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 _____, 2022, ("Effective Date"), by and between Robert and Julie Salinas, owners of certain real property located at 1184 Washington Street, Santa Clara, CA 95050 ("OWNERS") and the City of Santa Clara, California, a chartered California municipal corporation with its primary business address at 1500 Warburton Avenue, Santa Clara, California 95050("CITY"). CITY and OWNERS may be referred to herein individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

A. **Recitals**.

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

(2) OWNERS possesses fee title in and to that certain real property, together with associated structures and improvements thereon, shown on the 2021 Santa Clara County Property Tax Rolls as Assessors' Parcel Number 269-15-043, and generally located at the street address 1184 Washington Street, in the City of Santa Clara ("Historic Property"). A legal description of the Historic Property is attached hereto as "Legal Description," marked as "Exhibit "A," and incorporated herein by reference.

(3) The Historic Property is on the City of Santa Clara Architecturally or Historically Significant Properties list. OWNERS submitted a Mills Act Proposal to City on June 4, 2022. The Proposal included a Primary Record from the State of California's Department of Parks and Recreation. A true and correct copy of the Proposal is attached to this Agreement as "Exhibit B".

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

B. **Agreement**.

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

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

(2) Renewal.

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

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

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

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

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

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

(c) OWNERS shall allow, and CITY requires, that after five (5) years, and every five (5) years thereafter, an inspection of the property's interior and exterior shall be conducted by a

party appointed by CITY, to determine OWNERS' continued compliance with the terms of this Agreement. OWNERS acknowledge that the required inspections of the interior and exterior of the property were conducted prior to the effective date of this Agreement.

(4) Provision for Information.

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

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

(5) Cancellation.

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

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

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

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

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

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

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

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

(6) No Waiver of Breach.

(a) No waiver by CITY of any breach under this Agreement shall be deemed to be a waiver of any other subsequent breach. CITY does not waive any claim of breach by 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 1184 Washington Street), and OWNERS.

(9) Notice.

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

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

OWNERS: Robert and Julie Salinas
1184 Washington Street
Santa Clara, CA 95050

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

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

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

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

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

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

a. a Historic Resources Inventory form;

b. the description of the preservation or restoration efforts to be undertaken as referenced in paragraph 3 (b) as Exhibit "D";

c. a statement of justification for the Mills Act Historic Property designation and reassessment; and,

d. the Mills Act Historic Property Contract filing fee pursuant to paragraph 17.

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

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

(17) Fees. The Planning Department may collect such Mills Act Historic Property Contract application fee of $8,078.70 (eight thousand, and seventy-eight dollars and seventy cents), or other fees for the administration of this contract as are authorized from time to time by the City Council. Such fees do not exceed the reasonable cost of providing the service for which these fees are charged. OWNERS shall pay the County Recorder's Office recordation fees for recordation of this Mills Act Historic Property Contract and the recordation of the OWNERS updated Historic Resources Inventory form.

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

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

(20) Conservation Easements.

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

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

(c) It shall be the duty of the Director of Planning and Building Inspection to enforce this section.

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

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

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

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

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

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

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

APPROVED AS TO FORM:

_____
Office of the City Attorney
City of Santa Clara

_____
Rajeev Batra
City Manager

ATTEST:

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

"CITY"

Robert and Julie Salinas,
Owners of 1184 Washington Street

By: _____
Robert Salinas
1184 Washington Street
Santa Clara, CA 95050

By: _____
Julie Salinas
1184 Washington Street
Santa Clara, CA 95050

"OWNERS"

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

I:\PLANNING\2022\Project Files Active\PLN22-00244 1184 Washington Street (Mills Act, Variance)\10.06.22 HLC\Mills Act Contract.doc

LEGAL DESCRIPTION

Real property in the City of Santa Clara, County of Santa Clara, State of California, described as follows:

BEGINNING AT A POINT ON THE WESTERLY LINE OF WASHINGTON STREET, DISTANT THEREON 50 FEET SOUTHERLY FROM THE POINT OF THE INTERSECTION OF THE WESTERLY LINE OF WASHINGTON STREET WITH THE SOUTHERLY LINE OF FREMONT STREET; THENCE RUNNING SOUTHERLY AND ALONG THE WESTERLY LINE OF WASHINGTON STREET, 66.20 FEET; THENCE RUNNING WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF FREMONT STREET, 152.50 FEET; THENCE RUNNING NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF WASHINGTON STREET, 66.20 FEET; THENCE RUNNING EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF FREMONT STREET, 152.20 FEET TO THE POINT OF BEGINNING AND BEING A PORTION OF LOT 1 IN BLOCK 2 NORTH RANGE 1 WEST OF THE CITY OF SANTA CLARA, AS SHOWN UPON THE OFFICIAL MAP THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA IN BOOK "B" OF MAPS, PAGE 103.

APN: 269-15-043

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 _____

 *Resource Name or #: (Assigned by recorder) 1184 Washington Street

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ■ Unrestricted *a: County Santa Clara
and (P2c,P2e, and P2b or P2d. Attach Location Map as necessary.)
*b. USGS 7.5' Quad _____ Date _____ T ___; R ___; ___¼ of ___¼ of Sec ___; _____B.M.
c. Address 1184 Washington Street City Santa Clara Zip 95050
d. UTM: (Give more than one for large and/or linear resources) Zone _____; _____mE/ _____ mN
*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

Old Quad

This property falls within the Old Quad area of Santa Clara, which contains hundreds of houses dating from the 19th century through the 1930s, along with many newer buildings. It encompasses the area bordered by Scott Boulevard to the west, Newhall Street to the south and east, and the railroad tracks to the north and east.

(See Continuation Sheet, page 2.)

*P3b Resource Attributes: (List attributes and codes) _____

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

P5b. Description of Photo: (View, date)
View looking west

*P6. Date Constructed/Age and Source: ■ Historic ☐ Prehistoric ☐ Both
1850s or early 1860s

*P7. Owner and Address:
Julie and Shea Salinas
1184 Washington Street
Santa Clara, CA. 95050

*P8. Recorded by: (Name, affiliation, and address)
William Kostura
P. O. Box 60211
Palo Alto, CA 94306

*P9. Date Recorded:
September 2021

*P10. Survey Type: intensive

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

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

Description (continued)

The area immediately surrounding the subject house is a mix of older and newer houses. Older houses include 1091 Fremont, which has been dated 1868; very fine Queen Anne houses, perhaps the best of this style in the city, at 1116 Washington and 981 Fremont (both 1892); a large Classical/Colonial Revival house at 1179 Washington (1905); and a large Craftsman bungalow at 1061 Fremont (ca. 1918). Three houses from about the 1930s can be found at 908, 925, and 936 Fremont. More modern houses include 1010, 1011-1025, and 1155 Fremont, and a pair of houses plus apartments at 1124 Washington. The older houses are more numerous and more conspicuous than the newer ones, and as a result the immediate neighborhood has a historic feel to it.

The subject property

Grounds and outbuildings

The subject property consists of a house, a barn, a garage, and a pool house on a suburban lot measuring 66 feet in width by 152'-6" in depth. The garage is a small, inexpensively-built wooden building that shows on a 1961 Sanborn map and thus most likely dates to the mid-20th century. The barn is a two-story gabled building clad in board-and-batten siding; its sliding doors are filled diagonal boards. It does not show on the 1961 Sanborn map, and therefore must post-date that year, although it looks older. The pool house resembles the barn in its materials — board and batten siding, and doors with diagonal boards. Given their similarities, it was probably built at about the same time as the barn. The landscaping is also recent. This consists of a picket fence on a low brick wall in front, brick pathways in the front and back yards, and a swimming pool in the back.

