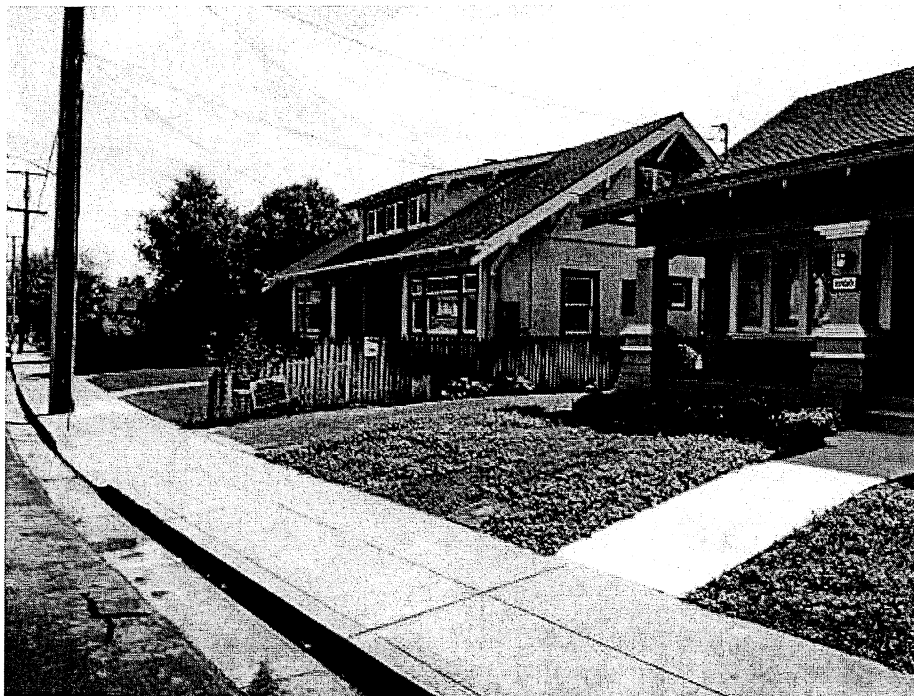
South side of Homestead Road west of Lincoln Street.

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

This circa 1916 one-and-one-half story house, located in the Gunckel Subdivision No. 2 in Santa Clara's Old Quad, embodies through its form and detailing a vernacular Craftsman Bungalow from the second decade of the twentieth century. The composition of form and detailing associates it with other properties in the immediate area, much of which was developed during the period just before World War I. It also shares many features with other residences in the surrounding area known as the Old Quad. Craftsman houses from this era, constructed locally from about 1907 to 1925-embody a local design response to the Arts-and-Crafts movement, as presented in such historic magazines as *Craftsman*, and were a reaction to the more ornate and extravagant styles of the Victorian era. Typical of a pre-War version of this Craftsman style in Santa Clara, this house has a horizontal, low mass with large side-gabled eaves that presents a strong roof-dominated front at the street. (Continued on page 2)

*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 #)

View facing east, April 2015.

*P6. Date Constructed/Age & Sources:

☒ Historic ☐ Prehistoric ☐ Both

1916, 99 years old, visual characteristics.

*P7. Owner and Address:

Scott Grasmoe
200 Bel Ayre Dr.
Santa Clara, CA 95050

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

F. Maggi & S. Winder
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: April 10, 2015

*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 State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

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

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder) Jesse & Nellie May Brown House

*Recorded by Franklin Maggi and Sarah Winder

*Date 4/10/2015

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a Description)

The characteristic features of this house include its generally rectangular footprint and steep pitched gabled roof, exposed rafter tails at eaves, large braces in the gables, large square wood posts and related trellis structure at the entry, and wood windows.

The neighborhood in which this house is located was subdivided and developed after 1908, and the buildings reflect mostly twentieth century styles. The area has maintained most of its original residential features, and the house is surrounded by much of its historic setting, including adjacent houses of similar age, scale, and design, and surrounding properties of a similar scale and setbacks. However, some of the properties have redeveloped into small apartment or condominium complexes, providing a mix of residential uses to the area. The wider surrounding neighborhood, known as the Old Quad, is also compatible with the historic residential setting, including surrounding properties of a similar scale and setback, mature trees and other landscaping, and nearby houses of similar historic quality, scale and design. This area represents an eclectic mix of house styles and buildings types that date from the beginning of American California through the present day.

The immediate setting of the house includes a modest front yard that is landscaped with a lawn and accented with foundation plantings. A shared driveway of concrete and gravel leads back along the easterly side of the house to a replacement single car garage built in the 1950s. The rear yard is well-kept with older shrubs and citrus framing the space.

This nominally north-facing house has a one-and-one-half story rectangular main mass. Entry is through a centered porch inset into the front facade which contains an oversized Craftsman entry door. The house is raised above a partial original basement on what appears to be the original concrete foundation.

The cladding on this wood-framed house currently consists of stucco. The original wood siding has been covered twice. A 1978 permit was approved by the City of Santa Clara for a refinishing of stucco on the building. At that time the County Assessor noted that the house was covered with asphalt siding. The original wood siding had been covered at mid-century, and then removed when the house got its current cladding in 1978. The stucco at the base is applied directly on the wood studs, so original wood was likely partially removed in 1978. Destructive testing has revealed underlying wood siding.

The roofing consists of replacement composition shingle. The deep side gables have large braces and wide rake fascias with keyed lower ends. The lower front and rear eaves have open rafter tails and replacement ogee gutters at the lower eaves. On the front roof plane, a large shed dormer is prominently centered on the building. The front of the dormer has three sets of wood casement windows.

The front porch is recessed and centered, with three steps leading up to its tile covered concrete base. The steps are wide, but not full-width in front of the porch. Short wing walls that frame the steps function as bases for four large wooden posts that support a trellis over the entryway. The front porch ceiling is solid and coated with stucco. Six-lite casement windows flank the entry door. The door has a narrow vertical glass pane with two small glass panes on either side.

The rear porch is tucked under the southeast corner of the building and enclosed. While most of the fenestration throughout the house is small-pane multi-lite sash, both casement and double-hung, the rear porch appears to have newer slider windows that likely replaced the original screened enclosure. The rear façade is highlighted with the wide bank of windows consisting of three sets of casement windows. Additional rear windows include small fixed pane lites, and other windows along the interior elevation are simple double-hung sash.

(Continued on next page)

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

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder)

Jesse & Nellie May Brown House

*Recorded by Franklin Maggi and Sarah Winder

*Date 4/10/2015

☒ Continuation ☐ Update

(Continued from previous page)

Character-defining fenestration at the front façade consists of two wide tripartite sets with a large central focal window and two single-hung side-lites, with multi-lite transoms above. All of the windows have original casings with edge molding.

The garage is of mid-twentieth century design, replacing an older garage in 1958. The wood cladding is v-groove, typical of Ranch style houses of the period. It is a simple two-car structure with a front and rear gable roof.

The rear yard contains a sloped basement access door near the rear door to the house.

Integrity and character-defining features:

The property retains most of its historical integrity over time as per the National Register's seven aspects of integrity. The house maintains its original location on Homestead Road in Santa Clara. The property is set within a historic residential setting, known as the Old Quad neighborhood of Santa Clara, including surrounding properties of a similar scale and adjacent houses of similar age, scale, setbacks, and related early design. Original materials such as the windows, trellis, porch, and front door continue to exist, as well as underlying wood siding. The basic form of the house has been maintained with little change other than the application of stucco at the outside walls. The house retains its circa 1916 residential scale and feeling and has continued to illustrate its associations with the design of Craftsman Bungalows in Santa Clara through its massing and detailing.

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP**

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder)	Jesse & Nellie May Brown House
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*Map Name: USGS San Jose West

*Scale: n.t.s.

*Date of Map: 1980



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 5 of 15

*NRHP Status Code 5S1

*Resource Name or # (Assigned by recorder) Jesse & Nellie May Brown House

B1. Historic Name: Jesse and Nellie Mae Brown House

B2. Common Name: None

B3. Original use: Single family residential B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman Bungalow

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

Residence constructed circa 1916. Lot 25, part of Gunckel Subdivision No. 2. Garage built 1958.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Garage.

B9a Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter Area Santa Clara Old Quad
Period of Significance 1916 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 current residence at 1770 Homestead Rd. was constructed about 1916 based on Sanborn Fire Insurance maps and building characteristics. The property on the southerly side of Homestead Road (formerly Liberty Street) was originally part of larger acreage originally belonging to William Lent, and was initially developed as orchard/vineyards during the early years of the Town of Santa Clara.

In July 1866, J. J. Bowen conducted a survey, based on an earlier plat prepared in the late 1840s, and recorded the official town plat for Santa Clara on August 22, 1866. The blocks were numbered and generally 300 feet square in size. The subject property is identified as belonging to James P. Pierce, as a part of his large 96 acre estate.

Today, the area as platted in 1866 is known as Santa Clara's "Old Quad", containing a mix of building types and construction dates. Old Quad is defined as that area southerly of Lewis Street, easterly of Scott Boulevard, Northerly of Newhall Street and westerly of the Caltrain railroad tracks.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

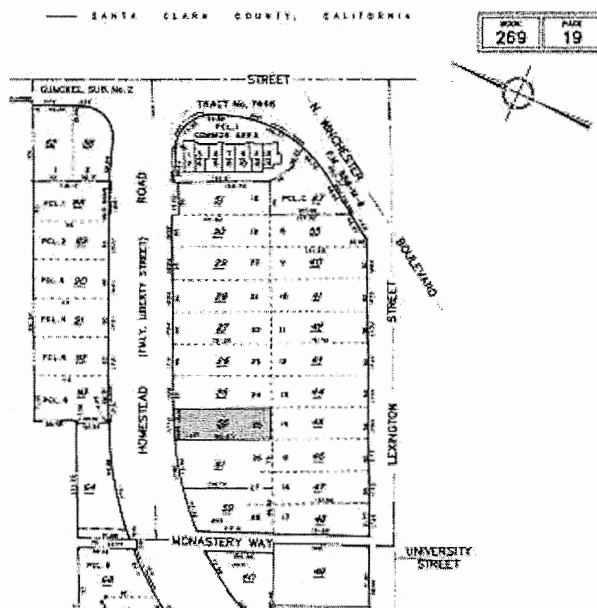
(see page 9)

B13. Remarks: Renovation / Mills Act Contract

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: April 10, 2015

(This space reserved for official comments.)



