

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

Recording Requested by:

Office of the City Attorney
City of Santa Clara, California

When Recorded, Mail to:

Office of the City Clerk
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Form per Gov't Code Section 27361.6

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Agreement (herein, "Agreement"), is made and entered into this ____ day of _____, 2019, ("Effective Date"), by and between Allison Hilton and Lars A. Hilton, owners of certain real property located at 1591 Homestead Road ("OWNERS") and the City of Santa Clara, California, a chartered California municipal corporation with its primary business address at 1500 Warburton Avenue, Santa Clara, California 95050 ("CITY"). CITY and OWNERS may be referred to herein individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

A. Recitals.

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

(2) OWNERS possesses fee title in and to that certain real property, together with associated structures and improvements thereon, shown on the 2019 Santa Clara County Property Tax Rolls as Assessors' Parcel Number 269-20-0936, and generally located at the street address 1591 Homestead Road, in the City of Santa Clara ("Historic Property"). A legal description of the Historic Property is attached hereto as "Legal Description," marked as "Exhibit A," and incorporated herein by reference.

(3) The Historic Property is on the City of Santa Clara Architecturally or Historically Significant Properties list. OWNERS submitted a Mills Act Proposal to City on June 16, 2016. The Proposal included a Primary Record from the State of California's Department of Parks and Recreation. A true and correct copy of the Proposal is attached to this Agreement as "Exhibit B".

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

B. Agreement.

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

Historic Property Preservation Agreement/ 1591 Homestead Road
Typed: 10/11/2019

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

(2) **Renewal.**

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

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

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

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

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

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

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

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

(4) Provision for Information.

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

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

(5) Cancellation.

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

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

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

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

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

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

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

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

(6) No Waiver of Breach.

(a) No waiver by CITY of any breach under this Agreement shall be deemed to be a waiver of any other subsequent breach. CITY does not waive any claim of breach by OWNERS if CITY does not enforce or cancel this Agreement. All other remedies at law or in equity which are

not otherwise provided for under the terms of this Agreement or in the City's laws and regulations are available to the City.

(7) Mediation.

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

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

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

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

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

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

(8) Binding Effect of Agreement.

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

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

(c) CITY and OWNERS hereby further declare their understanding and intent that the benefit of such covenants, reservations, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the CITY, public (which includes, but is not limited to the benefit to the public street generally located at 1591 Homestead Road), and OWNERS.

(9) Notice.

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

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

OWNERS: Allison Hilton
1591 Homestead Road
Santa Clara, CA 95050

Lars A. Hilton
1591 Homestead Road
Santa Clara, CA 95050

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

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

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

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

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

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

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

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

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

(17) **Fees.** The Planning Department may collect such Mills Act Historic Property Contract application fee of \$2,250.00 (two-thousand, two-hundred, fifty dollars), or other fees for the administration of this contract as are authorized from time to time by the City Council. Such fees do not exceed the reasonable cost of providing the service for which these fees are charged. OWNERS shall pay the County Recorder's Office recordation fees for recordation of this Mills Act Historic Property Contract and the recordation of the OWNERS updated Historic Resources Inventory form.

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

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

(20) **Conservation Easements.**

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

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

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

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

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

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

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

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

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

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

APPROVED AS TO FORM:

Brian Doyle
City Attorney

Deanna J. Santana
City Manager

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

“CITY”

**Allison Hilton and Lars A. Hilton,
Owners of 1591 Homestead Road**

By: _____
Allison Hilton
1591 Homestead Road
Santa Clara, CA 95050

By: _____
Lars A. Hilton
1591 Homestead Road
Santa Clara, CA 95050

“OWNERS”

Exhibits:

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

I:\PLANNING\2016\Project Files Active\PLN2016-12028 1591 Homestead (HLC & MA)\CC Rpt\1591 Homestead Road Mills Act Contract.doc

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 269-20-093

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

Parcel One:

Portion of Block 1, South, Range 6 West, as shown on that certain map entitled, Map of the Town and Sub-lots of Santa Clara, Santa Clara County, California surveyed by J.J. Bowen, County Surveyor, July 1866", which Map was filed for record in the office of the Recorder of the County of Santa Clara, State of California, in Book "B" of Maps, at page 103, and more particularly described as follows:

Beginning at the point of intersection of the Northwestern line of Homestead Road (formerly Liberty Street) with the Northeasterly line of Lincoln Street, as said Streets are shown upon the Map above referred to; running thence Northwesternly along the said Northeasterly line of Lincoln Street, 125 feet, more or less, to the Southernmost corner of that certain parcel of land described in the deed from Simon Numan, a single man to Jack Ball and Muriel Ball, husband and wife as joint tenants, dated February 11, 1943 recorded February 11, 1943 in Book 1129 of Official Records, page 233, Santa Clara County Records, running thence Northeasterly and along the Southerly line of the land so described in the deed to said Jack Ball, et ux, 76 feet 6 inches; running thence at right angles Southeasterly and parallel with the said Northeasterly line of Lincoln Street 125 feet, more or less, to said Northwesternly line of Homestead Road; running thence Southwesterly along the said Northwesternly line of Homestead Road (formerly Liberty Street) 76 feet 6 inches to the point of beginning.

Excepting therefrom:

Beginning at the intersection of the Northerly line of Homestead Road (formerly Liberty Street) with the Easterly line of Lincoln Street as shown upon that map of the Town of Santa Clara filed for record August 22, 1866 and subsequently recorded in Book "B" of Maps at page 103, Santa Clara County Records; thence along said Easterly line of Lincoln Street, North 24° 15' West 125.00 feet; thence North 66° East 7.00 feet; thence along a line parallel with 42 feet Easterly of measured at right angles to the centerline of Lincoln Street, South 24° 15' East 88.13 feet; thence along the arc of a tangent curve, concaved to the Northeast, having a radius of 30 feet through a central angle of 89° 45' 00" an arc length of 47.25 feet to the point of tangency with a line parallel with and 42 feet Northerly of measured at right angles to the centerline of Homestead Road, thence along last said parallel line, North 66° East 39.63 feet; thence South 24° 15' East 7.00 feet, to said Northerly line of Homestead Road; thence along said Northerly line South 66° West 76.50 feet to the point of beginning as conveyed to the City of Santa Clara, by instrument dated December 21, 1982 and recorded March 29, 1983, in Book H422, page 149 in witness thereof, said grantors have hereunto set their hands this 21st day of December 1982, Instrument No. 7631686, Santa Clara County Records.