The house

The house is two stories in height, sits on a brick foundation, is wood-framed in construction, has a cross-gabled roof with boxed eaves, and is clad in beveled siding. In plan it is T-shaped, with a broad block in front that contains the living room and bedrooms; and a narrow stem centered in the rear containing the kitchen. The front block measures roughly forty feet in width by sixteen feet in depth, while the stem to the rear is approximately fifteen feet wide by 25 feet deep.

One of the angles between these two blocks, at rear-left as one faces the house (at the southwest corner), is mostly filled by a one-story addition that has a shed roof. A 1915 Sanborn map shows this addition with a dotted line, indicating a porch with open sides; but now the walls are filled with bevel siding, which must have been added at a later date.

(*See Continuation Sheet, page 3.*)

Description (continued)

The composition of the front block is symmetrical on all three of its sides. In the front wall, a squeezed gable in the center of the roofline is directly over a second story window and the main entrance. Four windows can be found in the first story, two to either side of the entrance. On the north and south sides of the front block the composition is again symmetrical, with two evenly-spaced windows in each story. Brick chimneys rise from the ridgeline of the roof, each just a foot or two from the north and south sides.

This symmetry is broken up in the rear stem of the house. On the north side of the stem, one small window is in the second story, while the first story has (from left to right) an entrance and two windows, all evenly spaced. The rear wall of this stem has two evenly-spaced windows in the second story, and an entrance and a window in the first. As mentioned above, the south side of this rear stem is largely filled by the early addition. However, two small windows are visible in the second story, above this addition.

The style of the house is predominantly Gothic Revival, though there is a notable Greek Revival element as well. The Gothic elements include carved bargeboard in the squeezed front gable and a drip mold over the second story window, just below the gable. The steep pitch of the gables enhances the Gothic feeling.

The primary Greek Revival element is the front entrance. Here, a shallow, cornice with a curved soffit and a frieze are supported by pilasters with restrained Doric capitals and blocky bases. Incised stripes add detailing to the frieze and pilasters. Within this framing are a paneled door with a transom window, transom bar, and sidelights. The door has four panels, those at the top being taller, with arched heads. Sidelights are narrow, with five lights each. Although the classical details of this entrance composition are restrained, they are a clear expression of the Greek Revival style. Hardware on this door include a ceramic knob, circular brass knob plate, and an ornamental iron ringer with ceramic handle. All of these elements appear to be original or very early.

A simpler version of this entrance is found on the north side of the rear stem. Here, a paneled door with glazing is flanked by sidelights with four lights each. These are trimmed by flat boards within a thin surrounding molding.

With one important exception, nearly all of the windows in this house have six-over-six sash with what appear to be original muntins. The main exception is the second story window under the front gable. It is a paired casement with four lights per casement. Smaller windows in the upper story of the rear stem and in the addition on the south side also depart from the six-over-six pattern.

(*See Continuation Sheet, page 4.*)

Description (continued)

The corners of this house are lined or enclosed with extremely narrow panels (or battens) that are incised with vertical lines. These incised lines relate to the incised pilasters and frieze in the main entrance.

A screen door in the west wall of the rear stem most likely dates to the early 20th century. It has wooden spindles and a metal pull and strap hinge.

To summarize, all elements of the exterior appear to be original, or very early, except for the one-story addition on the south side that fills the angle between the front block and rear stem, and the screen door in the rear. A few windows in the second story of the rear were not closely observed, and so their dates are uncertain.

The interior has a number of important early or original features. These include a staircase with a tapering newel post, turned balusters, and wooden railing; an ornamental metal gas light fixture with a glass globe (now electric); fireplaces with carved wooden mantels; a metal vent grille with an ornamental pattern; and a fir floor.

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 1184 Washington Street

B1. Historic Name: Calvin Russell house
B2. Common Name: _____
B3. Original Use: residence B4. Present Use: residence
*B5. Architectural Style: Gothic Revival
*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in the 1850s or early 1860s.

*B7. Moved? ■ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features:
none

B9a. Architect: unknown b. Builder: probably Calvin Russell
*B10. Significance: Theme _____ Area Santa Clara
Period of Significance _____ Property Type residence Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

This section will cover the history of the Old Quad neighborhood of Santa Clara; the history of the subject house; and a list of Greek Revival and Gothic Revival houses in Santa Clara that puts the architectural history of this house in context.

Old Quad history

The Old Quad covers the quadrangle shown in an 1866 survey by J.J. Bowen. It encompasses the area bordered by Scott Boulevard to the west, Newhall Street to the south and east, and the railroad tracks to the north and east. The area includes Santa Clara University, which was once the site of Mission Santa Clara. Generally speaking, the Old Quad is the oldest part of Santa Clara. The overwhelming majority of its historic buildings are located here.

(*See Continuation Sheet, page 6.*)

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

*B12. References:

See Continuation Sheet, pages 17-18.

B13. Remarks:

*B14. Evaluator: William Kostura
Date of Evaluation: September 2021

(This space reserved for official comments.)

(Sketch map with north arrow required)

Old Quad history (continued)

Major factors in Santa Clara's growth and economy include:

1777. Founding of Mission Santa Clara de Asis by the Franciscan order of Spain. This mission was secularized by Mexico in 1833 but the mission chapel continued to function as a church afterward. It was enlarged and rebuilt several times over the next century.

1851-present. After the takeover of California by the United States, Jesuits acquired the mission and established Santa Clara College in 1851. It became known as the University of Santa Clara in 1912 and as Santa Clara University in 1985. The older buildings on this campus date to the period 1911-1930 and were designed by architects Will D. Shea, John J. Donovan, and Henry A. Minton. The chapel of 1928 was designed by Minton to replicate the old adobe mission building of ca. 1824.

1852. The City of Santa Clara incorporates.

1863. The railroad connecting San Francisco and San Jose reaches Santa Clara. The railroad depot still stands, now at 1005 Railroad Avenue.

1885-1990s. Agnew's State Hospital. The Victorian building of 1885 collapsed in the earthquake of 1906, with great loss of life. New buildings were built from 1908 through the 1910s to designs by the State Architect George C. Sellon. After the campus was sold to Sun Microsystems in the late 1990s, only the best four of the Agnew's buildings were retained, and the rest were demolished.

1890s-1950s. Santa Clara Tannery. This long-lasting business occupied many wooden buildings at the northeast corner of Lexington and Grant streets.

1890s-1960s. The Pacific Manufacturing Company was a huge business occupying many buildings in the block of Alviso, Bellomy, Grant, and Locust streets, plus warehouses and sprawling lumber yards in adjacent blocks. It made coffins, window sash, doors, blinds, cabinets, and windmills.

1910s-1960s. Fruit canning. There were several canneries in Santa Clara during these decades, and of these three were the largest and longest lasting: Rosenberg Brothers and Company; the Pratt-Low Preserving Company; and Libby, McNeill and Libby. Pratt-Low's complex included a huge one-story cannery building plus 25 seasonal workers' cabins in 1915, and by 1950 it had expanded to include over 100 workers' cabins. By 1950 Rosenberg Brothers had absorbed Libby, McNeill and Libby, and by 1961 Rosenberg Brothers had been taken over by the Mayfair Packing Company. Collectively, these canneries must have been the largest employers in the City of Santa Clara during most of the 20th century.

(*See Continuation Sheet, page 7.*)

Old Quad history (continued)

1960s-present. The semiconductor industry becomes important in Santa Clara.

1963. The city's old downtown is razed in order to receive funding from the federal government for urban renewal.

To the above list should be added Santa Clara's close proximity to the city of San Jose, where some Santa Clara residents worked.