DPR 523B

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

**Primary #
HRI #
Trinominal**

Page 6 of 14

*Resource Name or # (Assigned by recorder) Jesse & Nellie May Brown House

*Recorded by Franklin Maggi and Sarah Winder

*Date 4/10/2015

☒ Continuation ☐ Update

(Continued from previous page, DPR523b, B10 Significance)

James P. Pierce purchased his estate from William Lent in 1866. Lent had constructed a residence on his 96 acre estate in 1854, and had also planted an orchard and a vineyard on his lands. In 1866, Pierce purchased Lent's property, shown as Sub-Lot number 21 on the first official survey of the Town and Sub-Lots of Santa Clara by J. J. Bowen in July of that same year. The improvements are listed as a House, Barn, Orchard and Vineyard. The *Plat of Santa Clara*, drawn between 1873 and 1875, indicates the area which would become the New Park Subdivision including the subject property was planted with grapes.

James Pierronet Pierce was born in Pennsylvania, and arrived in California in 1854. Pierce made his initial fortune in hydraulic mining operations in Yuba County. Pierce also owned a saw mill at the foot of Mount Shasta near Dunsmuir, which pioneered the sugar and white pine lumber industry. After purchasing the estate from Lent, he christened it "New Park", after his grandfather's home in England.

James P. Pierce founded the Bank of Santa Clara County in 1875. He also bought the small Enterprise Mill and Lumber Company located at Bellomy Street and Union (now Park) Avenue and a saw mill in the Santa Cruz Mountains. Pierce incorporated the lumber company in 1879 under the name of Pacific Manufacturing Company, and it would become the biggest lumber business on the West Coast. The company which had begun as a small planing mill and lumber yard to supply the local needs of the Town of Santa Clara continued to expand until it served a market that included all of California, the Hawaiian Islands and several western states including Utah. The company maintained a mill and lumber yard in Santa Clara, covering an area of twenty acres. The business closed in 1960.

Pierce's acreage was planted with grapes and fruit trees and Pierce propagated a new grape varietal, known as the Pierce, or Pierce's Isabella variety. By the 1920s, Pierce's variety had all but virtually replaced the original Isabella variety in Santa Clara Valley vineyards. James P. Pierce, as well as his son, Richard, were among the most prominent of wine makers in the Santa Clara Valley during the 1870s and 1880s.

When James P. Pierce died, his property was sold to Judge Hiram Bond in 1895. Bond continued to operate the winery and farm. Jack London was a resident of the estate at this time, and utilized it for the opening scenes of his famous novel, *The Call of the Wild*. Upon Bond's death in 1906, the estate was sold to Senator James D. Phelan, who constructed a Carmelite Nunnery on part of the 96 acres, while another part was sold and subdivided. The original mansion and surrounding 11 acres, including gardens, and parts of the orchards and vineyards became the first home of the Carmelite Order. Alice Phelan, James Phelan's sister, was a benefactor of the order, after her daughter entered the order in Boston.

The subject property was a part of the land that was sold off and subdivided in 1908. The subject property is Lot 25 of the "Gunckel Subdivision No. 2" (recorded October 15, 1908, SCC Maps Book M1, Page 34). At that time the lot was addressed on Liberty Street (which would later become Homestead Road when the two were connected as a through street in the 1950s and 1960s). A much smaller structure than exists today can be seen on the 1915 Sanborn Fire Insurance Map with the address of 1770 Liberty Street, but visual characteristics and city directories show that the extant residence now located on the subject property was constructed subsequent to the 1915 mapping and is not the earlier house on this property.

The first owner/occupants of 1770 Liberty St. were the Brown family. Jesse Mason Brown, born in Oregon in 1885, married California native Nellie Mae Dugdell in 1906. The couple had one son, Robert Leroy who was born in 1907 in Santa Clara. The Browns rented a home on Fremont Street prior to their purchase of 1770 Liberty St. in 1916. Jesse held various jobs, including working as a clerk at the Hendy Iron Works. The family continued to own the subject property into the early 1940s. Robert lived with his parents into his early adulthood, and during the 1930s, Nellie Mae's mother also resided with the couple at the subject residence.

(Continued on next page)

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

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder) Jesse & Nellie May Brown House

*Recorded by Franklin Maggi and Sarah Winder

*Date 4/10/2015

☒ Continuation ☐ Update

(Continued from previous page)

In 1943, the Blanco family purchased the property John E. Blanco, a Spanish immigrant, his wife Laura, and their five children occupied the subject residence until the late 1950s. John, a boxmaker, had immigrated to the United States with his wife and young child in 1924 (likely fleeing Franco's fascist regime which has recently come to power).

The property was subsequently acquired by Thomas J. Palomino about 1960, and remained under Palomino family ownership until acquired by the current owner in 2015.

EVALUATION

The City of Santa Clara's online Smart Permit System identifies this property as "Historically Significant," and appears on the City's list of Architecturally or Historically Significant Properties, otherwise known as Historic Preservation and Resource Inventory (see Appendix 8.9 of the 2010-2035 General Plan). The property known as 1770 Homestead Rd. is listed as 5S on the California Directory of Properties in the Historic Property Data File. The property was not found on any other State or local inventory or list. It is located within the City of Santa Clara in a neighborhood now known as Old Quad.

The List of Designated Architecturally and/or Historically Significant Properties is based on the 1981 City of Santa Clara Historic Survey, and has been updated to note those sites which have been rezoned to a Historic combining district designation, as well as to reflect the deletion of those structures which have been demolished, and the addition of properties that have been revitalized and saved. Most of the properties identified as significant on the List are located in the Old Quad. It is recognized that significant changes to any one site within the Old Quad may have an impact on the historic character of this important area of Santa Clara. On an ongoing basis, the Historical and Landmarks Commission evaluates this List for possible updates. Therefore, properties not currently included in this List but in close proximity to sites located in the Old Quad may also be subject to review by the Historical and Landmarks Commission for consistency with the historic character and neighborhood integrity of surrounding properties, prior to granting discretionary approvals for expansion, reconstruction or replacement. Specific areas of the Old Quad appropriate for referral to the Historical and Landmarks Commission are determined by the City Council.

The development of the subject property occurred just before World War I. This period of growth in Santa Clara and the rest of the Valley had begun with an influx of immigrants during the first two decades of the twentieth century. Today, the house on this property is representative of a period of growth in Santa Clara that has continued into the recent past as older vacant properties within the original city have been developed, or older houses demolished and new single, multi-family buildings, or commercial/industrial/institutional buildings constructed.

The Old Quad is noted in the Santa Clara General Plan as containing most residential architectural styles of the late nineteenth and early twentieth centuries: Neoclassical, Greek Revival, Gothic Revival, Italianate, Stick, Queen Anne, Colonial Revival, Spanish Colonial Revival, Mission Revival, Bungalow, and Craftsman. The significance of the area, however, rests in the concept of Old Quad as a neighborhood. Old Quad is today a strong visual reminder of the self-contained community formally laid out in a grid pattern in 1866 (based on an initial survey of 1847), in contrast to the modern tract and commercial development of most of the Santa Clara Valley and other parts of the City of Santa Clara following World War II.

(Continued on next page)

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

Primary #
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Page 8 of 14

*Resource Name or # (Assigned by recorder)

Jesse & Nellie May Brown House

*Recorded by Franklin Maggi and Sarah Winder

*Date 4/10/2015

☒ Continuation ☐ Update

(Continued from previous page)

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council. A qualified historic resource is defined as: any building, site, or property in the City that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archeological significance is potentially eligible. The City's historic preservation policies recognize older buildings for their historical and architectural significance as well as their contributions to the identity, diversity, and economic welfare of communities. The historic buildings of Santa Clara highlight the City's unique heritage and enable residents to better understand its identity through these links with the past. The property at 1770 Homestead Rd. was found to meet the following criteria:

Criterion for Historical or Cultural Significance:

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

In considering the significance of the property based on the City of Santa Clara's Criterion for Historical or Cultural Significance, the property was found to have individual character and interest that reflects the heritage and cultural development of the city. It is neither associated with a historical event, important individual or group or other activity, but does have a direct association with broad patterns of local area history. The site was also considered for original native trees, topographical features, or outbuildings, but none were found.

Criterion for Architectural Significance:

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

Under the City of Santa Clara's Criterion for Architectural Significance, the house characterizes an architectural style associated with a particular era. It is architecturally unique in the current neighborhood setting, and has visual symbolic meaning and appeal to the community as representative of the early town. Because the property does meet the Criterion for Architectural Significance and is associated with a particular historic era, it would appear that the property has local significance under current City policies.

The historic house on this property is representative of early twentieth century Craftsman Bungalow residential architecture. The building's rectangular footprint, gabled roof, simple form, and modest detailing are recognizable from this early period. The house is a good example of a residence from the second decade of the twentieth century, although it is not a distinctive enough design to qualify for listing on the California or National Registers based on its architecture.

Criterion for Geographic Significance

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

The majority of the surrounding residences on the court where this house is located maintain their original location and integrity from the time of their construction, in the early twentieth century. Built around 1916, the subject property at 1770 Homestead Rd. maintains its compatibility with the neighboring properties due to the fact that no changes, both to the front of the residence and the lot configuration, have taken place since its construction. As a whole, the surrounding streetscape, and the subject property maintain their integrity as a good example of an early twentieth century neighborhood in the City of Santa Clara. The subdivision features homes styled as bungalows similar to the subject property, with a mix of other styles and eras.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder)

Jesse & Nellie May Brown House

*Recorded by Franklin Maggi and Sarah Winder

*Date 4/10/2015

☒ Continuation ☐ Update

(Continued from previous page)

The Brown Family House is representative of early twentieth century patterns of development within the historic Old Quad neighborhood. The Old Quad has lost many of its original historic buildings, although many residential properties remain. Historic residential properties in Old Quad such as the house at 1770 Homestead Rd. contribute to the historic setting and an understanding of the early pattern of development. Most of these properties however would not be considered to be the primary resources in helping establish the significance of a historic district if it were to be established, or are associated with significant events, under Criterion A of the National Register of Historic Places, or Criterion (1) of the California Register of Historic Resources. Within the Criterion for Geographic Significance under the Criteria for Local Significance adopted by the Santa Clara City Council, the property would not individually meet the eligibility requirements for a Qualified Historic Resource.