Parcel Two:

Portion of Block 1, South, Range 6 West, as shown on that certain map entitled, Map of the Town and Sub-lots of Santa Clara, Santa Clara County, California surveyed by J.J. Bowen, County Surveyor, July 1866", which Map was filed for record in the office of the Recorder of the County of Santa Clara, State of California, in Book "B" of Maps, at page 103, and more particularly described as follows:

Beginning at the intersection of the Northerly line of Homestead Road (formerly Liberty Street) with the Easterly line of Lincoln Street as shown upon that map of the Town of Santa Clara filed for record August 22, 1866 and subsequently recorded in Book "B" of Maps at page 103, Santa Clara County Records; thence along said Easterly line of Lincoln Street, North 24° 15' West 125.00 feet; thence North 66° East 7.00 feet; thence along a line parallel with 42 feet Easterly of measured at right angles to the centerline of Lincoln Street, South 24° 15' East 88.13 feet; thence along the arc of a tangent curve, concaved to the Northeast, having a radius of 30 feet through a central angle of 89° 45' 00" an arc length of 47.25 feet to the point of tangency with a line parallel with and 42 feet Northerly of measured at right angles to the centerline of Homestead Road, thence along last said parallel line, North 66° East 39.63 feet; thence South 24° 15' East

EXHIBIT "A"
Legal Description
(continued)

7.00 feet, to said Northerly line of Homestead Road; thence along said Northerly line South 66° West 76.50 feet to the point of beginning as conveyed to the City of Santa Clara, by instrument dated December 21, 1982 and recorded March 29, 1983, in Book H422, page 149 in witness thereof, said grantors have hereunto set their hands this 21st day of December 1982, Instrument No. 7631686, Santa Clara County Records.

Excepting therefrom that portion described in the Quitclaim Deed recorded May 16, 1996 in Book P333 of Official Records, page 1799, described as follows:

Beginning at the most Southerly corner of said Parcel; thence from said point of beginning, along the most Westerly line of said parcel North 24° 15' 00" West 19.91 feet; thence along the arc of a tangent curve concave to the northeast, deflecting to the left through a central angle of 89° 45' 00", having a radius of 20 feet, an arc length of 31.55 feet to a point in the most Southerly line of said parcel; thence, along said Southerly line South 66° 00' 00" West 19.91 feet to the point of beginning.

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

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

Other Listings
Review Code

Reviewer

Date

Page 1 of 15

*Resource Name or #: (Assigned by recorder) *William Parmer House*

P1. Other Identifier: *None*

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

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

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

c. Address 1591 Homestead Road City Santa Clara Zip 95050

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

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

Assessor's Parcel Number: 269-20-068

North side of Homestead Road between Lincoln and Jefferson Streets

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

Located on the SW corner of the block framed by Homestead Road (formerly Liberty Street) and Lincoln, Franklin and Jefferson Streets, 1591 Homestead Road is located in the urban setting of a block of houses that was primarily developed as a single-family residential neighborhood in the last quarter of the nineteenth century and first quarter of the twentieth century. During the last half of the twentieth century urban redevelopment saw several of the original lots combined with their original single-family homes replaced with multi-family residential development. Due to the differing periods of development, the lots have widths that vary from 32' to 113.70' wide and lot lengths that vary from 107.50' to 203.60.' Street dedication has further impacted the corner lots on the block's SE,

(Continued on page 2, form 523L)

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

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

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



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

Front façade (view towards Northwest) Photo No: 100_1880, 05/2016

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

Ca. 1875/1892

Assessor's Records, Polk City & County Directories

*P7. Owner and Address:

*Daria Hilton and Jenny Marie Sullivan
1591 Homestead Road
Santa Clara, CA 95050*

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

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

*P9. Date Recorded: *June 27, 2016*

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") *Historic Resources Inventory Form "1591 Homestead Rd.," dated April*

24, 1979

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

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

Primary
HRI
Trinomial

#

Page 2 of 15
Recorded by: Lorie Garcia

*Resource Name or # (Assigned by recorder) William Parmer House

*Date 06/27/2016

☒ Continuation ☒ Update

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

SW and NW corners by reducing the street-facing property lines. Where the original homes exist, they have similar setbacks from the street with urban sized front yards. However, the newer residential development's setbacks and building placement on their lots bears no relationship to that of the original.

The primary building on the site is a 2296 sq. ft., two and one-half story, wood-framed house, constructed circa 1875 and designed in the National architectural style, and then remodeled circa 1892 as a Stripped Queen Anne residence. The house is set towards the front of an oversize corner lot that was originally a 126.2" by 76, 9,651 sq. ft. parcel but which today has been reduced in size by land sale and street dedication to an asymmetrical lot that is 76.50' on its northern side, and 56.59 on its southern side by .125;17' on its eastern side and 105.09' on the western side resulting an approximately 8,211, sq. ft., parcel. This building fronts roughly south onto Homestead Road and is set back from the street, allowing for a modest front yard, narrow planting beds with ornamental shrubbery and mature trees. Included among the property's numerous large trees, are large palm trees that accent the front and west side of the lot. A straight, wide concrete walkway leads from Homestead Road to the front entry. Narrow, concrete walkways that connect to the entry walkway are placed on both sides of the house, leading to the rear yard. An unpaved driveway on the property's eastern side, which opens onto Homestead Road, also leads to the rear. The large rear yard includes, open area, trees and shrubbery. A small (unusable) one-car garage, with a long attached open shed structure, is located at the NW corner, adjacent to the property line. A low, white, wooden picket fence borders the property on the Homestead Road side with a chain link fence obscured with vines is located on the Lincoln Street side. A tall wooden fence, encloses the rear of the property and connects to the house near the front of the east side elevation and rear of the west side elevation, securing access to that area..

The plan of this wooden single family residence is rectangular and tightly-massed, set over a full basement, which elevates the living area approximately 3 feet above the ground. The roof is crossed-gabled with a small gablet covering a full-height bay window, squared at the second story level, that projects from the west side-elevation. Both the squared, full-width, open front porch has a low hipped roof and single-story, enclosed rear porch is shed roofed., At the cornice the eaves have a moderate overhang and are enclosed. Molded cornices, small gable returns and blank friezes further define the roof shape. The roof is sheathed with composition shingles. The rear facade is punctuated by a later (1952) addition..

