



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Historic Landmarks
Commission

SUBJECT: SEE BELOW

DATE: January 17, 2019

COUNCIL DISTRICT: 6

**SUBJECT: HISTORIC LANDMARK DESIGNATION (FILE NO. HL18-002) AND
HISTORICAL PROPERTY CONTRACT (FILE NO. MA18-002) FOR THE
“CARRIE AND FRANK DREISCHMEYER HOUSE” AT 1195 WILLOW
STREET**

RECOMMENDATION

The Historic Landmarks Commission voted unanimously to recommend that the City Council:

- a. Adopt a resolution designating the “Carrie and Frank Dreischmeyer House” located at 1195 Willow Street as a City Landmark of special historic, architectural, aesthetic or engineering interest, or value of a historic nature; and
- b. Adopt a resolution to approve the Historical Property Contract (California Mills Act Contract) between the City of San José and property owners, Jacqueline and Todd Courtney, for the “Carrie and Frank Dreischmeyer House” located at 1195 Willow Street. (APN: 264-58-101), on the subject 0.28-gross acre site.

OUTCOME

Designation of the subject property as a City Landmark would ensure preservation of a unique architectural Spanish Colonial Revival style which is an important period revival style of architecture for the Willow Glen neighborhood. Adoption of the Mills Act would result in a reduced property tax rate for the property owner over a ten-year period, provided that the property owner uses the savings for the preservation, restoration and rehabilitation of the Landmark property.

BACKGROUND

On July 24, 2018, the property owners of 1195 Willow Street submitted an application to nominate their house as a City Landmark and if designated, to enter into a Mills Act Contract. The property qualifies for City Landmark based on meeting the following three of the eight criteria enumerated in

Section 13.48.110(H) of the San Jose Municipal Code:

- **Criteria 6:** The structure embodies distinguishing characteristics of an architectural type or specimen, in that the subject property is particularly a fine example of residential Spanish Colonial Revival architecture, the work of the local architectural firm of Wolfe & Higgins. The house has a distinct Spanish Colonial Revival style that is expressed through its front facade details and overall design which are unique to San Jose;

Characteristics of the Spanish Colonial Revival design include the subject property's tile roof, offset hipped-roof entrance tower with Churrigueresque door surround at the front elevation and Mission Revival parapet and arches at the side elevation.

- **Criteria 7:** Its identification as the work of an architect or a master builder whose individual work has influenced the development of the City of San José, in that the Dreischmeyer house is one of the most distinctive of the Spanish Revival designs produced by the architectural firm of Wolfe & Higgins, a leading architectural firm in San José whose work is considered to have made important contributions to the City.
- **Criteria 8:** Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represent a significant architectural innovation or which is unique, in that the Dreischmeyer house incorporates many of the signature features of Wolfe & Higgins into a unique design. Significant features and details set apart this house from other neighboring home with similar architectural style.

On December 5, 2018, the Historic Landmarks Commission held a Public Hearing on the proposed Landmark Designation and Historical Property Contract for the "Carrie and Frank Dreischmeyer House" located at 1195 Pine Avenue. Planning staff recommended that the Historic Landmarks Commission recommend approval of the City Landmark designation and Historical Property Contract to the City Council.

Staff commented that the overall integrity of the house, the Spanish Colonial Revival style which adds to the rich architectural history of the City, and the unique features and details of the house make the property a strong candidate for City Landmark designation and a Historical Property Contract. The three most significant Wolfe and Higgins' signature features are: 1) the arched window which is an original wood segmental arched window with multiple panes and recessed panel wood trim. A small arched casement window is centered above this window with a fluted bowl-shaped ledge; 2) the square tower with an arched recessed entryway framed by a decorative Churrigueresque surround and a curvilinear pediment above the entryway; and the chimney which is in the center of the main wing; it sits between two pairs of framed rectangular French multi-paned sliding doors. The chimney is of the same stucco as the house and has a large base. The front of the square base is decorated with a large low-relief sculptural stylized cross.

A series of changes were made by a prior owner that changed the original front façade design. These changes include installation of sliding vinyl patio doors to the front elevation, installation of bulky cement/foam window and door surrounds throughout primary and secondary elevations, application of

ceramic floor tiles along corners of the house to mimic “quoins”, vinyl window replacements, and application of false stucco patches found throughout all primary and secondary elevations.

At the recommendation of staff and after consultation with the owner and the owners’ historic consultant, the owner removed the wall tiles that were applied to mimic “quoins” at building corners. With the removal of the quoins, staff finds the integrity of the home restored enough to qualify as a City Landmark. The owner has proposed to include reversal of the remaining alterations in the Mills Act work plan. Returning the features to more of their original design and materials will benefit the property and the neighborhood.

Public Testimony

The property owner, Todd Courtney, explained his efforts to restore the house. The historical consultant, Krista Van Laan of Archives & Architecture, LLC, shared her extensive research on the house and its unique features that merits designation as a City Landmark based on the three criteria under the Historic Preservation Ordinance.