The Brown family was initially associated with this property beginning shortly after it was constructed, and continued to occupy the property until World War II. Two other families have occupied the property until acquired by the current owner. All of the residents/owners were considered for historical significance, and none found to have contributed to the historic development of Santa Clara in an important way. The property would therefore not appear to be eligible for the National or California Registers based on personages under National Register Criterion B or California Register Criterion (2).

The purpose of a Mills Act contract is to offer owner(s) of historically significant properties an economic incentive to maintain and preserve the historic physical integrity of their properties, which thereby also increases the aesthetic and economic health of the surrounding neighborhood and the City.

(Continued from page 5, DPR523a, B12 References)

City of Santa Clara Building Permits.

Garcia, L. "Santa Clara: From Mission to Municipality", Santa Clara University Department of Anthropology and Sociology Research Manuscript Series No. 8, 1997.

Garcia, Lorie, George Giacomini, and Geoffrey Goodfellow. *A Place of Promise: The City of Santa Clara 1852-2002*. Santa Clara, 2002.

Polk Santa Clara County Directories, 1908-1979.

Sanborn Fire Insurance Maps. 1915, 1932, 1939, 1950, 1951, 1955, 1962, and 1968.

Santa Clara County Recorded Maps and Deeds.

Santa Clara County Assessor, Residential Unit Property Record, retrieved April 2015.

U. S. Federal Census, 1900-1940.

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

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder) Jesse & Nellie May Brown House

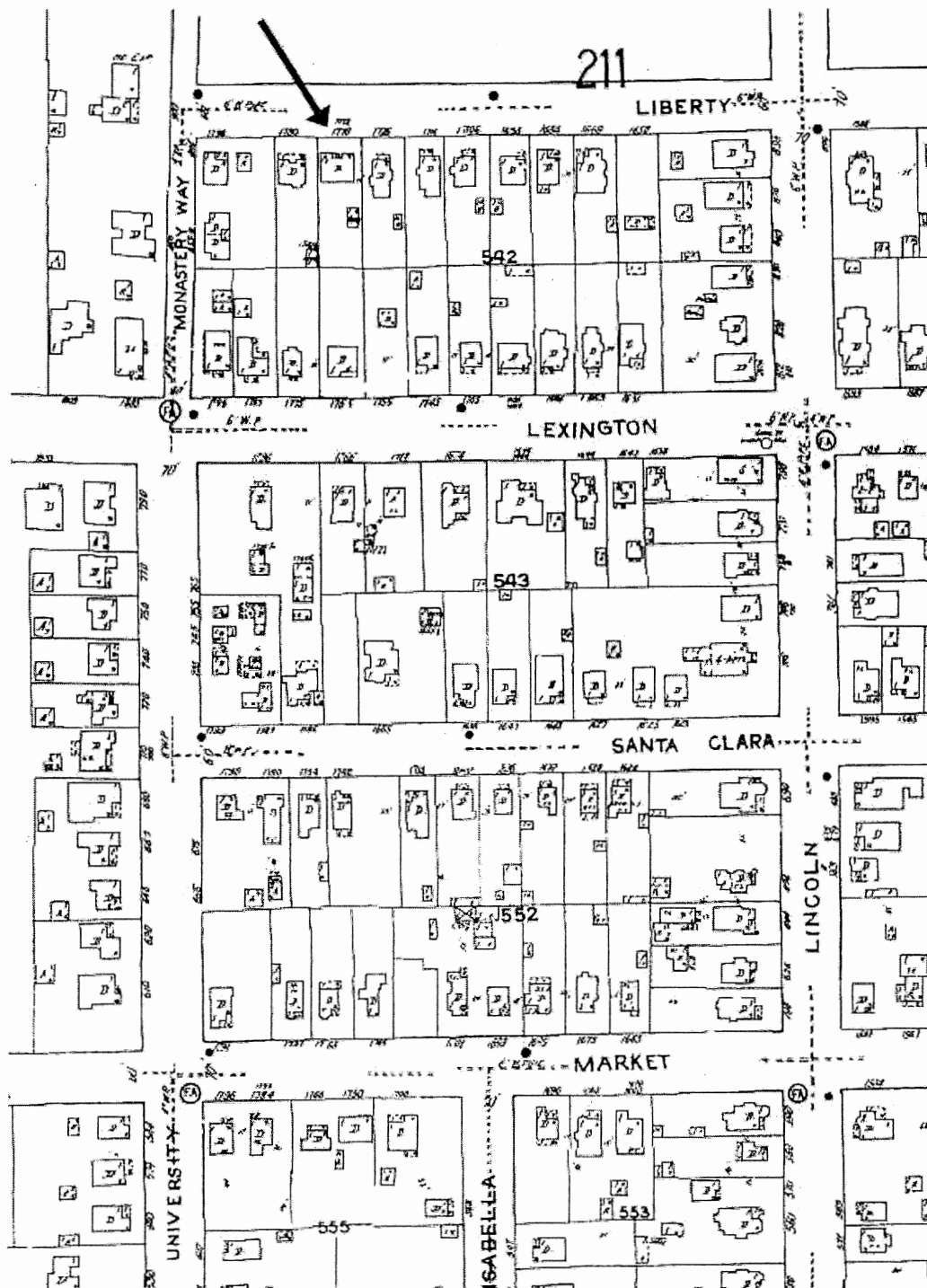
*Recorded by Franklin Maggi and Sarah Winder

*Date 4/10/2015

☒ Continuation

☐ Update

1950 Sanborn Fire Insurance map



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

Primary #
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*Resource Name or # (Assigned by recorder) Jesse & Nellie May Brown House

*Recorded by Franklin Maggi and Sarah Winder

*Date 4/10/2015

☒ Continuation ☐ Update



Front from street with driveway, viewed facing south.



Front from street with right side elevation, viewed facing southeast.

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

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder)

Jesse & Nellie May Brown House

*Recorded by Franklin Maggi and Sarah Winder

*Date 4/10/2015

☒ Continuation

☐ Update



Detail of front entry porch with door and casement windows, viewed facing south.



Detail of front trellis system, viewed facing southwest.

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

Primary #
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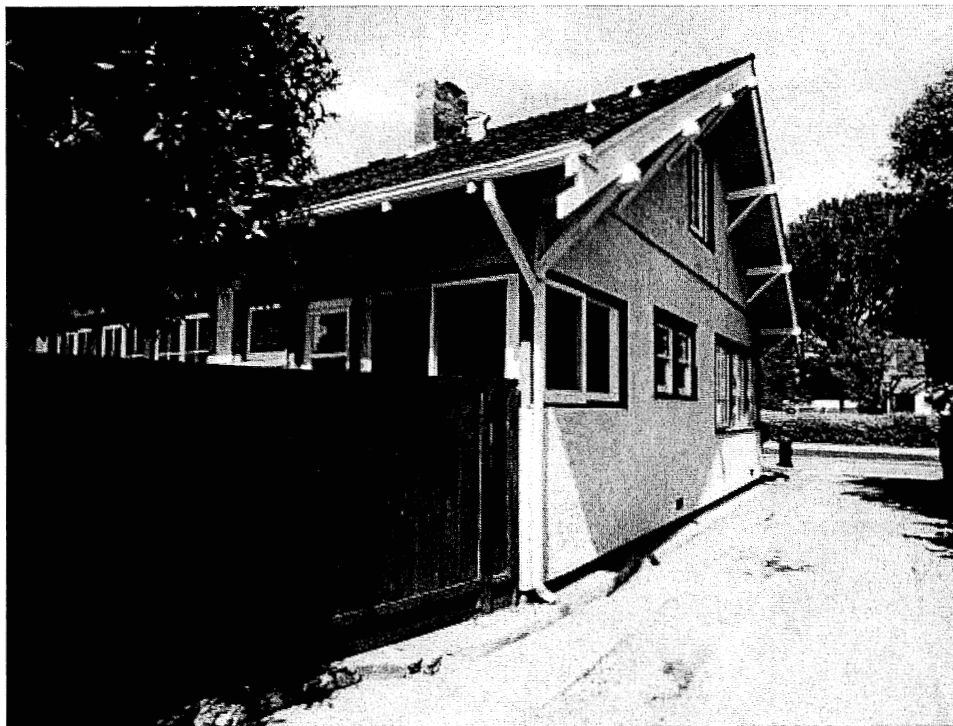
*Resource Name or # (Assigned by recorder)

Jesse & Nellie May Brown House

*Recorded by Franklin Maggi and Sarah Winder

*Date 4/10/2015

☒ Continuation ☐ Update



Side elevation at driveway, viewed facing northwest.



Rear elevation, viewed facing northwest.

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

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder) Jesse & Nellie May Brown House

*Recorded by Franklin Maggi and Sarah Winder

*Date 4/10/2015

☒ Continuation ☐ Update



Garage, viewed facing southeast.

Grasmoen Residence.