Supplemental Photograph or Drawing



Wide horizontal wood siding sheathes the body of the house. Narrow corner boards finish off the exterior surface. A water table, on the front, W side and original E side elevations of the house, delineates the first floor level. Wooden fish-scale shingles sheath the gablet and gable faces. The projecting bay features cut-away windows with carved corner brackets and pendants in its slanted first story. The squared second story section of the bay projects from the sides of the lower portion and is supported by the corner brackets.

A full width, front porch projects from the front facade, its roof supported by 4 turned columns (new), which have replaced the original unadorned square posts. The porch is topped by a second story front balcony. Both the porch and balcony are adorned with a low solid railing constructed of wide horizontal siding.

Description of Photo: (view, date, accession #)
West side elevation, toward north); Photo No:
100_1884, 05/2016

(Continued on page 3, Form 523L)

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) William Parmer House

Recorded by: Lorie Garcia

*Date 06/27/2016

☒ Continuation

☒ Update

(Continued from page 2, Form 523L)

The main entry is on the front (south) façade and is accessed by 5 wide, steps. The steps are framed by solid railings (new), constructed similar to the porch railing, which have replaced the original simple wooden balusters and newel posts. The front door, while centered to the porch, is offset on the projecting portion of the front facade. A secondary front entry is set into the recessed portion of the front facade. Both front doors are wooden with a large rectangular panel of clear glass set over a wood section set with 2 vertical and 1 horizontal large wood panels. Wide wooden molding, topped with a projecting overhang, surrounds the entry doors. A secondary entry on the east side elevation set into the 1952 addition section is accessed by 5 wooden steps with a simple railing leading to an open wood landing. This entry door is new (ca. 1996-97) and composed of 10 glass panes set into a simple frame. A secondary rear entry is accessed by 5 wooden steps, with simple railings, which lead to an ear rear porch. The rear entry door is solid (new) and set flush with the house. A similar door is located in second-story portion of the ca. 1952 rear addition and was accessed by a flight of stairs on the rear (north) facade, which led to the entry door. Currently due to severe deterioration, the flight has been removed. At the rear facade, a small projection encloses the steps which lead to the basement.

Fenestration of the main body of the building's first and second stories is rectangular in form, vertically oriented, 1-over-1, double-hung wooden windows, framed with wide boards. All have projecting sills and aprons. Those on the second story also have a narrow projecting overhang to shelter the window. A small Palladian window ornaments the front facade gable. All appear to be original. Fenestration of the later rear addition and original one-story rear porch consists of a mix of newer, metal framed and vinyl-clad windows.

The property as a whole has been reasonably maintained and, with the exception of the rear addition, and replaced front porch columns and stair railings, appears to have had minimal exterior change since its circa 1892 remodel.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code N/A

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*Resource Name or # (Assigned by recorder) *William Parmer House*

B1. Historic Name: *William Parmer House*

B2. Common Name: *None*

B3. Original Use: *Single family residential*

B4. Present Use: *Single family residential*

*B5. Architectural Style: *National/Stripped Queen Anne*

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

The residence was constructed circa 1875 and remodeled ca. 1892.; Original L-shape modified with addition of 2 rooms to rear east side, 1952; Rear porch altered, 1977; Rear east side elevation (1952 addition) windows and door replaced ca 1996/97; Three kitchen windows replaced 2005; Original square front porch posts replaced with turned columns, 2010.

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

*B8. Related Features:

Large Palm trees and detached garage located to rear of the property.

B9a. Architect: *not known*

b. Builder: *not known*

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

Period of Significance *ca.1875 - 1903* Property Type *Residential* Applicable Criteria *none*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The parcel of land, on which located at 1591 Homestead Road is located, is a portion of a larger parcel that was identified as Block 1 South, Range 6 West on the 1866 official survey of the City of Santa Clara. This survey was done July 1866 by J. J. Bowen and recorded on August 22 of that same year and forms the basis for the part of Santa Clara known as the "Old Quad." Prior to the 1866 survey, the block bounded by Liberty, Jefferson, Franklin and Davis (Davis changed to Lincoln after the Civil War) was identified as Block 63.

On July 16, 1860, a "Declaration of Homestead" for Block 63 was made and recorded by 41 year old John H. Dibble. At this time, John Dibble, a native of Pennsylvania, was already occupying the land with his family and according to his declaration, the "Declaration of Homestead," "made under an by virtue of the act of the Legislature of the State of California entitled 'an Act to amend an Act to exempt the Homestead and other property from forced sale in certain cases passed April 21, 1857' passed April 28, 1860," was necessary to protect Dibble's ownership of the property. John Dibble's first wife had died interstate and in 1860, his father-in-law, Peter Lent, sold Dibble his daughter's share of the property.

As shown on the 1866 survey, this block, which was bordered by Lincoln Street the westernmost town limit of Santa Clara, had not been divided into individual lots. According to the list of property owners and their improvements, which accompanied the 1866 survey, this

(Continued on page 5, Form 523L)

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

*B12. References: *Garcia, Lorie, "Santa Clara: From Mission to Municipality", 1997; Garcia Lorie, Geoff Goodfellow and George Giacomini, "A Place of Promise: The City of Santa Clara 1852-2002", 2002; Map of the Town of Santa Clara, drawn by C. E. Moore, 1893; Property deeds 1860, 1875, 1876, 1881, 1894, 1903, 1908, 1946, 1948, 1952, 1970, 1974, 1979; Sanborn Fire Insurance Map, 1891, 1901, 1915, 1930, 1950;.*

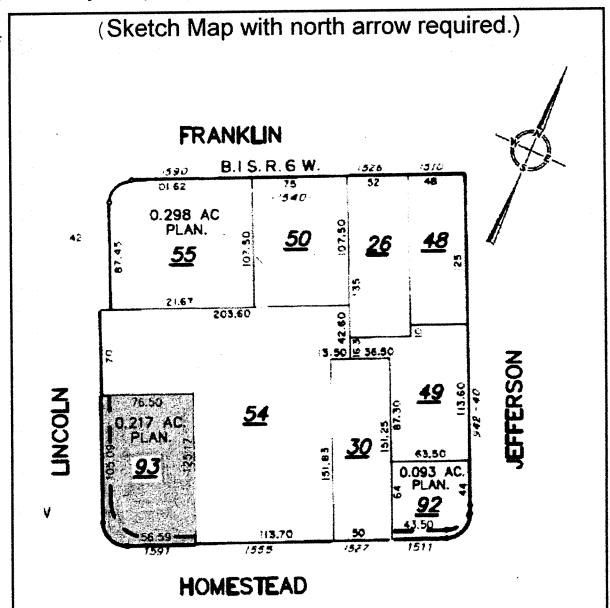
B13. Remarks: *Original address 1591 Liberty Street, Santa Clara, California. Liberty Street changed to Homestead Road ca. 1970.*

*B14. Evaluator: *Lorie Garcia*

*Date of Evaluation: *June 27, 2016*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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(Continued from page 4, Form 523B, B10. Significance)

block, was a 91,929 sq. ft. parcel, owned by John Dibble, who had a frame house, bam, orchard and vineyard on his property. By 1870, John H. Dibble had remarried and lived here with his new wife, Lucy and their four children, 9 year-old George, Frank, age 7, John L., age 5 and 4 year-old Julia. His daughter, Jenny, then 11, lived with relatives in a home on the Market Street property he also owned.