The demolition of the city's old downtown was a major loss, and as far as is known none of the tannery, fruit canning, or Pacific Manufacturing buildings still stand. The built environment in Santa Clara is nevertheless able to represent, or evoke, most of the other important themes in Santa Clara's early history. An adobe house at 3260 The Alameda (now the Santa Clara Women's Club) is a ca. 1790s building that was part of the Spanish-era mission complex. The Berryessa adobe at 373 Jefferson Street (late 1840s) represents the Mexican or very early American period. Two properties evoke Santa Clara's early agricultural economy. The older is the James Lick flour mill complex, at 4101 Lick Mill Boulevard, at Mansion Park Drive. Its four buildings were built in 1857, the 1860s, and the 1880s and include a granary, a house, an office, and a hall. The Harris-Lass house at 1889 Market Street (1865) includes a farmhouse, a barn, a water tank, and farming implements. As mentioned above, four early twentieth century buildings survive at Agnew's State Hospital, and about eight buildings from 1911-1930 survive at Santa Clara University.

Most prolifically, the Old Quad area is filled with hundreds of 19th and early 20th century houses that retain good to high integrity. A few houses date to the 1850s, a moderate number date to each decade of the 1860s, 1870s, and 1880s, and very many date to the 1890s-1930s. While it is beyond the scope of this report to describe these houses in any detail, it can be said that they range from modest, vernacular working-class houses to large houses built for the well-to-do. Houses in the latter group are often elaborately decorated, but smaller houses, especially those built before the 1920s, often possess fine details as well.

Because the subject house is a blend of Gothic and Greek revivals in style and dates from the 1850s or slightly later, a number of similar houses are illustrated below for purposes of historic context.

(*See Continuation Sheet, page 8.*)

History of the subject house

Section 8.9 of the City of Santa Clara's General Plan is entitled "Historic Preservation and Resource Inventory." In this document, which is on the internet, the subject house is called the Russell-Robinson house and is dated 1861. Another page of the city's website, "Historic Properties," states that the front block was built in about 1860 and was added to an older house already standing. The first, or first known, owner was a carpenter named Calvin Russell, who purchased the property in 1856. After his death, his widow continued to live here through 1887, and she sold the house in 1891 to druggist John G. Robinson and his wife Mary. For this report, primary research was performed to support or question the above information.

It seems unlikely that the rear part of the house was built first and that the front part was added to it in 1860 or 1861. Because it was common to build a kitchen wing at the rear of a house, and because the bevel siding and six-over-six windows are the same in both the front and rear parts, it seems much more likely that the entire house was built at once. (This does not count the low addition that fills the angle at the southwest corner, which was added after 1891.) Another similarity between the front and rear parts is the use of similar sidelights in the front entrance and in the entrance on the north side of the rear stem; this also argues that the front and rear parts were built at the same time.

From the style of the house, a construction date of the 1850s or 1860s is all but certain. The Greek Revival style was most common in northern California during the 1850s, and Gothic Revival was common in the 1850s and 1860s. The latter was only rarely built during the 1870s. On balance, an 1850s construction date for this house is most likely. Please see a further discussion of the occurrence of these styles in Santa Clara below.

The first owner and builder was probably Calvin Russell. He was born in Pennsylvania in 1807 or 1808, and his wife Eliza was born in the same state in about 1816. They arrived in Santa Clara at an early date, some time during the 1850s. Charlene Duval, a Santa Clara County historian, states that he does not show up in the 1850 or 1852 tax assessment rolls for the county, but he is listed here in the 1852 state census. The next three U. S. censuses, of 1860, 1870, and 1880, all show the Russells living in the city of Santa Clara and owning real estate ($1,050 in 1860 and $5,000 in 1870). In all three censuses his occupation is listed as that of a carpenter. When Calvin Russell died in 1886, a brief newspaper notice stated his estate consisted of $3,800 worth of real estate.

None of these censuses list addresses. Two sources, however, tie the Russells to the subject site. One is the city's website, which states that Russell purchased this property in 1856. Shortly after Calvin's death, a newspaper notice announced that any creditors of his should see the administratrix of his estate,

(*See Continuation Sheet, page 9.*)

History of the subject house (continued)

Eliza A. Russell, at her residence at the southwest corner of Washington and Fremont streets (site of the subject property). While more documentation would be desirable, the above sources strongly suggest that Calvin Russell built this house as his and Eliza's residence soon after 1856 and that they lived here until his death in 1886. He worked as a carpenter at least through 1880 and must have built many houses in Santa Clara, though none of these other houses are known of.

The next known owners were John G. and Mary A. Robinson. They were each born in about 1854, he in Oregon and she in California. The city's website states that they bought the house in 1891. They were listed as living here in city directories beginning in 1896 and in censuses through 1940.

Mary Ann Robinson was born in 1852 on her family's ranch in Lawrence, Santa Clara County. Her parents were James Enright and Margaret (Duncan) Enright. A relative of her mother is said to have been Isadora Duncan, who was a native of San Francisco. Although Isadora Duncan lived in Europe and New York after becoming a dancer, according to the city's website she once performed at this house.

John G. Robinson was born in 1850 in Oregon Territory. In 1870 he was living in the town of Santa Clara and working as a druggist. In 1880, still single, he worked as a druggist in Colusa, which he continued to do for "many years," according to his obituary. At an unknown date he returned to Santa Clara, married Mary Enright, opened his pharmacy at 1072 Franklin Street, and (by 1896) purchased and moved into 1184 Washington Street. He retired some time between 1910 and 1920 and lived in this house until his death in 1931. His wife's widowed sister, Mrs. Louise Reidy, moved in with her, and they continued to live in this house until Mary's death in 1941.

Gothic Revival and Greek Revival houses in northern California and Santa Clara

Ancient Greek architecture was rediscovered by western European architects in the mid-18th century and influenced American architecture by the early 19th century. In the United States, the War of 1812 aroused renewed antagonism against England, and by extension, against English models for architecture, leaving the way clear for new styles in this country. One of the first American examples of the Greek Revival was the Bank of the United States, in Philadelphia (1818). Further interest in this style was generated by American sympathy for Greece in their war of independence during 1821-1832. Published carpenter guides and pattern books by Asher Benjamin and Minard Lefever disseminated Greek Revival details nationwide. In her book *A Field Guide to American Houses* (2015), Virginia Savage McAlester estimates that, among domestic examples, the Greek Revival style was common in the United States from about 1830 into the early 1860s. It began in east coast cities, where it faded during the 1840s, but persisted in rural and midwestern areas where newer styles were slower to take hold.

(*See Continuation Sheet, page 10.*)

Gothic Revival and Greek Revival houses in northern California and Santa Clara (continued)

Greek Revival became so popular in the United States, and so ubiquitous in some places, that a reaction naturally arose against it and during the 1840s it was replaced by more picturesque styles, principally the Gothic Revival. This style had debuted in England in 1749 but did not make its first notable appearance in the United States until 1832, when the architect Alexander Jackson Davis designed a Gothic house in Baltimore. Davis' book *Rural Residences* (1837) promoted the style, and his friend Andrew Jackson Downing spread the style further with two very popular books of his own, *Cottage Residences* (1842) and *The Architecture of Country Houses* (1850). The style remained popular for houses in the United States through about 1865, and then declined.