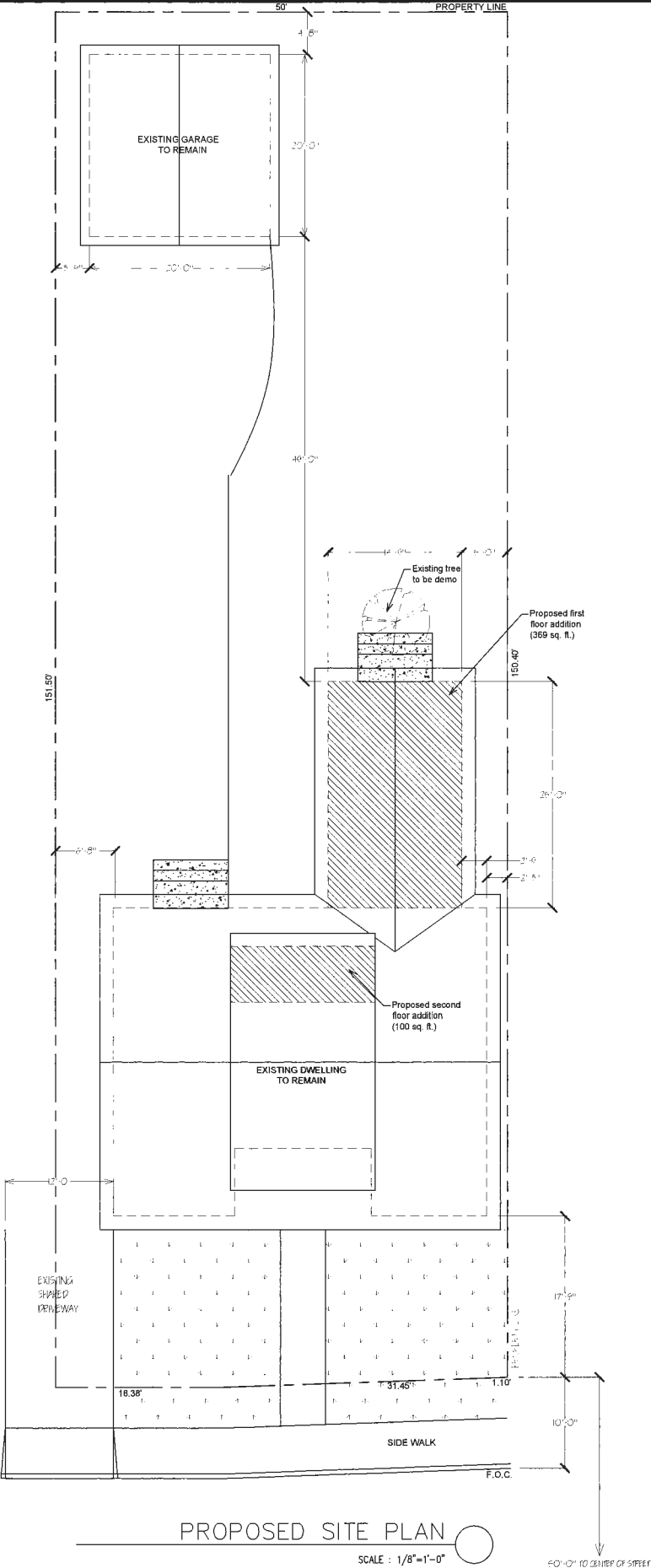
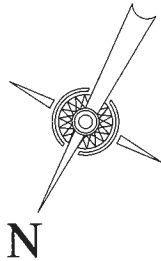
1770 Homestead

Santa Clara, Ca.

SCOPE OF WORK	INDEX
PROVIDE NEW RETAINING WALLS AT EXISTING BASEMENT AREA (LAUNDRY)	A0.....PROJECT DATA AND SITE PLAN
REMODEL EXISTING LIVING AREA (KITCHEN STAIRS, BEDROOM 2 AND BATHROOM 1)	A1.....EXISTING/PROPOSED BASEMENT
REMODEL EXISTING LIVING ATTIC AREA (BEDROOM 3, NEW BATHROOM AND NEW STAIRS LOCATION)	A2.....EXISTING/PROPOSED FLOOR PLAN
NEW ADDITION WITH MASTER BEDROOM, BATHROOM AND WALKING CLOSETS.	A3.....EXISTING/PROPOSED ATTIC PLAN
	A4.....EXISTING/PROPOSED ELEVATIONS
	A5.....EXISTING/PROPOSED ELEVATIONS
	A6.....EXISTING/PROPOSED ELEVATIONS
	A7.....EXISTING/PROPOSED ELEVATIONS

PROJECT DATA	VICINITY MAP
APN # 269-019-056 CONSTRUCTION TYPE: V-B ZONING: R1-6L A-EXISTING LOT.....7, 560.00 s.f. B-EXISTING DWELLING.....1, 290.00 s.f. C-EXISTING GARAGE.....400.00 s.f. D-EXISTING ATTIC AREA.....660.00 s.f. E-EXISTING FRONT PORCH.....112.00 s.f. F-EXISTING BASEMENT AREA.....480.00 s.f. G-(N) MAIN FLOOR ADDITION.....369.00 s.f. H-(N) ATTIC ADDITION.....100.00 s.f. LOT COVERAGE (B+C+E+F= 2,171).....(.28%)	

APPLICABLE CODES	PARCEL MAP
CALIFORNIA BUILDING CODE (CBC).....2013 CALIFORNIA ELECTRICAL CODE (CEC)2013 CALIFORNIA MECHANICAL CODE (CMC) ...2013 CALIFORNIA PLUMBING CODE (CPC)2013 CALIFORNIA ENERGY CODE2013 CALIFORNIA FIRE CODE (CFC)2013 CALIFORNIA RESIDENCIAL CODE (CRC).....2013 CALIFORNIA GREEN BDG CODE (CGBC).....2013 CURRENT SANTA CLARA CITY ORDINANCE	



General Notes

No.	Revision/Issue	Date

Firm Name and Address

Residential Design Service
New, Remodels, Permits & T-24

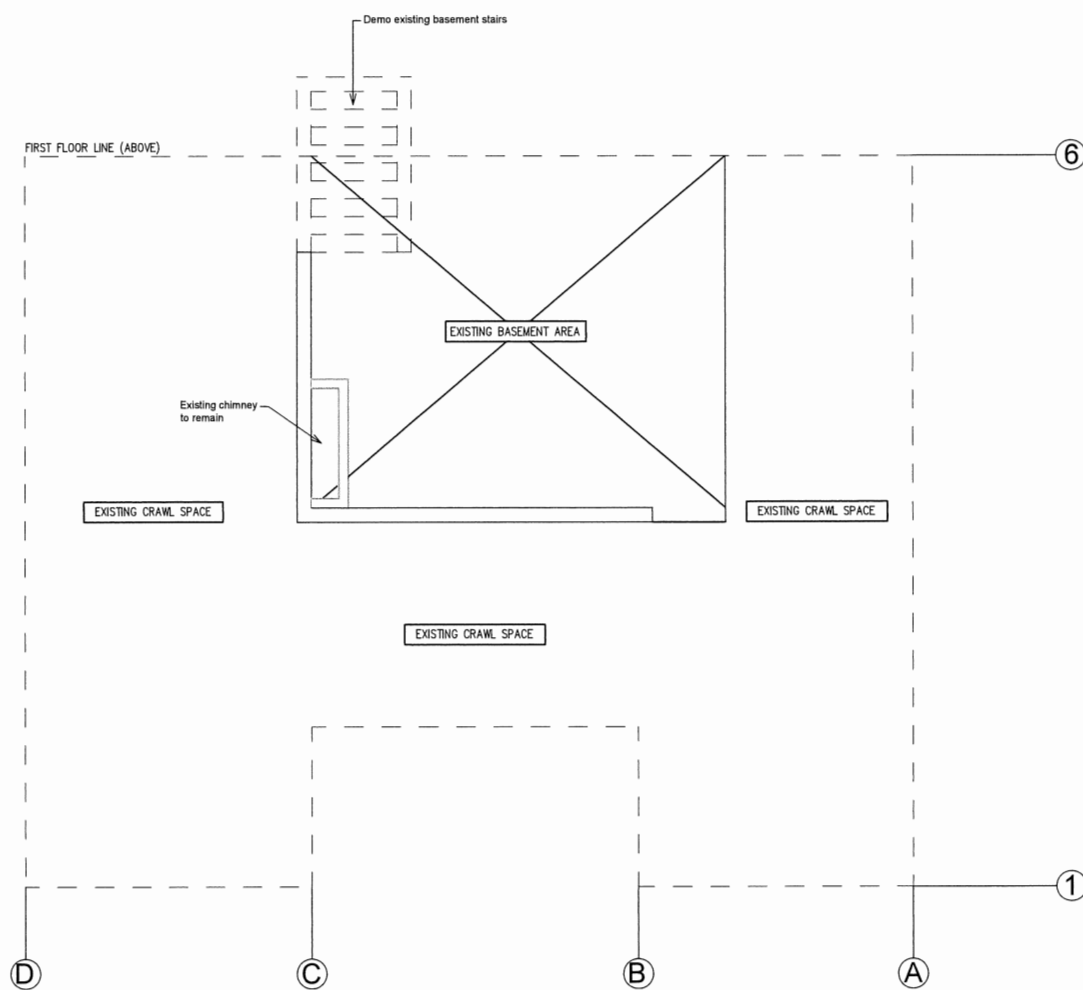
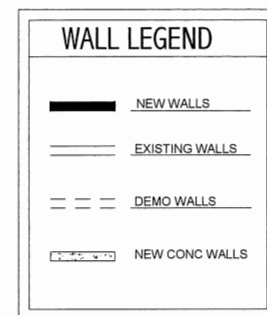
Gustavo Rojas
Assoc. AIA (American Institute of Architects)