In 1875, John H. and Lucy Dibble sold the entire block (Block 1 South Range 6 West) to James P. Pierce for \$4,500 in gold coin. James Pierce, who in 1866 had purchased from William Lent the 94 acre Sub-Lot 21, located directly across Lincoln Street from the subject block and renamed the palatial home on it New Park, bought this block as investment property and subdivided it. The following year (1876) Pierce sold the newly created 126'2" x 77'6" parcel located on the northeast corner of Liberty (Homestead) and Lincoln Streets to James Sutherland for \$2,200 in gold coin. This is the first time the lot, upon which the subject property is located, is defined. James Sutherland was a farmer who lived on his large farm on the outskirts of Santa Clara. At the time of the sale to James Sutherland, a house appears to have existed on the property, which James Peirce had rented to Mrs. Eliza Jordan. Originally from New York, she had recently arrived in Santa Clara with her four young children. During Sutherland's period of ownership, she appears to have continued occupying the home.

In 1881, James Sutherland sold the lot he had bought from James Pierce, to Austin Kellogg for \$1,500. Austin L. Kellogg was originally from New York State. Born in 1830, he was a retired Methodist minister, having been ordained in 1857. In 1877, four years prior to his purchase of the subject property from James Sutherland, he and Charles Copeland Morse had purchased the Pacific Seed Gardens from R. W. Wilson for \$20,000. Kellogg also. already owned the property to the east of this lot, having purchased that parcel in June 1878 from James Heitscher and constructed a home on it. The same year that Kellogg had purchased the lot from Heitscher, C. C. Morse purchased the adjoining property, on the NW corner of Liberty and Jefferson Streets, from James Pierce and Kellogg and Morse had moved their seed barn onto these lots. Ten years later, he came to the conclusion that he wanted more time to devote to his interests in education in Santa Clara, and to his church activities, and A. L. Kellogg made the decision to retire from the seed business and sold his interest in the Pacific Seed Gardens to C. C. Morse

Kellogg also seems to have also rented the house on the property to Eliza Jordan and her family It was while living here, that on April 8, 1886, Eliza's oldest daughter, Ada, married Albert Harris (of today's Harris-Lass Historic Preserve). During this time, Eliza Jordan and her children became close friends of the Charles Copeland Morse family. The Jordan children grew up with the Morse children, and maintained close ties with the two eldest, Eva and Lester Morse, through adulthood. When Eva Morse married in 1896, both Earl and Alice Jordan were members of her wedding party and when C. C. Morse founded the Citizens Bank of Santa Clara, Earl was elected to the Board of Directors. According to the Sanborn Fire Insurance maps, in the early 1890s, A. L. Kellogg appears to have enlarged and remodeled the house to reflect a more currant style and, in 1894, he and his wife Lucinda, sold the subject property at 1591 Liberty Street (Homestead Road) to Minnie Smith. This was shortly before her marriage to Ethan H. Smith in 1895. Interestingly, 1894 was the same year that C. C. Morse had a new house constructed on the property he owned at 1191 Fremont Street, to rent to the Jordan family.

Minnie (Mary Jane) (Cook) (Saxe) Smith was a wealthy woman in her own right. The only daughter of Nathaniel Cook, a prominent early Santa Clara businessman, Minnie's first husband, Francis Saxe was the son of Dr. Arthur Saxe, one of Santa Clara's earliest doctors. He had, along with his mother Mary and brother, Frederick, inherited all of Dr. Saxe's estate, following the doctor's death in May 1891. In April of the following year, Francis gave all of the property he had inherited to his wife Minnie J. (Cook) Saxe, from whom he was separated and three months later, Mary E. Saxe, her ex-daughter-in-law Minnie, who was living with her, and her son, Frederick J. Saxe sold the property each receiving one-third of proceeds of the sale. Ethan Smith was a physician and they lived in the home with her children Helen and Arthur. By 1900 they also had two boarders, living with them.

In 1903, signing the paperwork in Michigan, Minnie and Ethan H. Smith sold the property at 1591 Liberty Street (Homestead Road) to Louisa Burrell and Louisa and her daughter, Eltha moved in the home. Following her mother's death in 1906, Eltha Burrell inherited the property and continued living here until 1909. In 1909, John and Maude, the adopted daughter of Austin and Lucinda Kellogg, Enright moved into the house, residing here until 1914, when they purchased the house across the street at 1588 Homestead Road.

In 1915, Eltha, now Mrs. William Parmer moved back into the subject property with her husband residing here until her death in 1929.

(Continued on Page 6, Form 523L)

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(Continued from page 5, Form 523L)

William Parmer who inherited the property from Eltha (although the distribution of her property wasn't official until 1946) and continued to live at 1591 Liberty Street (Homestead Road) until 1948 when he sold it to Fred G. & Gertrude Z. Ullman for \$6,670.35.

Albert H. Hartman, his wife, Claire, and his mother, Lucille Hartman purchased the property from Fred and Gertrude Ullman in 1953. In 1961, Albert and Claire granted a Life Estate to Lucille and she seems to have run a boarding house at the property as the city directories show different people living with her for a year or two. Lucille died in 1967 and three years later, Albert and Claire Hartman sold the house to Chris and Florence Rodriguez.

In 1974, Chris & Florence Rodriguez sold 1591 Homestead Road to George & Joy Graff and in 1975, the Graff's in turn sold the property to Laurie Williams and William Hilton.