In San Francisco during the 1850s, it is not easy to point to a predominant domestic style. Most houses were inexpensive and were squeezed onto narrow lots and did not exhibit prominent style details. Many of these had front-gabled roofs with proportions roughly equivalent to those on Greek Revival houses, and some historians label these houses as Greek Revival for this reason. A small number had genuine Greek Revival details such as pediment returns in the gable, shallow-pitched pediments over the windows, or Doric capitols at the tops of porch posts, and these were more truly deserving of the style name.

Gothic Revival houses were perhaps not more common in San Francisco but were certainly more conspicuous. A few very dramatic examples were built on Rincon Hill in the 1850s, along with some lesser ones, and a few notable Gothic houses were built on Russian Hill. In every neighborhood many small houses could be found whose gables were decorated with band-sawn bargeboard, a signature of the "Carpenter Gothic" style.

Not many examples of either style remain in California. Weaverville, in Trinity County, has several (or more) houses with shallow-pitched pediments over the windows, and these are properly styled Greek Revival. A small number of others are in Nevada City. Gothic Revival houses, again, are more conspicuous. These include the Frisbie house in Benicia (ca. 1849); the Vallejo house, "Lacryma Montis," in Sonoma (ca. 1850); the Mary Aaron house in Marysville (1855); the Red Castle in Nevada City (1860); and the J. Mora Moss house, "Mosswood," in Oakland (1864). The Abner Phelps house in San Francisco (ca. 1851) is a blend of the two styles. It has a full-width porch that is Greek Revival in feeling plus Gothic Revival bargeboard in the front and side gables. The oldest house in Alameda, the Webster house on Versailles Avenue (1854) is Gothic Revival in style. There are others of both styles, but they are rare.

(*See Continuation Sheet, page 11.*)

Gothic Revival and Greek Revival houses in northern California and Santa Clara (continued)

In Santa Clara at least nine houses exhibit features that are associated with one or both of these styles. A list follows, with construction dates taken mainly from the city's website:

* The Berryessa adobe at 373 Jefferson Street (1840s). This house has Greek Revival pediments over the windows and doorway, and Gothic bargeboard in the gable facing the street.

* The subject house, 1184 Washington Street (1850s or early 1860s). As mentioned above, it has Gothic bargeboard in the front gable, a Gothic drip mold over the window beneath this gable, and a Greek Revival main entrance.

* 1158 Main Street (estimated 1855-1889). This house has no style details. The proportions of the gabled roof and the full-width porch suggest the Greek Revival style, however.

* 1206 Main Street (1865). This house is a blend of Greek Revival and Italianate styles. The pediment returns in the gable and the porch columns with simple Doric capitals are the Greek elements.

* The Harris-Lass house, 1889 Market Street (1865). The square porch columns with molded caps and incised vertical strips are ever so slightly reminiscent of the Greek Revival style.

* 1217 Santa Clara Street (dates variously given as 1867 and 1875). The pointed arch window and the squeezed gable are the Gothic elements. Triangular pediments over the windows could be considered either Greek or Italianate, while quoins at the corners are Italianate. The cross-bracing in the gable and the porch may indicate a later construction date.

* 1404 Lincoln Street (dates given as "1880" and "ca. 1880s"). This house looks much older than the given dates. It has a plain gabled roof and a wrap-around porch with molded capitals. There are no strong style details, but it is closer to Greek Revival than anything else.

* 1490 Santa Clara Street ("ca. 1880s"). Again, this house looks older than the estimated date. The very steeply-pitched squeezed gable is a strong Gothic element, while the rounded pediment over the second story window is a hint of Greek Revival.

* 466 Madison Street (1885). The Gothic element is the steeply-pitched squeezed gable. A triangular pediment over the second story window, very shallow-pitched pediments over the first story windows, and a porch with square columns suggest the Greek Revival style.

(*See Continuation Sheet, page 12.*)

Gothic Revival and Greek Revival houses in northern California and Santa Clara (continued)

As one can see, most of these houses were designed as blends of styles. Their mostly anonymous builders obviously felt free to incorporate elements that they were familiar with in order to produce a pleasing effect. For the most part, ornament was restrained and was applied as accents to a design where fine proportions and a harmonious composition were the most important considerations.

The subject house is remarkable in a number of ways. The bargeboard in the gable is the best in Santa Clara and compares favorably with that in most Gothic houses elsewhere in the state. The drip mold over the window was a once-common feature among Gothic Revival houses, but is now very rare. The Greek Revival entrance is also now exceedingly rare; this may be the best surviving example in the state. Also important are the house's six-over-six windows. While such windows were not representative of any particular style, they were typical of the 1850s and early 1860s. It is now very rare to find so many windows of this type in a house that is this old.

Integrity

The seven factors of integrity are location, design, materials, workmanship, feeling, association, and setting. Regarding the subject house:

It has never been moved, so it retains integrity of location.

The one-story addition that fills most of the angle between the front block and the rear stem on the south side is the only alteration of note. The front of the house and the north side appear to be unchanged. Thus, the house retains integrity of design, materials, and workmanship. In particular, the survival of so many six-over-six windows is very remarkable for a house of this age and they represent the workmanship of this period in a way that very few other houses do.

The Gothic Revival bargeboard and drip mold and the Greek Revival entrance are strong style features. They, along with the beveled siding and the six-over-six windows are strongly representative of houses of the period. Thus, this house retains integrity of feeling.

Early occupants of this house would certainly recognize it as the house they had lived in, and so it retains integrity of association.

The front and back yards of this house have been changed with new landscaping and out-buildings, and so this property's internal integrity of setting has been lost. However, several 19th century and early 20th century houses still stand in the immediate neighborhood, so the external setting is largely intact.

Evaluation to California Register criteria

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

* Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

* Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.

* Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

* Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation. This criterion typically applies to archaeological remains, which are not being addressed in this report.

Criterion 1 (Events)

This house was built in the 1850s or early 1860s. Only two houses in Santa Clara — the current Santa Clara Women's Club (ca. 1790s) and the Berryessa adobe at 373 Jefferson Street (ca. 1840s) are definitely older, and only several other houses have estimated construction dates that are about as old. Because of its construction date and high integrity, this house represents, as very few are able to, the very early history of Santa Clara when the town was still largely rural. Accordingly, it appears to be eligible for the California Register at the local level under this criterion. The Period of Significance under this criterion is from the 1850s (the most likely construction date) through the 1910s, when much of the Old Quad area was still being developed.

(See Continuation Sheet, page 14.)

Evaluation to California Register criteria (continued)

Criterion 2 (Persons)

Calvin Russell was a carpenter and almost certainly built this house as his own residence; and it seems likely that he built other houses in Santa Clara, perhaps very many. If it could be shown that he did so, he would emerge as an important person in Santa Clara's architectural history, and this house would probably be eligible under this criterion. Such evidence is lacking at present, however, and so this house does not now appear to be eligible under this criterion.

Criterion 3 (Architecture)

This is an outstanding blend of Gothic Revival and Greek Revival styles. The carved bargeboard in the gable is crisp and distinctive, and the Gothic feeling imparted by that bargeboard is supported by a drip molding over the window below. The Greek Revival entrance consists of a small cornice, an incised frieze, incised pilasters with capitals, sidelights, and a transom, and is very fine. Other elements of the house, most notably the paneled door, six-over-six windows, beveled siding, and boxed eaves are typical of the 1850s and greatly add to to the feeling of an 1850s house. The corner panels or battens are unusual; their incised lines relate to those in the main entrance and contribute to the stylistic feeling. The entrance on the north side is a simpler version of the main entrance and relates to it visually.