3024 Huff Av. #32 Phone: (408) 722.7197
San Jose, Ca. 95128 gusrojas70@hotmail.com

Project Name and Address

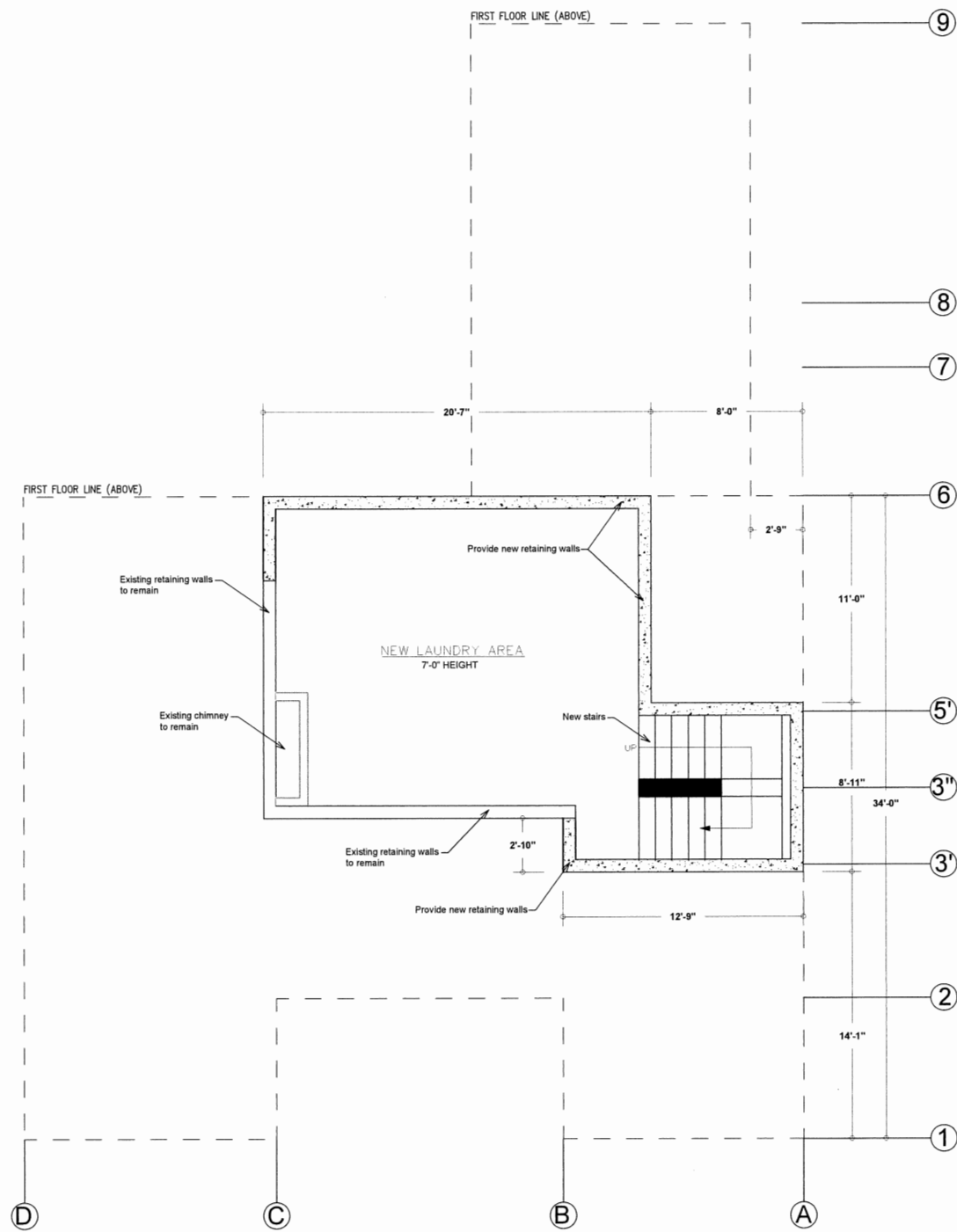
Grasmoen Residence.
1770 Homestead
Santa Clara, Ca.

Project 2016-003	Sheet A-0
Date 10/28/2016	
Scale As shown	



EXISTING/DEMO BASEMENT PLAN

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



PROPOSED BASEMENT PLAN

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

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Residential Design Service
 New, Remodels, Permits & T-24.

Gustavo Rojas
 Assoc AIA (American Institute of Architects)

3024 Huff Av. #32 Phone: (408) 722 7197
 San Jose, Ca. 95128 gusrojas70@hotmail.com

Project Name and Address

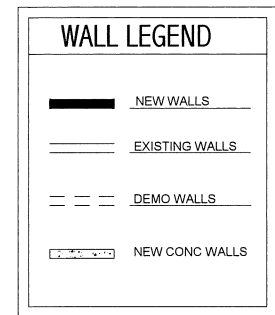
Grasmoen Residence.

1770 Homestead Dr.

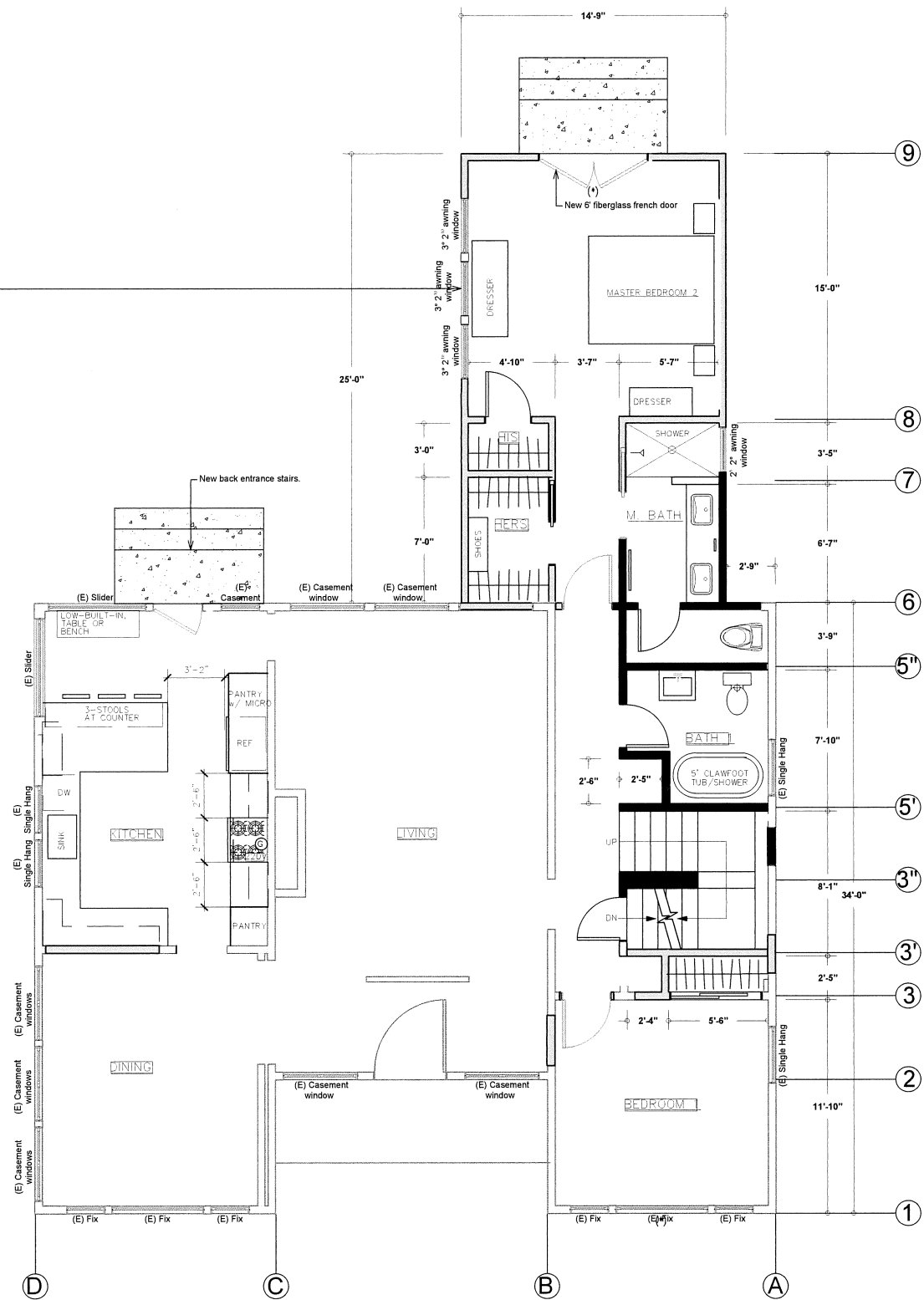
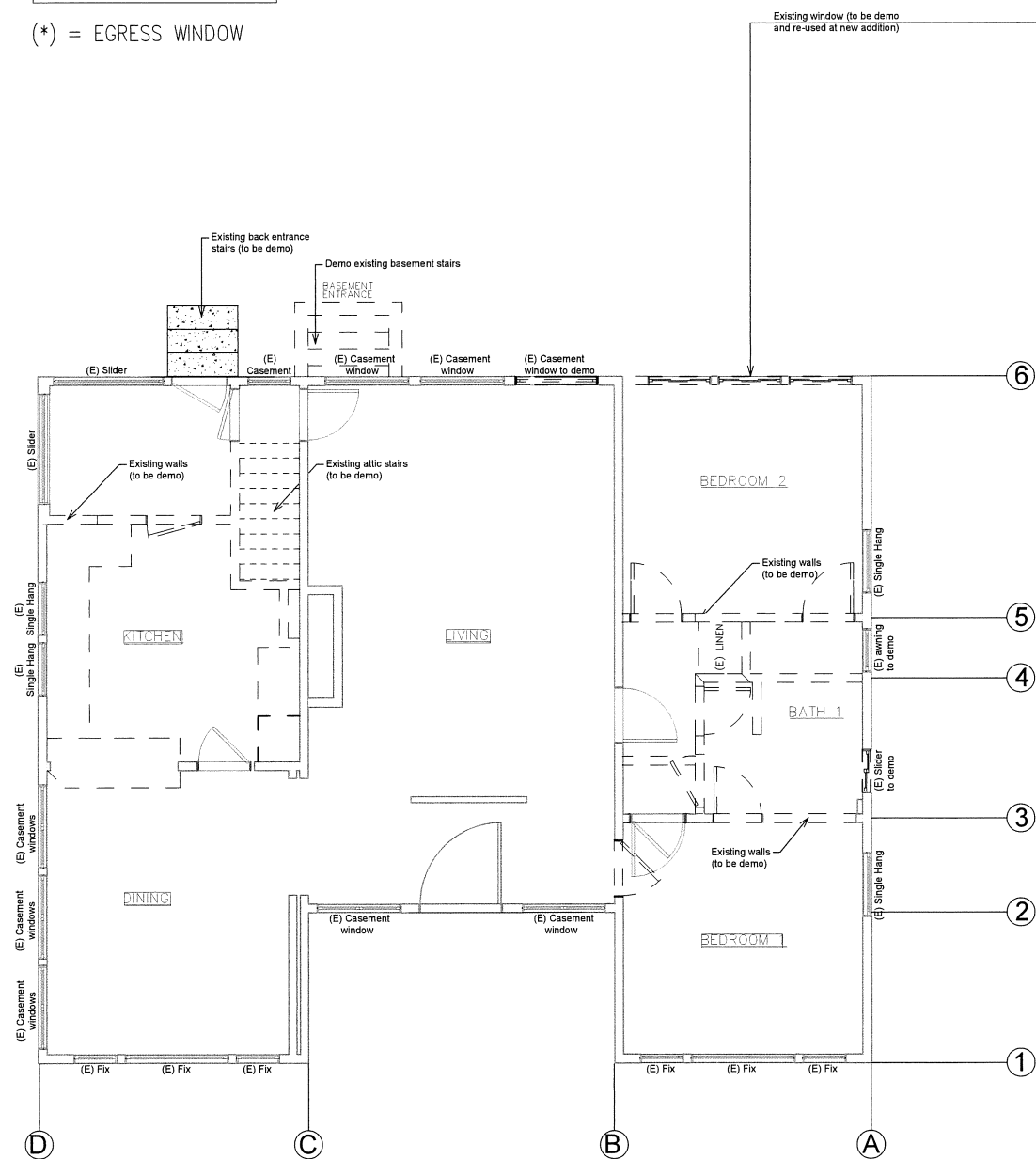
Santa Clara, Ca.