The residence at 1591 Homestead Road (Liberty Street) has been owned and/or occupied by seven families/people during its approximately 140 years of existence. Of these, members of four of the families associated with it (Pierce, Jordan, Kellogg, Cook) have been significant to the history of the region, Nation or State of California. However, none of the events/activities for which they achieved prominence are associated with the subject property. Neither are there events associated with the building which have made a significant contribution to the broad patterns of history or cultural heritage. It would therefore appear that the building would not be eligible for the National Register based on criteria A or B, or the California Register based on 1, 2 or 3. Due to the redevelopment of the block in which it is located, there is no potentially eligible district to which the property could contribute under National Register Criterion C.

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

Criterion A: Historical or Cultural Significance

No.1. The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.

As an oversized corner lot, the property at 1591 Homestead Road has interest and the building has character and is reflective of the type of construction favored in the later half of the nineteenth century by prominent residents of Santa Clara.

No. 3. The property is associated with an important individual or group, who contributed in a significant way to the political, social, and/or cultural life of the community.

During the first three decades following its construction, the residence at 1591 Homestead Road had a direct association with James Pierce, the Jordan family, Austen Kellogg, Maude (Kellogg) and James Enright and Minnie (Cook) (Saxe) Smith, all of whom were considered "well-known citizens" of Santa Clara. As leading business people and landowners and/or among the socially prominent, these families were greatly involved in Santa Clara's social and cultural life, making significant contributions to both its economic and cultural growth.

Criterion B: Architectural significance

No.1. The property characterizes an architectural style associated with a particular era and/or ethnic group.

(Continued on Page 7, Form 523L)

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Both the National and Stripped Queen Anne architectural styles characterize styles favored for residential construction during their respective eras. The subject property at 1591 Homestead Road is a simple, rectangular, two and one-half story, home originally built in the mid-1870s in the former architectural style and then remodeled in the early 1890s in the latter,

Definition of Integrity

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

Properties must have sufficient integrity in addition to meeting the criterion for significance in order to be considered a qualified historic resource.

Evaluation of Integrity

The residence at 1591 Homestead Road has been reasonably well maintained and the architectural integrity of the structure has been only slightly diminished. With the exception of the columns that support the front porch roof, which were altered in 2010 by replacement of the original simple square posts with turned columns and the replacement of the simple wooden balusters and newel posts, which framed the front steps, with enclosed railings, the only alterations since it was originally surveyed in 1979 have been the replacement in 1996/97 and 2005 of windows and doors located in the rear of the east side elevation and rear facade, not readily visible from the street. The majority of the visual and character defining features of the historic building have been preserved and retained. The home retains its historic configuration with only the slight 1952 modification to the rear and is in its original location.. The historical use of the building has not changed and it remains a single family home. The subject property retains enough of its historic character and appearance to be recognizable as a historic property and to convey the reason for its significance.

Conclusions and Recommendations

Currently, this property is on The City of Santa Clara Architecturally or Historically Significant Properties list. In this update of the April 24, 1979, Historic Resources Inventory for the City of Santa Clara, the evaluator finds 1591 Homestead Road be a nice example of late nineteenth century architecture and to retain sufficient integrity to qualify as a historic property. It appears to be, based on compliance with the Local Significance Criteria, eligible for continued listing on the City of Santa Clara Architecturally or Historically Significant Properties List.

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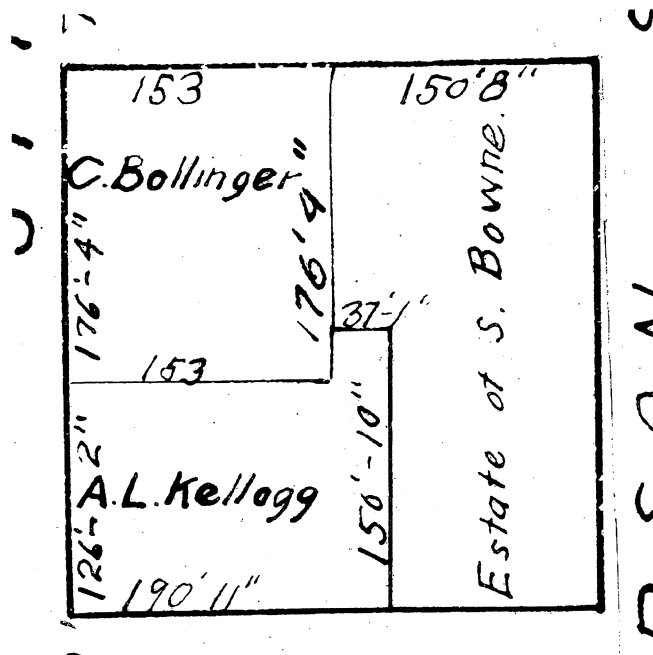
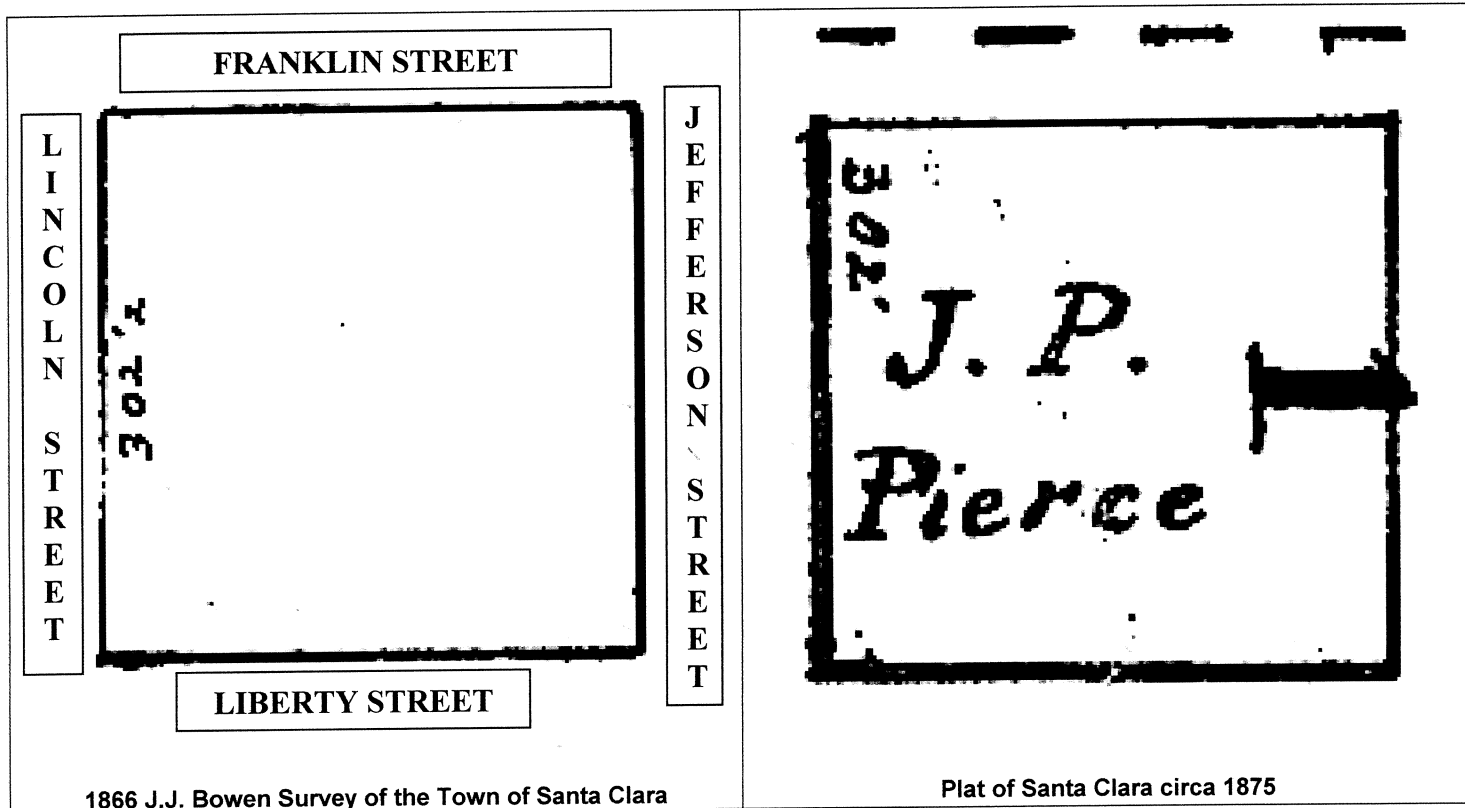
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Historic Maps