In sum, this is a carefully-designed house that effectively blends the two styles that were most prominent in Santa Clara in the 1850s and early 1860s and is easily one of the best houses of that period in Santa Clara. For these reasons this house appears to be eligible for the California Register at the local level under this criterion. Because so few houses of these styles still stand with high integrity in California, and because this is a good example of a blend of these styles, it also appears to be eligible at the state level. The Period of Significance is the 1850s-1860s, the likely date of construction.

Contributing features

The contributing features of this house are:

* The T-shaped footprint

* The cross-gabled roof with boxed eaves

* The bevel siding

* All six-over-six windows and the fixed window in the front gable, and their trim

(See Continuation Sheet, page 15.)

Evaluation to California Register criteria (continued)

Contributing features (continued)

* The carved bargeboard in the front gable

* The drip mold over the window below that gable

* All parts of the Greek Revival front entrance and the more restrained entrance on the north side, including trim

* The front door and its hardware

* The narrow, incised panels (or battens) at the corners of the house.

Non-contributing features include:

* The brick foundation.

* The one-story addition that fills most of the angle on the south side of the house

* Small second story windows on the south side, directly above that addition

* The barn, the pool house, and the landscaping

The interior features mentioned on page 4 are fine, but are not listed here as either contributing or non-contributing.

The screen door in the rear of the house looks old, but it cannot be dated with any confidence and probably post-dates any possible Period of Significance. Thus, it should probably be counted as a non-contributing element, too.

Evaluation under City of Santa Clara criteria

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council and are listed under Section 8.9.2 of the City of Santa Clara General Plan, Criteria for Local Significance. Under this section of the General Plan, 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.

Evaluation under City of Santa Clara criteria (continued)

The subject property appears to most clearly meet the following local 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.

By virtue of its very early construction date and high integrity, and its ability to evoke early Santa Clara history, this house appears to meet this criterion.

5. A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.

Similar to the above argument, this house is associated with Santa Clara's early development.

Criterion for Architectural Significance

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

This house is an outstanding example of a blend of the Gothic Revival and Greek Revival styles of the 1850s-1860s.

6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.

Some of the house's materials, namely the bevel siding and six-over-six windows with thin muntins, were not unique or uncommon during the time it was built, but have become rare since then. These are very important features of the house.

7. A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.

The cross-gabled roof, T-shaped footprint, Gothic and Greek style features, bevel siding, corner panels or battens, and six-over-six windows combine to evoke the massing, ornamental, and aesthetics and construction techniques of the 1850s-1860s.

(See Continuation Sheet, page 17.)

Evaluation under City of Santa Clara criteria (continued)

Criterion for Geographic Significance

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

Most of the houses in the immediate vicinity of the subject house date to the 19th and early 20th centuries. Together they form a concentration of houses that evoke Santa Clara's early history.

References

Censuses and city directories

U. S. censuses of 1860, 1870, and 1880 for Calvin and Eliza Russell, in Santa Clara.

U. S. censuses of 1900, 1910, 1920, 1930 and 1940 for John G. Robinson, Mary A. Robinson, and louise E Reidy, in Santa Clara.

San Jose/Santa Clara city directories of 1896-1912 for John G. Robinson, in Santa Clara.

City of Santa Clara

Section 8.9 of the City of Santa Clara's General Plan, "Historic Preservation and Resource Inventory." Listing for this house.

City of Santa Clara website. "Historic Properties." Brief history of this house.

Marriage and death records

Ancestry.com. Marriage records. Mary A. Enright to John G. Robinson, in 1886.

Ancestry.com. Death records.Mary A. Robinson, in 1941.

Newspaper articles

"Died." *San Jose Mercury News*. June 12, 1873. Death notice for Joseph G. Russell.

"Petitions Filed Today." *San Jose Mercury News*. February 8, 1886.

(See Continuation Sheet, page 18.)

References (continued)

"Notice to Creditors." *San Jose Mercury News*. March 17, 1886.

"J. Robinson, Once Colusa Druggist, Dies." *Colusa Herald*. November 12, 1931.

"Mrs. Robinson Passes Away." *Santa Cruz Sentinel*. November 22, 1941.

Other sources

Charlene Duval. Email to William Kostura, July 23, 2021, re: early presence of Calvin Russell in Santa Clara and possible construction dates of the house.

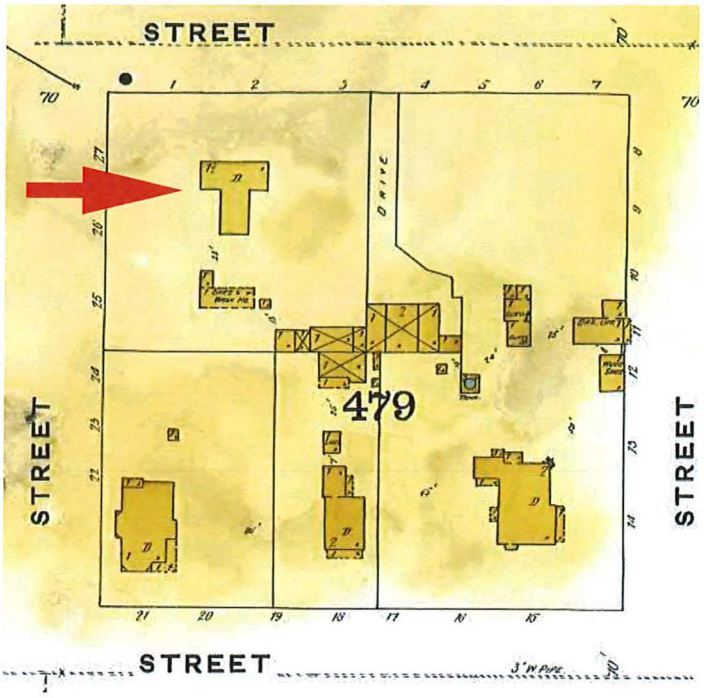
Virginia Savage McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2015. This is the best guide to American domestic architecture. Greek and Gothic revivals are covered on pages 246-280. See page 249 for diagrams of Greek Revival entrances.

David Gebhard, et. al. *The Guide to Architecture in San Francisco and Northern California*. Salt Lake City: Gibbs Smith, 1985.

Susan Dinkelspiel Cerny. *An Architectural Guidebook to San Francisco and the Bay Area*. Salt Lake City: Gibbs Smith, 2007.