Project	2016-000
Date	10/28/2016
Scale	As shown

Sheet
A-1



(*) = EGRESS WINDOW



General Notes





No.	Revision/Issue	Date

Firm Name and Address
Residential Design Service
New, Remodels, Permits & T-24
Gustavo Rojas
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San Jose, Ca. 95128 gusrojas70@hotmail.com

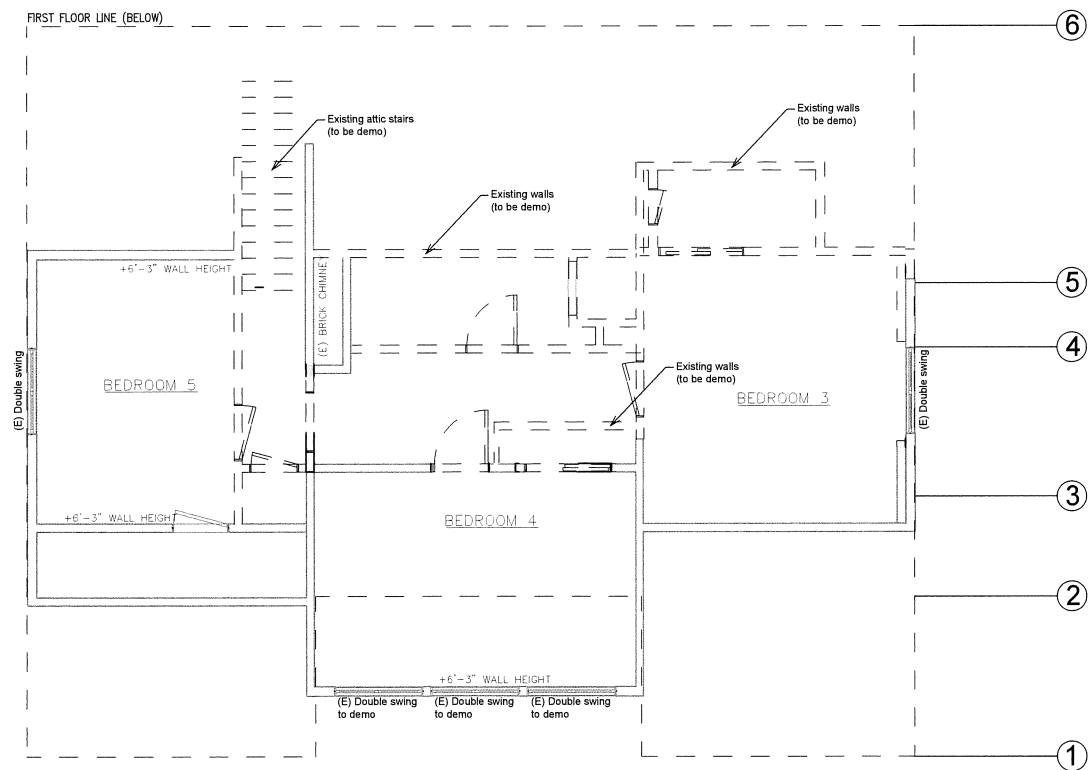
Project Name and Address
Grasmoen Residence.
1770 Homestead Dr.
Santa Clara, Ca.

Project 2016-000	Sheet A-2
Date 10/28/2016	Scale As shown

WALL LEGEND

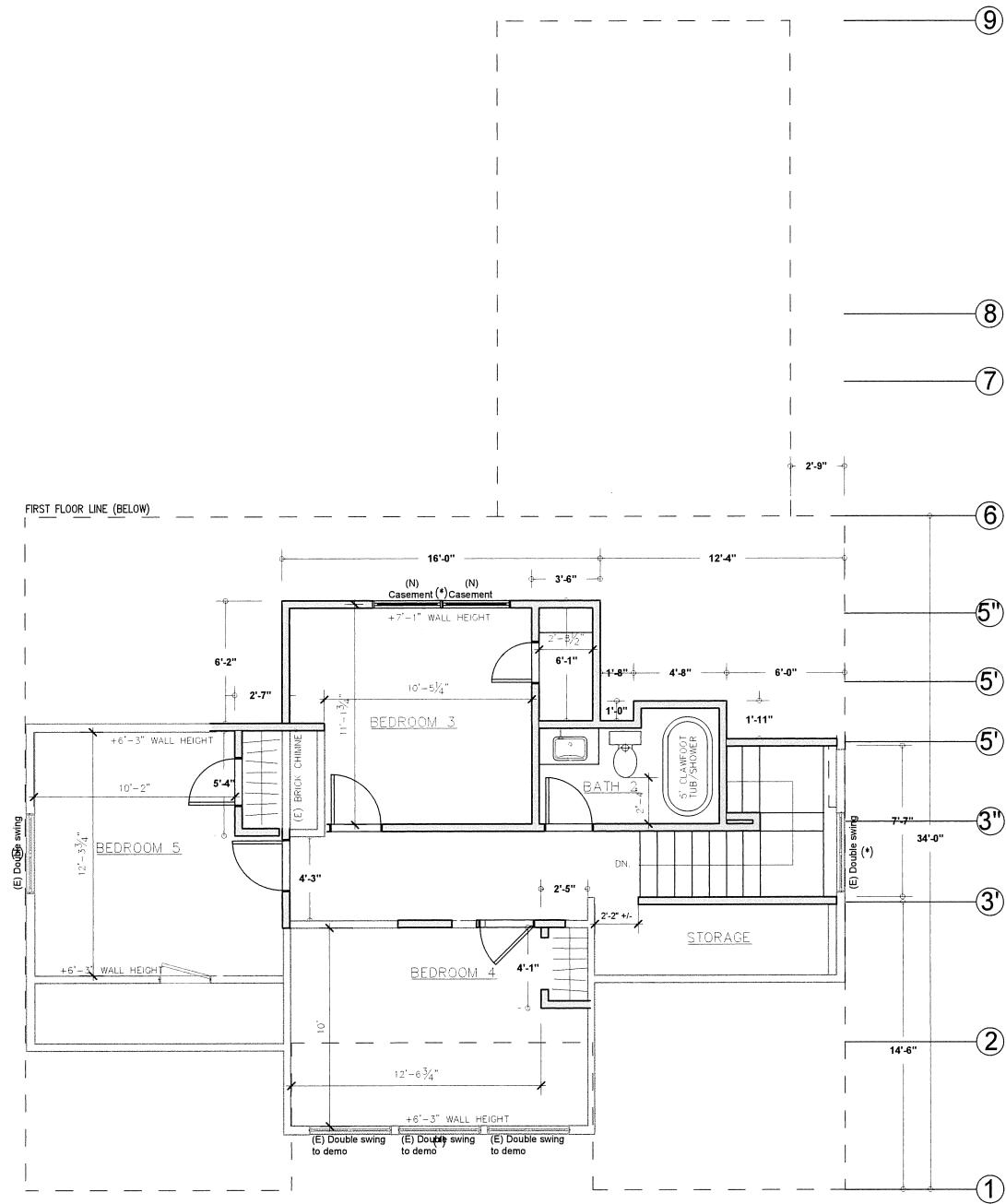
 NEW WALLS
 EXISTING WALLS
 DEMO WALLS
 NEW CONC WALLS

(*) = EGRESS WINDOW



EXISTING/DEMO ATTIC PLAN

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



PROPOSED ATTIC FLOOR PLAN

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

General Notes

No.	Revision/Issue	Date

Firm Name and Address	
 <u>Residential Design Service</u> New, Remodels, Permits & T-24	
<u>Gustavo Rojas</u> Assoc AIA (American Institute of Architects)	
3024 Huff Av. #32 San Jose, Ca. 95128	Phone: (408) 722 7197 gusrojas70@hotmail.com

Project Name and Address

Grasmoen Residence.

1770 Homestead Dr.

Santa Clara, Ca.