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

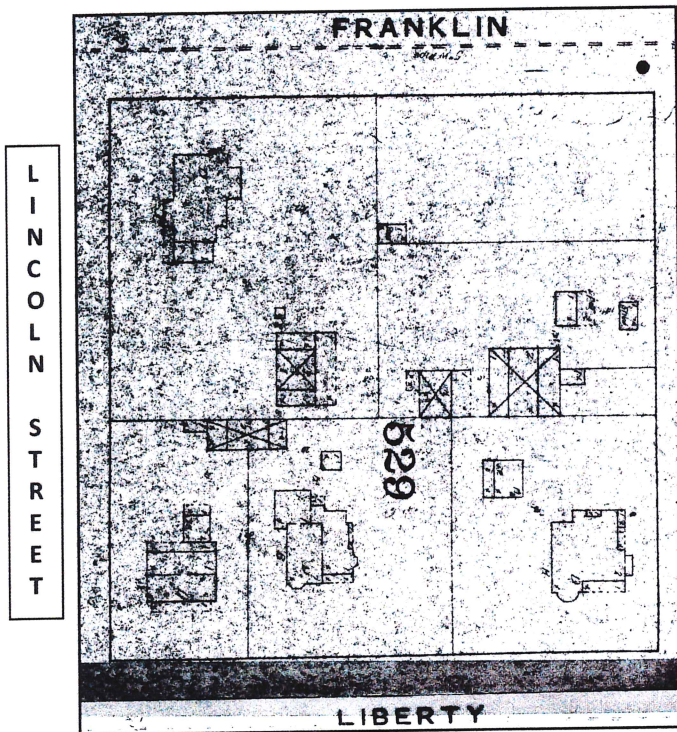
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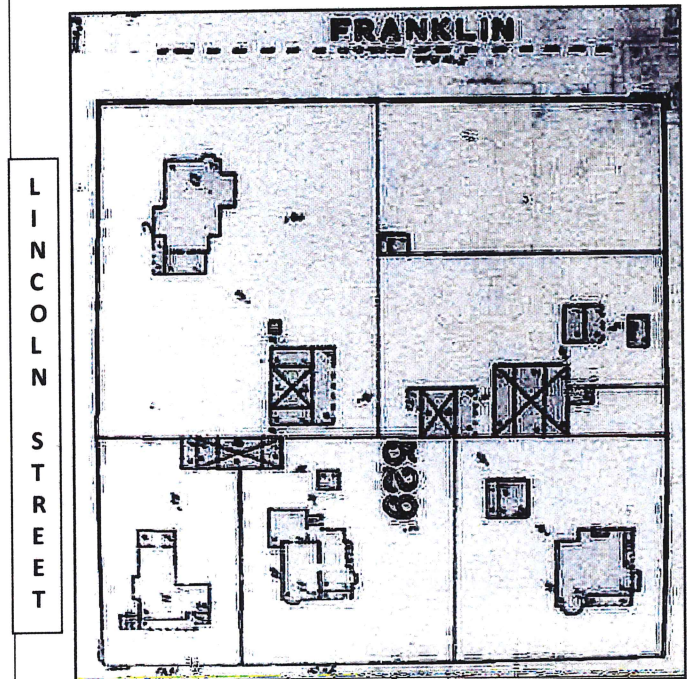
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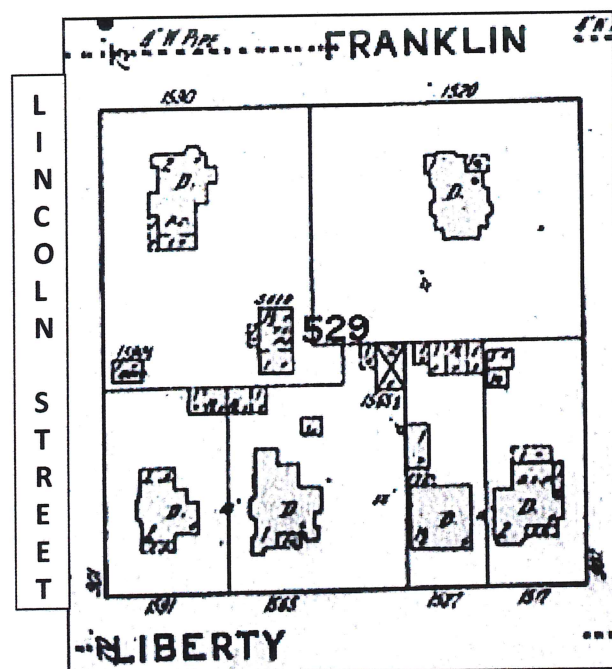
SANBORN FIRE INSURANCE MAPS