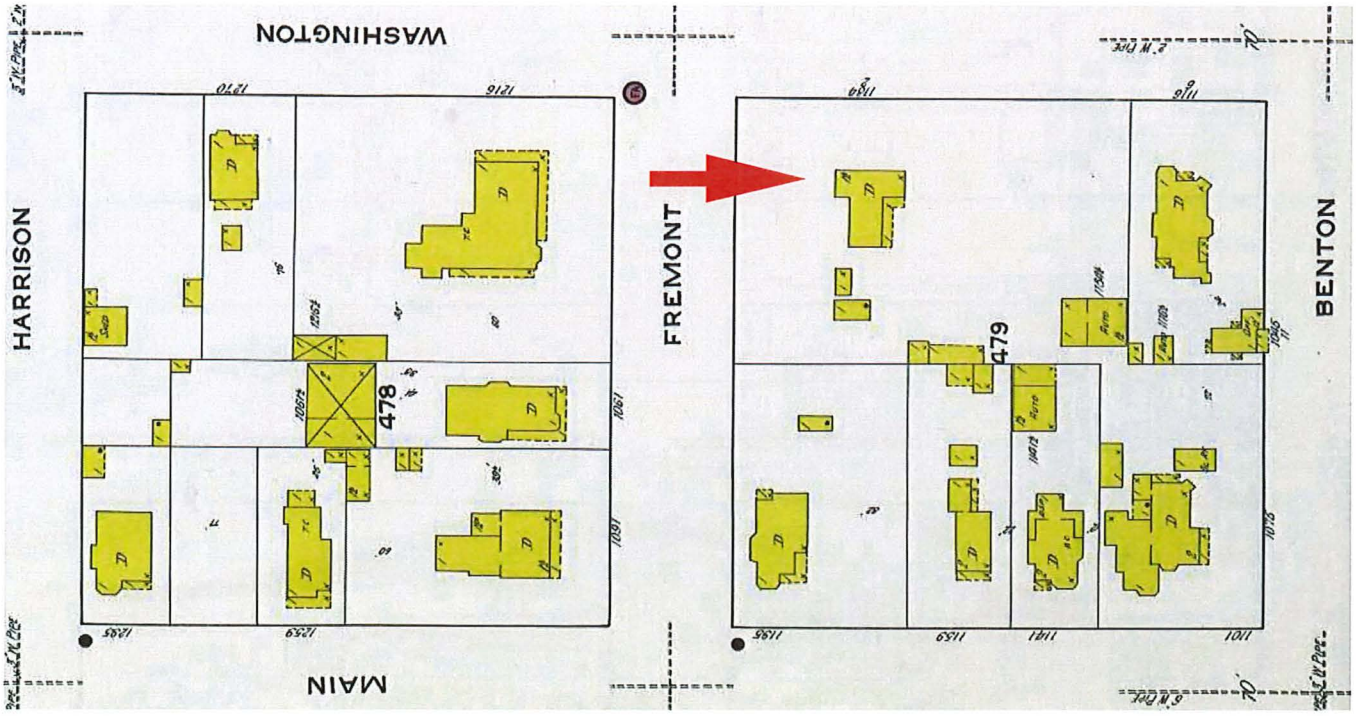
The above two books list some of the Gothic Revival houses outside of Santa Clara mentioned in this report.

Sanborn map diagrams



At left: 1891 Sanborn map, page 35.

Below: 1915 Sanborn map. page 214. Note the appearance of the addition filling the corner on the south side.



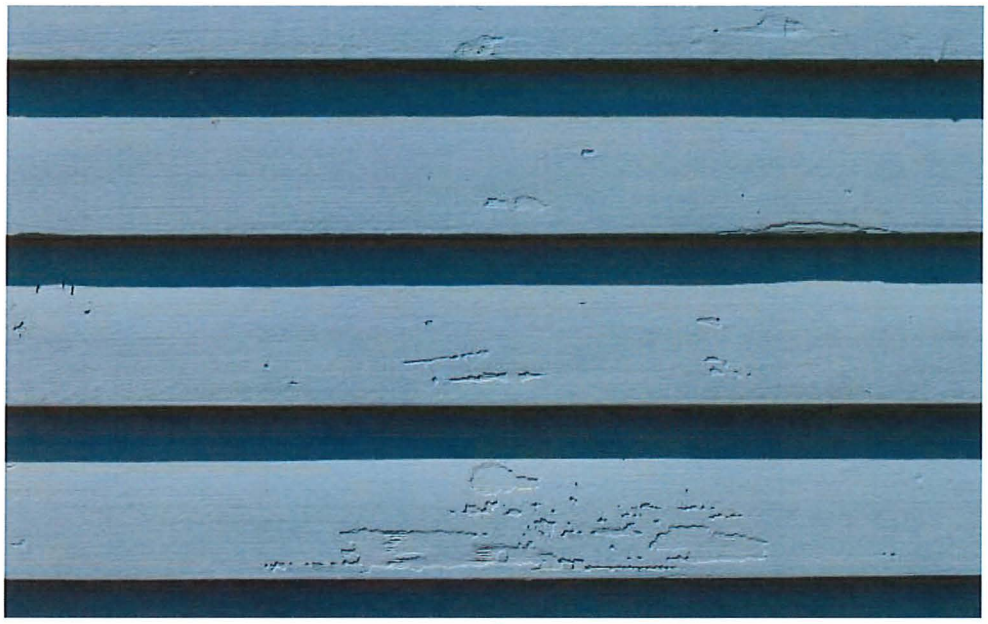
Photographs of the subject house

The front of the house with a detail of the bargeboard and the drip mold over the second story window.

Photographs of the subject house (continued)

Front entrance with details of the trim, door, and hardware.

Photographs of the subject house (continued)

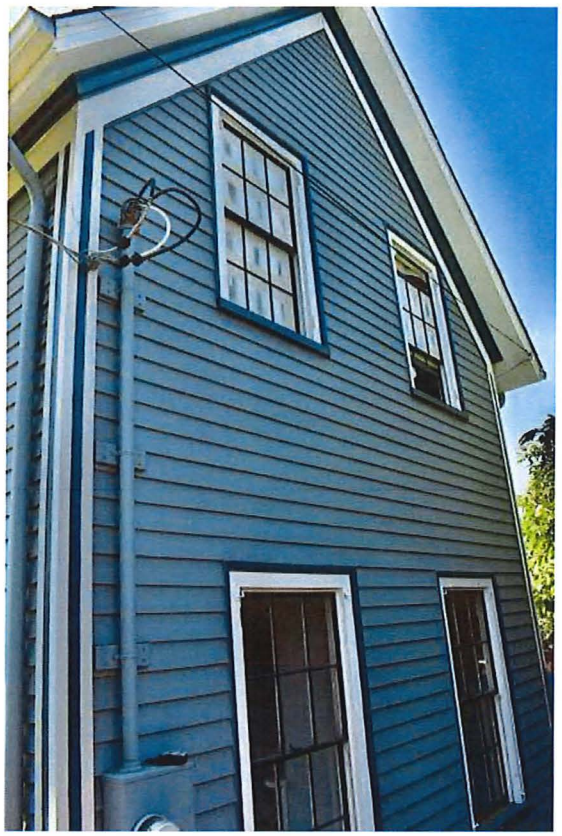


Above: The bevel siding that clads the house.

Middle. Detail of window muntins.

Below: The brick foundation.

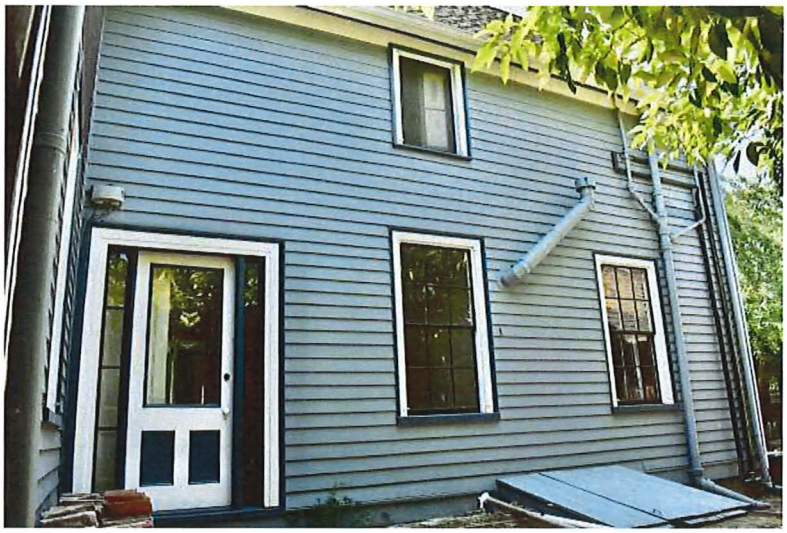
Photographs of the subject house (continued)