Project 2016-000	Sheet A-3
Date 10/28/2016	
Scale As shown	



EXISTING FRONT SIDE ELEVATION

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



PROPOSED FRONT SIDE ELEVATION

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

10-27-2016 (Revised)

City of Santa Clara Planning department
1500 Warburton Ave.
Santa Clara Ca 95050

Reference: 10 Year Mills Act Application
1770 Homestead Rd.
Santa Clara Ca 95050

The following is the proposed 10-year plan for the restoration and maintenance of the historic home at 1770 Homestead Road. All items to meet the Secretary of Interior Standards for the treatment of Historic properties:

Year 1 to 3: Exterior

- Ⓐ - Carefully remove modern stucco siding to expose original redwood "Dolly Varden" beveled siding with 7" exposure. Where existing wood siding is damaged beyond repair it shall be carefully removed and replaced with new redwood siding milled to match the existing profile. All wood siding and trim to be prepared for painting using the gentlest means possible, and repainted per the Secretary of Interior Standards for the treatment of historic properties. In general, only the loose paint will be removed by lightly hand-scraping (all lead paint abatement laws and code requirements must be followed) as it is the intent to preserve the historic "patina" resulting from many layers of paint being applied over the years.
- Ⓑ - Existing original casement and hung windows shall have their wood members repaired where need. All existing windows shall be made operable as they once were, with paint removal for sticking, weight and rope repair and finally repainted.
- Ⓒ - Existing original barge rafters, outriggers and trim shall be repaired or replaced in "like" if needed. Upon the finish repair of these items and the above mentioned, the house will be given full priming and 2 coats of paint.
- Ⓓ - Existing carpets shall be removed exposing original Douglas fir floor. The floors shall be sanded and finished to their original look.
- Ⓔ - Provide new retaining walls in the existing basement area. Shall become the laundry area for the home and a new interior stairs shall provide access to the area.
- Ⓕ - Remodel of the first floor kitchen, the relocation of the stairs accessing all three floors, the conversion of bedroom #2 to a master suite with new bathroom and the remodel of the existing main bathroom. 369 sq. ft. to be added at first floor.
- Ⓖ - Remodel existing second floor, bedroom #3 is to be partially located under new shed dormer to the rear, the remodel of the existing bathroom and the relocation of the stairs. 100 sq. ft. to be added at the second floor.

Year 4-6: House Systems

- Ⓔ - The original existing galvanized water system shall be replaced with copper per plumbing code.
- Ⓕ - All new electrical wiring shall be installed using the gentlest means possible to preserve original plaster wall and ceiling finishes where they exist. Where required, small holes may be drilled in the plaster to help facilitate the installation / routing of new romex wiring. For example, a small hole may be drilled above the stud wall sole plate or below the stud wall top plates to help facilitate feeding the wire down into the crawlspace of up into the attic. All holes will be patched and painted to match existing wall finish.
- Ⓖ - The original existing cast waste lines shall be replaced with ABS waste lines per plumbing code.
- Ⓖ - The original existing gas floor furnace shall be replaced and upgraded to forced air per mechanical code.
- Year 7-9: Interior**
 - Ⓔ - Existing interior window and door hardware shall be restored or refinished to its original state.
 - Ⓕ - Existing interior trim and walls shall be primed and paint with 2 coats of paint.
- Year 10: Roof and Garage**
 - Ⓔ - A roof report made in 2014 stated that the roof had 10 more years of useful life remaining.
 - Ⓖ - The existing comp shingle roof, although not original as we believe it was most likely shingle, shall be replace in "like" with a 40 year asphalt comp. shingle.
 - Ⓜ - Garage shall be kept in its original state and simply painted to preserve the existing structure.

Mills Act Applicant
Scott Grasmoen
1770 Homestead Rd.
Santa Clara Ca 95050

- ⒶⒷⒸ THESE UPDATE SYSTEMS WILL BE EXTERIOR
- ⒺⒻⒼⒼ THESE UPDATE SYSTEMS WILL BE INTERIOR AND UNDERGROUND
- ⒹⒺⒻ THESE UPDATE SYSTEMS WILL BE INTERIOR
- Ⓖ THESE WILL BE UNDERGROUND, INTERIOR, EXTERIOR AND NEW ADDITION

General Notes

No.	Revision/Issue	Date

Firm Name and Address
Residential Design Service
New, Remodels, Permits & T-24
Gustavo Rojas
Assoc. AIA (American Institute of Architects)

3024 Huff Av. #32 Phone: (408) 722 7197
San Jose, Ca. 95128 gusrojas70@hotmail.com

Project Name and Address

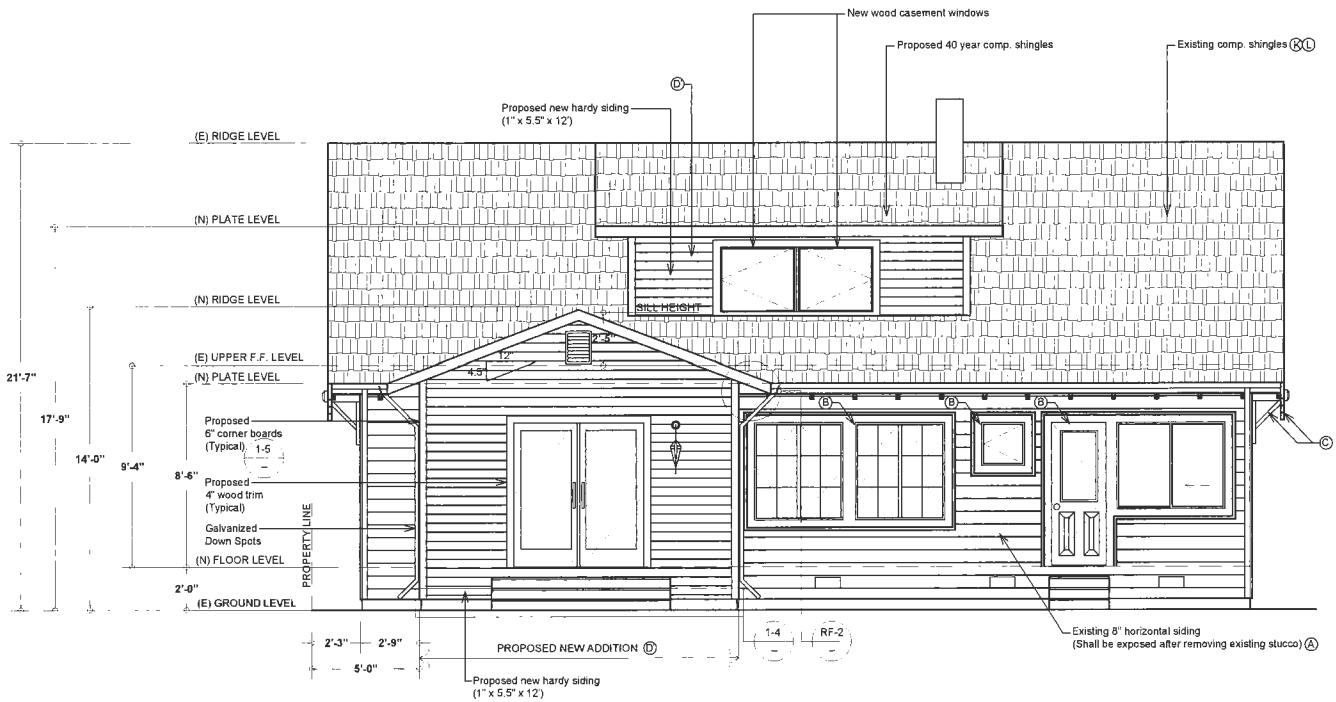
Grasmoen Residence.
1770 Homestead Dr.
Santa Clara, Ca.

Project 2016-000	Sheet A-4
Date 10/28/2016	
Scale As shown	



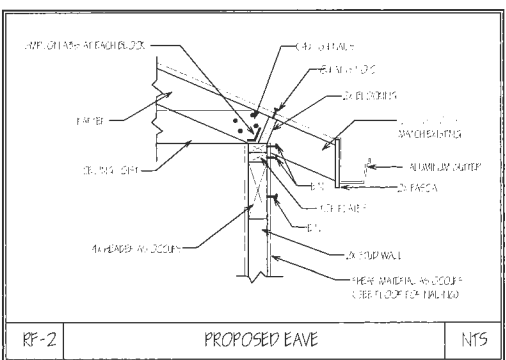
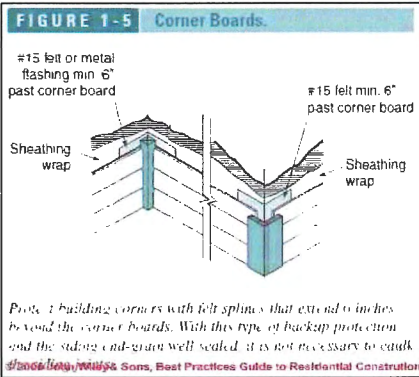
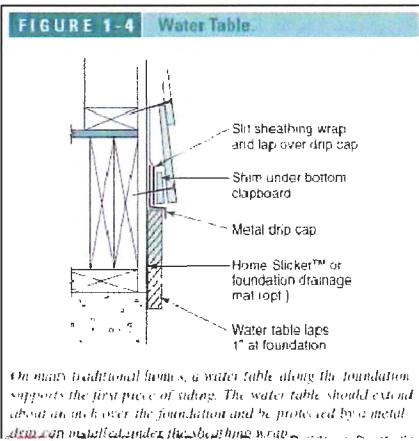
EXISTING REAR SIDE ELEVATION