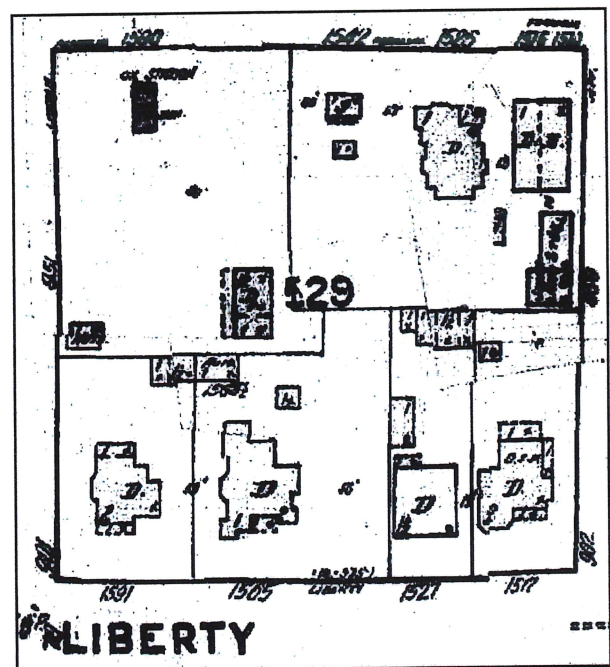
1891 Sanborn Fire Insurance Map



1901 Sanborn Fire insurance Map



1915 Sanborn Fire insurance Map



1930 Sanborn Fire Insurance Map

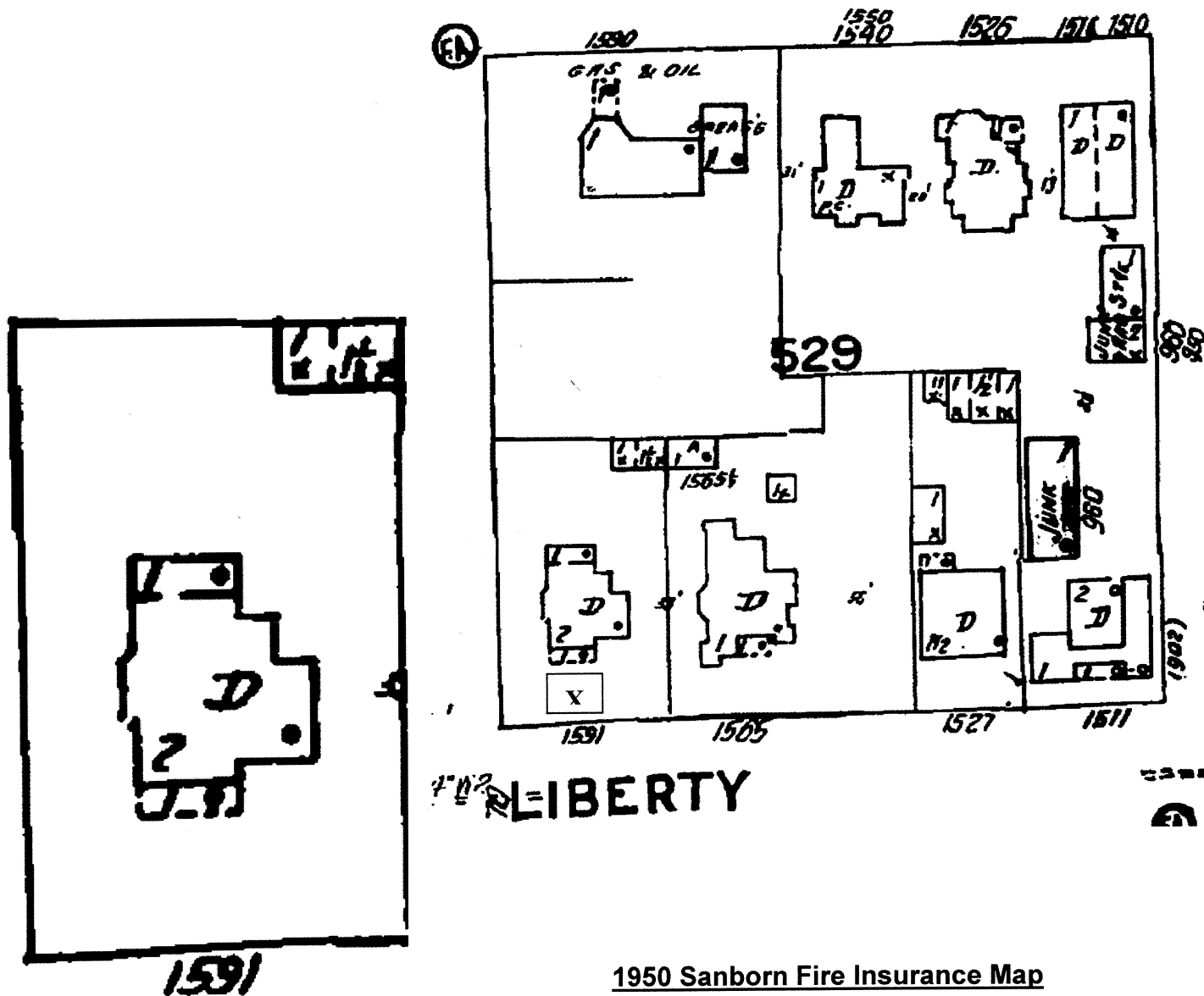
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SANBORN FIRE INSURANCE MAPS continued



1950 Sanborn Fire Insurance Map

X indicates the location of 1591 Homestead Road

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Historic photos



1901

The above photo, taken at in 1901 from the intersection of Lincoln and Liberty (Homestead Road) Streets, shows Dr. Ethan H. Smith and Minnie (Mary J.) Cook (Saxe) Smith and Minnie's children from her first husband (Francis Saxe), Arthur and Helen Saxe, with their home at 1591 Homestead Street behind them. The carriage driver's unknown. Note the projecting, one-story rear porch. Note the open front porch with full height squared posts supporting the porch roof and absence of second-story balcony,

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2016 Google photo



This photo, taken in 2016 from approximately the same location in the intersection of Homestead Road and Lincoln Street as the 1901 photo, shows the minimal changes that have occurred to the subject property during the past 115 years. Outside of the current existence of the front porch railing with shorter porch roof support columns that rest atop the railing and second-story balcony, the form of the main body of the house appears little changed from that of 1901.