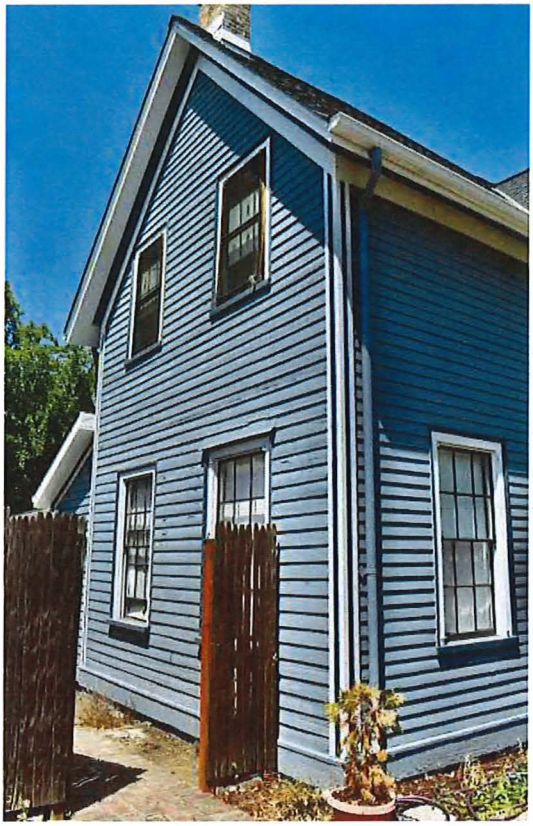
At left: The north side of the front block (on the right side of the house as you face it)

Below: View looking SE at the rear side of the front block ands the north side of the rear stem.

Botton row: The north side of the rear stem and a detail of the entrance on this side.



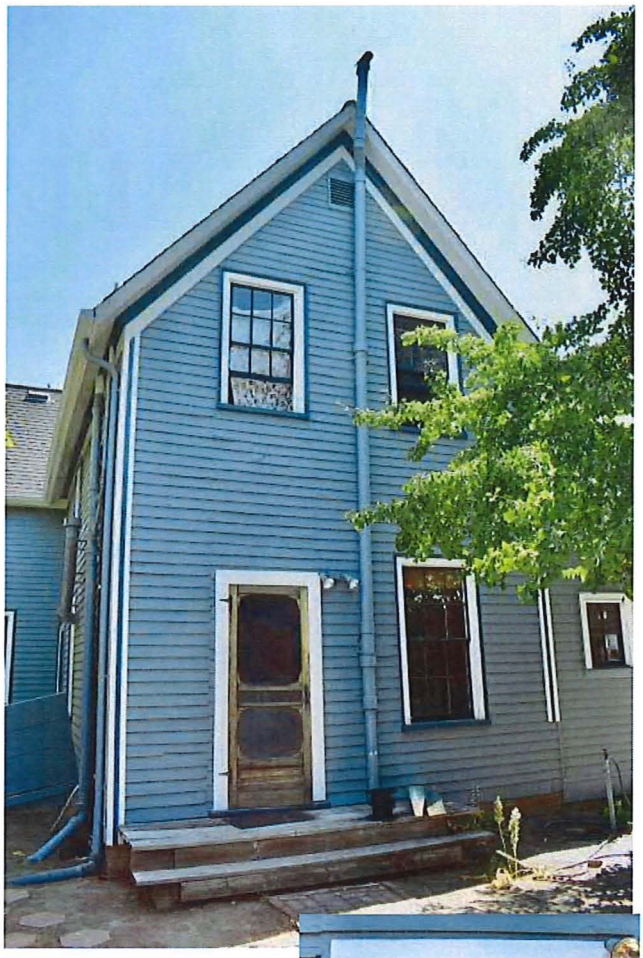
Photographs of the subject house (continued)



Above: Perspective view of the house from the left. At right: the south side of the front block.

At right: the south side of the house. Sanborn maps suggest that the low addition that fills the angle between the front block and the rear stem began as an open porch that was later enclosed.

Photographs of the subject house (continued)

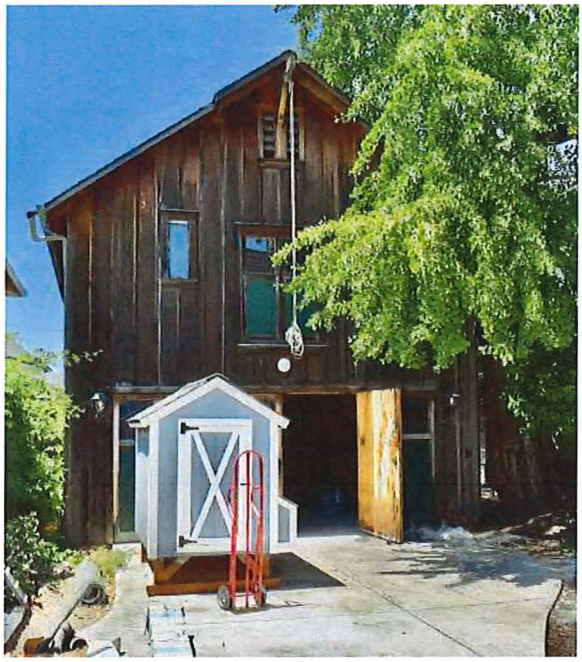


Above left: A typical six-over-six window. These are found on all sides of the house except for the south side of the rear stem (i.e., where the addition is).

Above right: The rear wall of the house, i.e. the west side of the rear stem.

At right: The screen door on the rear side.

Photographs of the subject house (continued)



Top left: View looking east at the garage on the south side of the lot.

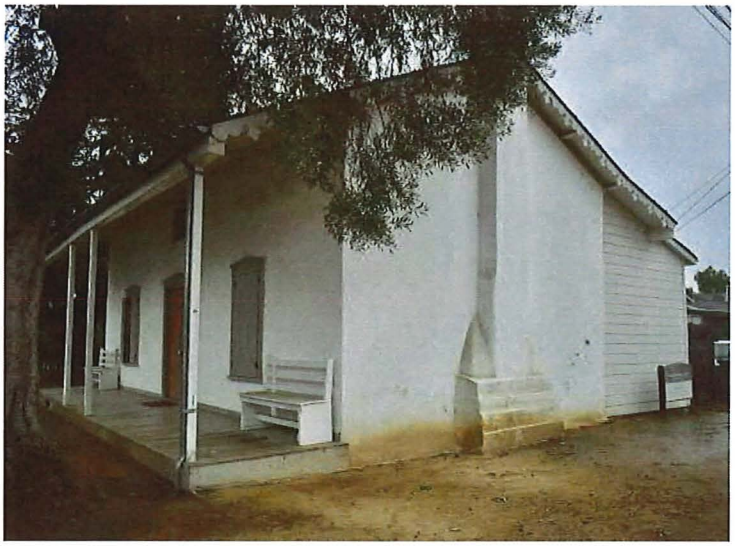
Top right: The barn, directly behind the garage. It looks old, but isn't.

Bottom left: The pool house, with siding and doors similar to those on the barn.

Bottom right: The brick-paved back yard, with pool.

Photographs of houses in Santa Clara with Greek Revival and Gothic Revival features

These are shown in order to put the subject house in historical context. Only one of these houses, the Berryessa adobe, is definitely older than the subject house. A few other houses from the 1850s-1860s stand in Santa Clara, but not very many, and as far as is known to this writer none have Greek Revival or Gothic Revival features.



The Berryessa adobe, 373 Jefferson Street. It has been dated to the 1840s. Shallow-pitched pediments over the door and windows evoke the Greek Revival, while carved bargeboards in the gable are Gothic Revival.

Photographs of houses in Santa Clara with Greek Revival and Gothic Revival features (continued)

Top left: 1158 Main Street. This house lacks style details, but its proportions suggest Greek Revival.