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



PROPOSED REAR SIDE ELEVATION

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



<p>10-27-2016 (Revised)</p> <p>City of Santa Clara Planning department 1500 Warrenton Ave. Santa Clara Ca 95050</p> <p>Reference: 10 Year Mills Act Application 1770 Homestead Rd. Santa Clara Ca 95050</p> <p>The following is the proposed 10-year plan for the restorations and maintenance of the historic home at 1770 Homestead Road. All items to meet the Secretary of Interior Standards for the treatment of Historic properties:</p> <p>Year 1 to 3: Exterior</p> <p>(A) - Carefully remove modern stucco siding to expose original redwood "Dolly Varden" beveled siding with 7" exposure. Where existing wood siding is damaged beyond repair it shall be carefully removed and replaced with new redwood siding milled to match the existing profile. All wood siding and trim to be prepared for painting using the gentlest means possible, and repainted per the Secretary of Interior Standards for the treatment of historic properties. In general, only the loose paint will be removed by lightly hand-scraping (all lead paint abatement laws and code requirements must be followed as it is the intent to preserve the historic "patina" resulting from many layers of paint being applied over the years.</p> <p>(B) - Existing original casement and hung windows shall have their wood members repaired where needed. All existing windows shall be made operable as they once were, with paint removal for sticking, weight and rope repair and finally repainted.</p> <p>(C) - Existing original barge rafters, outgutters and trim shall be repaired or replaced in "like" if needed. Upon the finish repair of these items and the above mentioned, the house will be given full priming and 2 coats of paint.</p> <p>(D) - Existing carpets shall be removed exposing original Douglas fir floor. The floors shall be sanded and finished to their original look.</p> <p>(E) - Provide new retaining walls in the existing basement area. Shall become the laundry area for the home and a new interior stairs shall provide access to the area.</p> <p>(F) - Remodel of the first floor kitchen, the relocation of the stairs accessing all three floors, the conversion of bedroom #2 to a master suite with new bathroom and the remodel of the existing main bathroom. 369 sq. ft. to be added at first floor.</p> <p>(G) - Remodel existing second floor, bedroom #3 is to be partially located under new shed dormer to the rear, the remodel of the existing bathroom and the relocation of the stairs. 100 sq. ft. to be added at the second floor.</p>		<p>Year 4-6: House Systems</p> <p>(E) - The original existing galvanized water system shall be replaced with copper per plumbing code.</p> <p>(F) - All new electrical wiring shall be installed using the gentlest means possible to preserve original plaster wall and ceiling finishes where they exist. Where required, small holes may be drilled in the plaster to help facilitate the installation / routing of new romex wiring. For example, a small hole may be drilled above the stud wall sole plate or below the stud wall top plates to help facilitate feeding the wire down into the crawlspace of up into the attic. All holes will be patched and painted to match existing wall finish.</p> <p>(G) - The original existing cast waste lines shall be replaced with ABS waste lines per plumbing code.</p> <p>(H) - The original existing gas floor furnace shall be replaced and upgraded to forced air per mechanical code.</p> <p>Year 7-9: Interior</p> <p>(I) - Existing interior window and door hardware shall be restored or refinished to its original state.</p> <p>(J) - Existing interior trim and walls shall be primed and paint with 2 coats of paint.</p> <p>Year 10: Roof and Garage</p> <p>(K) - A roof report made in 2014 stated that the roof had 10 more years of useful life remaining.</p> <p>(L) - The existing comp shingle roof, although not original as we believe it was most likely shingle, shall be replace in "like" with a 40 year asphalt comp. shingle.</p> <p>(M) - Garage shall be kept in its original state and simply painted to preserve the existing structure.</p> <p>Mills Act Applicant Scott Grasmoen 1770 Homestead Rd. Santa Clara Ca 95050</p>	
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- (A)(B)(C) THESE UPDATE SYSTEMS WILL BE EXTERIOR
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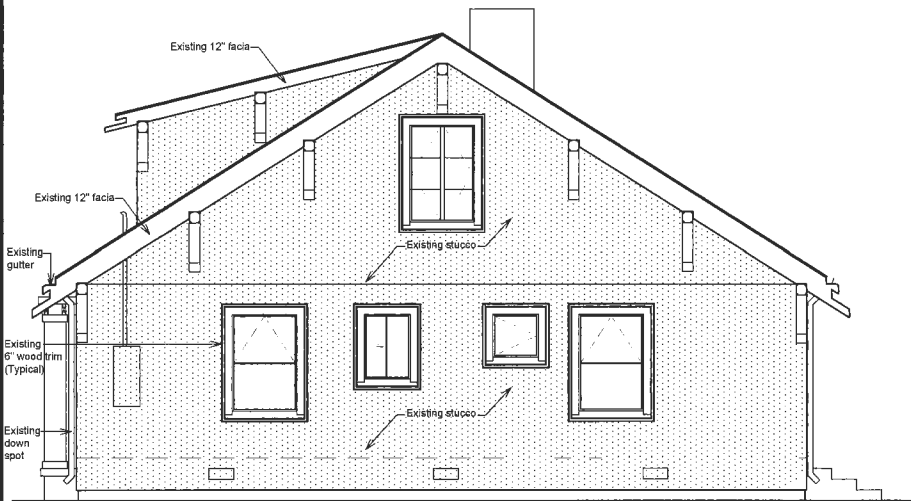
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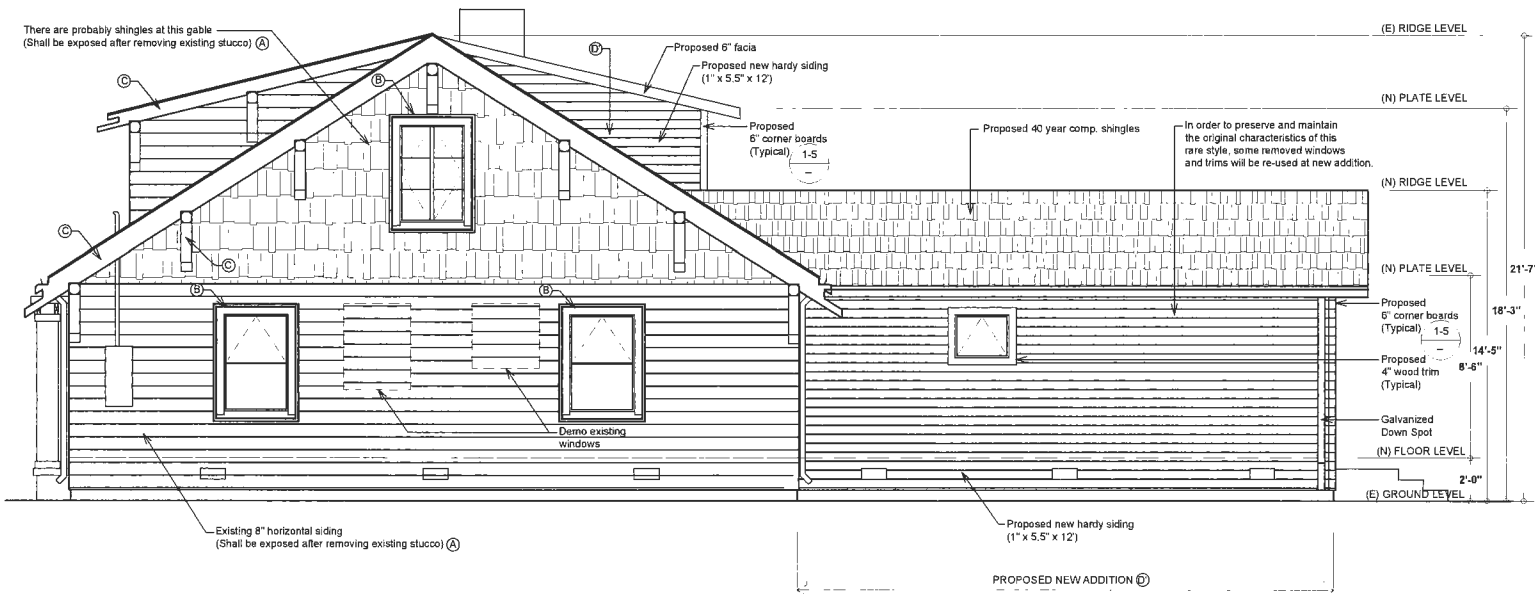
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1770 Homestead Dr.
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Project	2016-000	Sheet	A-6
Date	10/28/2016		
Scale	As shown		



EXISTING RIGHT SIDE ELEVATION

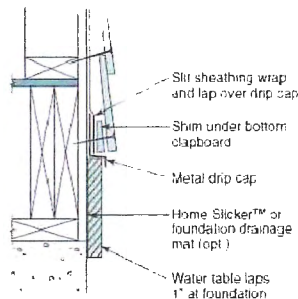
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PROPOSED RIGHT SIDE ELEVATION

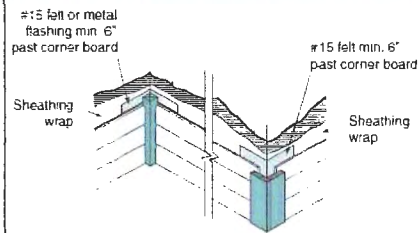
SCALE : 1/4"=1'-0"

FIGURE 1-4 Water Table.



On many traditional homes, a water table along the foundation serves as the first piece of defense. The water table should extend about an inch over the foundation and be protected by a metal strip that can be installed under the sheathing wrap.

FIGURE 1-5 Corner Boards.



Protect building corners with felt splices that extend 6 inches beyond the corner boards. With this type of backup protection and the siding end-grain well sealed, it is not necessary to caulk shingle butt joints. Source: McGraw-Hill Construction, Best Practices Guide to Residential Construction

10-27-2016 (Revised)

City of Santa Clara Planning department
1500 Warburton Ave.
Santa Clara Ca 95050

Reference: 10 Year Mills Act Application
1770 Homestead Rd.
Santa Clara Ca 95050

The following is the proposed 10-year plan for the restorations and maintenance of the historic home at 1770 Homestead Road. All items to meet the Secretary of Interior Standards for the treatment of Historic properties:

Year 1 to 3: Exterior

(A) - Carefully remove modern stucco siding to expose original redwood "Dority Varden" knock-out siding with 7" exposure. Where existing wood siding is damaged beyond repair it shall be carefully removed and replaced with new redwood siding milled to match the existing profile.

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(B) - Existing original casement and hung windows shall have their wood members repaired where needed. All existing windows shall be made operable as they once were, with paint removal for sticking, weight and rope repair and finally repainted.

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Year 4-6: House Systems

(H) - The original existing galvanized water system shall be replaced with copper per plumbing code.

(I) - All new electrical wiring shall be installed using the gentlest means possible to preserve original plaster wall and ceiling finishes where they exist. Where required, small holes may be drilled in the plaster to help facilitate the installation / routing of new romex wiring. For example, a small hole may be drilled above the stud wall sole plate or below the stud wall top plates to help facilitate feeding the wire down into the crawlspace of up into the attic. All holes will be patched and painted to match existing wall finish.

(J) - The original existing cast waste lines shall be replaced with ABS waste lines per plumbing code.

(K) - The original existing gas floor furnace shall be replaced and upgraded to forced air per mechanical code.

Year 7-9: Interior

(L) - Existing interior window and door hardware shall be restored or refinished to its original state.

(M) - Existing interior trim and walls shall be primed and paint with 2 coats of paint.

Year 10: Roof and Garage

(N) - A roof report made in 2014 stated that the roof had 10 more years of useful life remaining.

(O) - The existing comp shingle roof, although not original as we believe it was most likely shingle, shall be replaced in "like" with a 40 year asphalt comp. shingle.

(P) - Garage shall be kept in its original state and simply painted to preserve the existing structure.

Mills Act Applicant
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