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Additional Photos



Photo No: 100_1881
View: Front facade
Photo Date: May, 2016
Camera Facing: North



Photo No: 100_1889
View: Front facade gable detail showing Palladian window and fishscale shingles on gable face
Photo Date: May, 2016
Camera Facing: NW



Photo No: Left, 100_1885
View: West side elevation
Photo Date: May, 2016
Camera Facing: NE



Photo No: 100_1886
View: W side elevation bay
Photo Date: May, 2016
Camera facing: NE

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Additional Photos

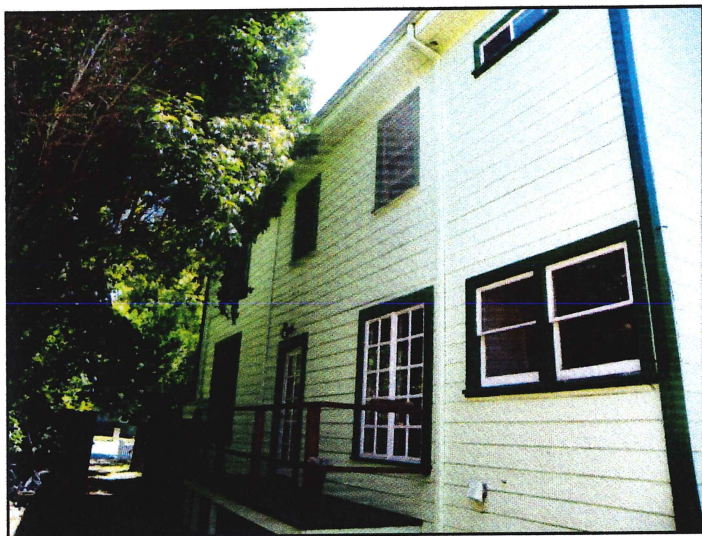


Photo No: 100_1896
View: East side elevation from rear showing original (1952 addition
Photo Date: May, 2016
Camera Facing: South



Photo No: 100_1893
View: Partial E side elevation showing side entry & stairs
Photo Date: May, 2016
Camera facing: West



Photo No: 100_1897
View: Rear (North) facade showing 1952 addition to left side with
removed 2nd story stairs
Photo Date: May, 2016
Camera Facing: SE



Photo No: 100_1899
View: Rear facade showing basement entry projection & replaced
widows (2005) in rear porch
Photo Date: May, 2016
Camera Facing: S

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Additional Photos



Photo No: 100_1901; View: detached Garage & shed structure; Photo Date: 5/2016 ;Camera Facing: S Note apartment bldgs. adjacent to N & S property lines.



Photo No: 100_1903;
View: rear yard looking west. Note fence and large tree.
Photo Date :May, 2016
Camera Facing: West



Photo No: 100_1898; View: Rear entry; Photo Date: 5/2016; Camera Facing:SE

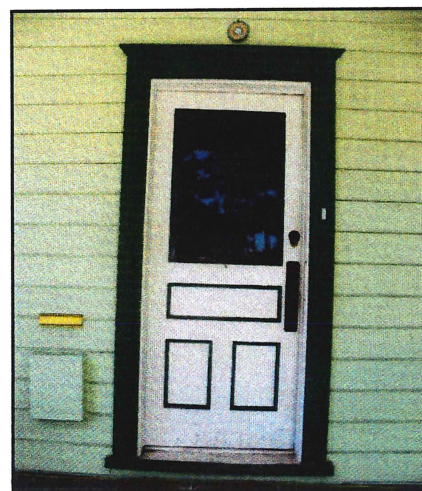


Photo No: 100_1890; View: Main entry door.
Photo Date: May, 2016 Camera Facing: NW

Exhibit “C”
Secretary of Interior’s Standards for Rehabilitation

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

Mills Act 10 Year Preservation and Restoration Schedule

1591 Homestead Road Santa Clara CA 95050

Year One

Replace all remaining knob and tube wiring

Though much of the wiring in the house has been updated, a small amount of knob and tube wiring remains. Knob-and-tube (K&T) wiring was an early standardized method of electrical wiring in buildings, in common use in North America from about 1880 to the 1940s. The system is considered obsolete and can be a safety hazard.

Year Two

Replace the current exterior front step enclosures with balustrades

Although the front porch has been radically altered from its original 1876 incarnation, reinstalling Victorian era balustrades brings back some authentic era-specific detail. [See figure 1]

Year Three

Paint the exterior of the house

The current paint job is approximately ten years old.

Year Four

Reinstall a double hung wood-frame window on southeast corner of the front of the house

There is currently a single pane, plate-glass window here. This will be replaced by a window that matches the original. [See figure 2]

Year Five

Replace roof over 1950s addition to the house

Though the composite roof is in generally good shape, the roof over the 1950s addition to the house was probably not tied into the original roof properly. There has been occasional leakage in this area.

Year Six

Repair fish scale shingles in the front gable

A hallmark of the Victorian period, fish scale shingles are one of the architectural details that should be a focus of historic preservation. Many of the shingles on the front gable of the house are in bad shape and need to be replaced or repaired. [See Figure 3]

Year Seven

Restore paladin windows in front gable

The casings on the paladin windows require minor restoration. One of the window panes has a small crack and needs to be replaced. [See Figure 4]

Year Eight

Restore the gable vent on the rear of the house.

The louvers on the gable vent will need to be replaced. The casing requires minor repair. [See figure 5]

Year Nine

Replace second story exterior moulding

Water and pests have compromised much of the original moulding along the roof edge. A small section of the most compromised moulding has already been replaced. [See Figure 6]

Year Ten

Replace interior crown moulding where missing

The interior crown moulding is missing from two of the windows. [See Figure 7]



Figure 1
Exterior front stairs



Figure 2
Current period inappropriate window and proposed replacement



Figure 3
Fish scale shingles in need of repair



Figure 4
Paladin window on front gable



Figure 5
Louvered attic vent on rear gable



Figure 6
New section of cedar moulding, custom made to match existing pattern.

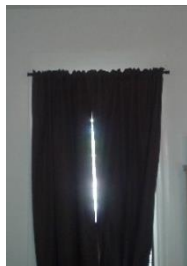
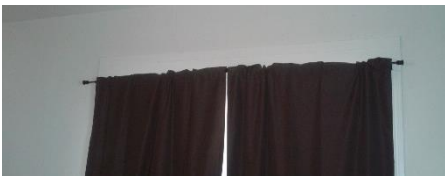


Figure 7
Interior windows missing crown moulding