Top right: 1206 Main Street (1865). The pediment returns in the gable are Greek Revival.

Bottom left: The Harris-Lass house, 1889 Market Street (1865). The incised porch columns are similar to those on the subject house and could be considered Greek Revival.

Bottom right: 1217 Santa Clara Street. Gothic Revival second story windows blend with Greek pediments over the first story windows and Italianate quoins.

Photographs of houses in Santa Clara with Greek Revival and Gothic Revival features (continued)

Top left: 1404 Lincoln Street. The gabled roof and the porch with square Doric posts suggest Greek Revival.

Top right: 1490 Santa Clara Street. The steeply-pitched squeezed gable suggests Gothic Revival, while the rounded pediment just below it is Greek.

466 Madison Street. Another steeply-pitched squeezed gable with a pedimented first and second story windows.

May 9th, 2022

Shea & Julie Salinas
1184 Washington Street
Santa Clara, CA 95050

10-Year Restoration Maintenance Plan
Russell Robinson House
1184 Washington Street

Dear Planning Staff and Historic and Landmark Commissioners,

The following is our proposed 10-year plan for the restorations and maintenance of our historic home at 1184 Washington Street.

All items to meet the Secretary of Interiors standards for Treatment of Historic Properties:

Years 1-2 (2022-2023)
Deferred Maintenance: These first two years will include doing much of the deferred maintenance to bring the historic home back to life. This includes repairing interior plaster cracks, repairing banister railing cracks, painting, refinishing front door, updating plumbing fixtures to be more water efficient and water tight, replacing broken window panels, installing an efficient HVAC system, clearing out dead landscaping, repairing & painting front picket fence, and replacing any rotted perimeter fencing and gates.

Years 3-4 (2024-2025):
Foundation: Redo deteriorating and compromised brick foundation and utility basement.

Years 5-7 (2026-2028):
Addition & Renovation: Add onto the house to accommodate a master suite and guest suite. Enlarge kitchen and update bathrooms to adapt the home to better suit our growing family's needs (adaptive reuse).

Year 8 (2029):
Window Restoration: Restore / Repair existing historic wood window sashes. Any minor dry rot areas on the window sashes shall be repaired with epoxy filler and repainted to match. Where elements of the existing window sashes have excessive rot (stiles or rails) they shall be replaced with salvaged or custom milled wood to match. Glazing putty, where cracked, shall be replaced and the window sash shall be painted to match existing.

Year 9-10 (2030-2031):
Painting & Shutters: Repaint entire exterior of residence, including all exterior wood siding, eaves, gutters, downspouts, windows, doors and associated trim. Any minor dry rot or pest/rodent damaged areas found shall be repaired with epoxy filler and repainted to match. Repair and repaint existing shutters and put them back on the house.

We are passionate about restoring and rehabilitating our wonderful historic home so that it can be preserved and enjoyed for many years to come.

Sincerely,

Shea & Julie Salinas

May 9, 2022

Shea and Julie Salinas
1184 Washington St.
Santa Clara, CA 95050

Planning Department
City of Santa Clara
Santa Clara, CA

Variance Request: 1) We are requesting a variance to convert the 2nd story of an existing 2-story barn into a 2nd story accesory dwelling unit.

Project Location: 1184 Washington St. Santa Clara, CA 95050
APN: 269-15-043

Dear Planning Staff & Commissioners:

This application includes plans to transform a 2-story detached barn that has been primarily used for storage and a workshop into a 2nd story accessory dwelling unit, a 1st floor entertaining space/"pool house", and a garage. The existing 1,700 square foot 2-story barn structure is in the rear of 1184 Washington Street. The property is a 10,062 square foot lot located in the Historic "Old Quad", zoned R1-6L and contains a 2-story residence that is on the City's historic registry. We are requesting a variance to create a 2nd story ADU in the existing detached barn.

We are proposing to transform the existing 2-story, 1,700 square foot, barn into a usable space that will add to the utility of the strucure, not affect the surrounding neighbors, and allow for a more sustainable and efficient use of the property for our family.

We understand that the Planning Commission must make the following four findings in order to grant the variances (Sec 18.108.040). Our justification for the variance is as follows:

(A) That there are unusual conditions applying to the land or building which do not apply generally in the same district:

(1) Unusual Land due to the existing permitted structure location and size.

In 1979 plans were approved to build the back half of the current barn and a height variance was granted for the 2nd story. In 1995, the addition of the front half of the barn was built. The purpose at the time was to have a wood working shop and antiques storage. The functionality and usability of the barn in it's current state is not practical as 1,700 square feet of storage. Our hope is to turn this space into something that is functional and beneficial to us and the community. By allowing this variance you would allow us to add to the value and usability of the unusual 2 story barn.

(B) That the granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the petitioner:

(1) Preserving the Historical Integrity of the House

Converting the existing 2nd floor storage area into an ADU would help support our growing family's needs as well has help us, financially and logistically, to do the necessary renovations and preservation of the historically significant main house. We plan to complete this ADU first so that we could live in it while restoration work is being done on the main residence. Once the main house is

completed, renting the ADU would help pay for the costs of the extensive and ongoing preservation of the main house.

2) Provide a separate space for a helper for our family of 6.

We have 4 children - ages 7, 5, 3, and 3 months. Our immediate families live in South Carolina and Texas. Thankfully we have been surrounded by people in our church who love our family and help us juggle the many tasks that come along with having a big family while being involved in the community. We would love to offer a more affordable living location to friends who can continue to help support and be a part of our extended family. This ADU would allow us to have help literally in the back yard.

(C) That the granting of such variance shall not, under the circumstances for the particular case, materially affect adversely the health, saftey, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of the applicant's property, and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood:

(1) Designed Sensitively to Neighbors

Since the building already exists it will not change or harm the health, safety, peace, morals, comfort, or general welfare of the neighborhood. The proposed accessory structure is located at the rear of the property similar to other accessory buildings on neighboring properties and preserves neighbors' privacy.

In an effort to continue to preserve our neighbors' privacy, all of the 2nd story windows face onto our property (towards our house, driveway or rear yard).

In addition, part of the original request to build the 2nd story of the barn in 1979 was to add privacy from and for a neighboring second story balcony in a multi-family development along the property line. Our design maintains this privacy.

(2). Ample Off-Street Parking

The lot has a long driveway where several cars can park (even side by side) as well as an additional covered carport. Washington Street is also unusually wide and void of many street parked cars in the case that there would ever need to be a car parked on the street.

(3) Community Need for Housing

By converting this storage space into housing, the community benefits in the way of desperately needed additional housing. Given that this lot is over 10k SF, which is unusually large for the neighborhood, it can absolutely support an ADU.

(4) Neighboring Multi-family housing

The neighboring property consists of multi-family housing. The addition of an accessory dwelling unit on the side of the multi-family apartments would not adversely affect the neighborhood considering the multitude of rental apartments in the neighborhood and next door.

(D) That the granting of the variance is in keeping with the purpose and intent of this title:

Granting this variance does not allow the property owner to by-pass the developmental requirements for all future buildings proposed, it merely allows for the conversion of an existing

2nd story space to be more functional, assist in an extensive future historical preservation project, and provide a more affordable living space for a supportive community member.

We appreciate you taking the time to consider our project and hope that you agree that it is a good project worth supporting due to the potential better use of the existing structure, the financial and familial support it would bring to our family, the much-needed housing it would add to our community, and the assistance it provides in the historic preservation project and ongoing maintenance of the main structure.

Regards,

Shea and Julie Salinas
Homeowners