Staff and Historic Landmarks Commission Discussion

The Commission noted that the “Carrie and Frank Dreischmeyer House” is well maintained and in good condition, but agreed with staff overall on requiring a restoration and maintenance work plan due to the alterations. Commissioner Polcyn asked for clarification on the work plan and questioned the order of improvements. The property owner explained that the alterations and improvements should be done in the order described below, since the “mimic quoins” were already removed and the exterior walls had to be refinished with stucco finishes. Commissioner Saum agreed with the property owner and staff’s recommendation and closed the public hearing.

The Commissioners commended the applicants’ efforts and unanimously recommended that the City Council designate the house to the City Landmark status and approve the Historical Property Contract. The proposed order of improvements, as recommended by the Historic Landmarks Commission, is as follows:

Year	Description
1	Remove non-historic molding around the two sliding doors facing Willow Street and remove molding around bedroom window facing west, and replace with original wood trims. Replace stucco where quoins have been removed on walls facing Willow Street.
2	Remove Quoins from around balance of the home as well as remove stucco on walls with prior bee hives in it. Then patch stucco to match existing.
3	Re-stucco and repaint home, including doors and window trims, to match everything.
4	Repair bee hive damage to roof and wall, and repair all damaged portions due to past bee hives. Bees always come back due to scent, so extensive repairs needs to be done to prevent this in future.

5	Window repairs to original wood sash; these need to be sanded on all edges down to wood, primed and painted to prevent sticking and being glued shut.
6	Electrical Upgrades. Due to extensive knob and tube wiring, this must be removed/replaced with modern grounded wiring to prevent fires.
7	Earthquake retrofitting to foundation. Sign up for earthquake brace & bolt program.
8	Foundation repairs to maintain the structural integrity of the home. Termite work to prevent termites from causing damage to structure.
9	Replace two sets of front elevation vinyl patio doors to its original (historically appropriate) wood French doors
10	Basement waterproofing and maintenance due to the age of construction. Waterproofing is necessary to prevent moisture from causing permanent damage to basement.

ANALYSIS

A complete analysis, including the General Plan and the Historic Preservation Ordinance conformance, is contained in the attached Historic Landmarks Commission staff report.

EVALUATION AND FOLLOW UP

If the proposal is approved, the subject site will be deemed a City Landmark and the County Assessor will determine the appropriate tax reduction which the property owner would be required to invest in the Landmark, pursuant to the Historical Property Agreement. All work on the exterior of the house would require issuance of a Historic Preservation Permit/Adjustment.

POLICY ALTERNATIVES

The City Council could opt to disapprove the recommended designation of the “Carrie and Frank Dreischmeyer House” as a City Landmark. If the building is not designated a City Landmark, the owners would not be required to obtain a Historic Preservation Permit to demolish or otherwise alter the building, but may still be subject to CEQA review. Also, the City Council could approve City Landmark nomination and not approve the Historical Property Contract.

PUBLIC OUTREACH

Staff followed the public notification requirements of Section 13.48.110 of the San Jose Municipal Code. A public hearing notice for the project was published in a local newspaper and posted at the site. Information about the proposed designation and the associated public hearings has been made available through the Planning Division website, and staff has been available to answer questions.

HONORABLE MAYOR AND CITY COUNCIL

January 17, 2019

Subject: File Nos. HL18-002 and MA18-002; Carrie and Frank Dreischmeyer House

Page 5

COORDINATION

This Memorandum was coordinated with the City Attorney's Office.

CEQA

The project will not have a negative effect as it has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15331. The project is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

/s/

Rosalynn Hughey, Secretary
Historic Landmarks Commission

For questions please contact Martina Davis, Acting Division Manager, at 408-535-7888.

Attachments: Historic Landmark Commission Staff Report and Attachments



HISTORIC LANDMARKS COMMISSION STAFF REPORT

File Nos.	HL18-002 and MA18-002
Application Type	Historical Landmark Nomination and Historical Property Contract
Applicant	Jacqueline and Todd Courtney
Location	1195 Willow Street
Zoning	R-1-8 Single Family Residence
Council District	6
Historic Area	N/A
Historic Classification	N/A
Annexation Date	October 1, 1936
CEQA	Exempt per CEQA Guidelines Section 15331

APPLICATION SUMMARY:

File No. HL18-002: Historical Landmark Nomination to designate the Carrie and Frank Dreismeyer House as a landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of an historic nature; and

File No. MA18-002: Historical Property Contract (California Mills Act) between the City of San Jose and the property owners for the subject 0.25 gross acre site.

RECOMMENDATION:

Planning staff recommends that the Historic Landmarks Commission recommend that the City Council approve the proposed City Landmark Designation and Historic Property Contract (California Mills Act).

PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		Residential Neighborhood <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
Consistent Policies		LU-13.1, LU-13.13	
Inconsistent Policies		None	
SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	Residential Neighborhood	R-1-8 Single-Family Residence	Single-Family Residence
South	Residential Neighborhood	R-1-8 Single-Family Residence	Single-Family Residence

East	Neighborhood/Community Commercial	R-1-8 Single-Family Residence	Single-Family Residence
West	Residential Neighborhood	R-1-8 Single-Family Residence	Single-Family Residence

RELATED APPROVALS

Date	Action
10/1/1936	Subject property was incorporated as part of the Willow Glen annexation
6/12/1950	Building permit (No. 50-010845) to repair the chimney
12/21/1981	Building permit (No. 80-030992) for re-roofing (flat roof)
9/27/2014	Building permit (No. 14-003791) to construct a new detached garage in the rear
8/29/2016	Building permit (No. 15-029840) to construct 533-square foot master bedroom rear addition

PROJECT DESCRIPTION

On July 24, 2018, the property owners of 1195 Willow Street submitted an application to designate their single-family residence as a City Landmark and to enter into a Mills Act Contract to restore, rehabilitate and maintain the property over a 10-year period in consideration for a reduced property tax rate in return for restoration and maintenance over a 10-year period.

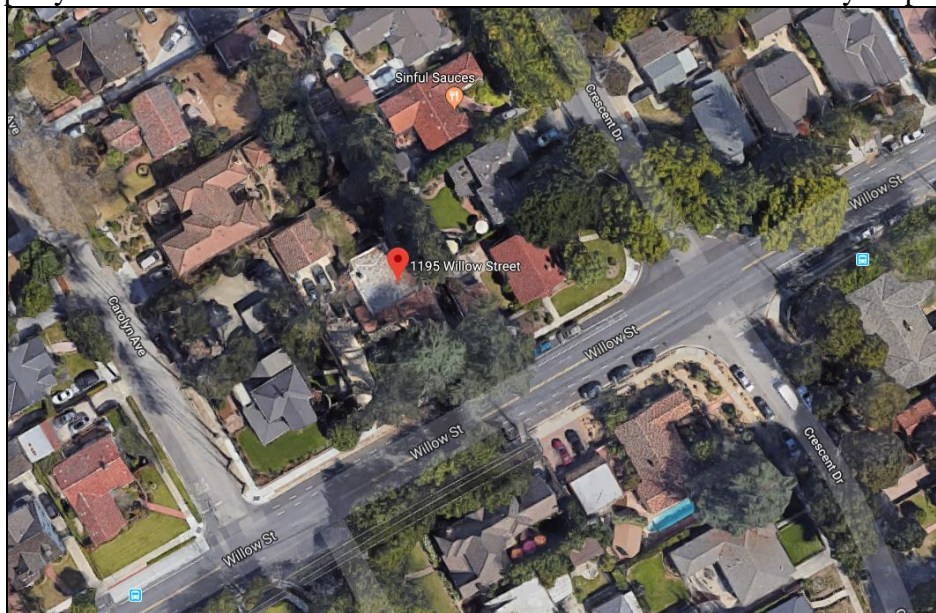


Figure 1: Location Map

The subject house is located on the north side of Willow Street, approximately 110 feet easterly of Carolyn Avenue, 1195 Willow Street (See Figure 1). The house is surrounded by single-family homes on all sides.

The subject residence was built in 1923 and designed by a regionally significant architectural firm Wolfe & Higgins for Carrie and Frank Dreischmeyer. Carrie was the daughter of pioneers John and Mary Campbell who deeded the property to her on January 4, 1897. Frank Dreischmeyer came from a family of brickmakers but was first an attorney by profession and later became a business manager for Carrie's five-acre estate and took care of the orchards. The land that Carrie and Frank Dreischmeyer built their house was adjacent to the original house

(1197 Willow Street) built by Carrie's parents. They intended to move in to the new house upon completion, but ended up renting to a furniture store proprietor Warren B. Reilly until 1933, then rented to Thaddeus and Alice McCauley, who rented the house for the next twenty years, until 1953. After the death of Frank Dreismeyer in 1958, the house remained vacant for the next few years. In November of 1963, the house was purchased by San José residents Peter and Angela Costanza. Peter Costanza Sr. died in 1981, and Angelina Costanza died in 1998. In 2013, Monica Yap purchased the subject property from the trust owned by the Costanza heirs. In 2015, she sold the property to Jacqueline and Todd Courtney, who are the current owners.

The architecture of the house exhibits unique and distinctive architectural characteristics of the Spanish Colonial Revival style. The Dreismeyer house incorporates many of Wolfe and Higgins' signature features, such as the entrance tower with Churrigueresque door surround and the oversized arched multi-paned focal window, plus stylizations not seen on other Wolfe & Higgins works, such as the exterior decorative cross on the chimney base and the Mission Revival curved parapet above the side entrance (See Figure 2). The one-story house has an asymmetrical front façade, a combination of flat, gabled, and hipped roof types, and boxed cornice with dentil molding wrapped around to the front of the house.

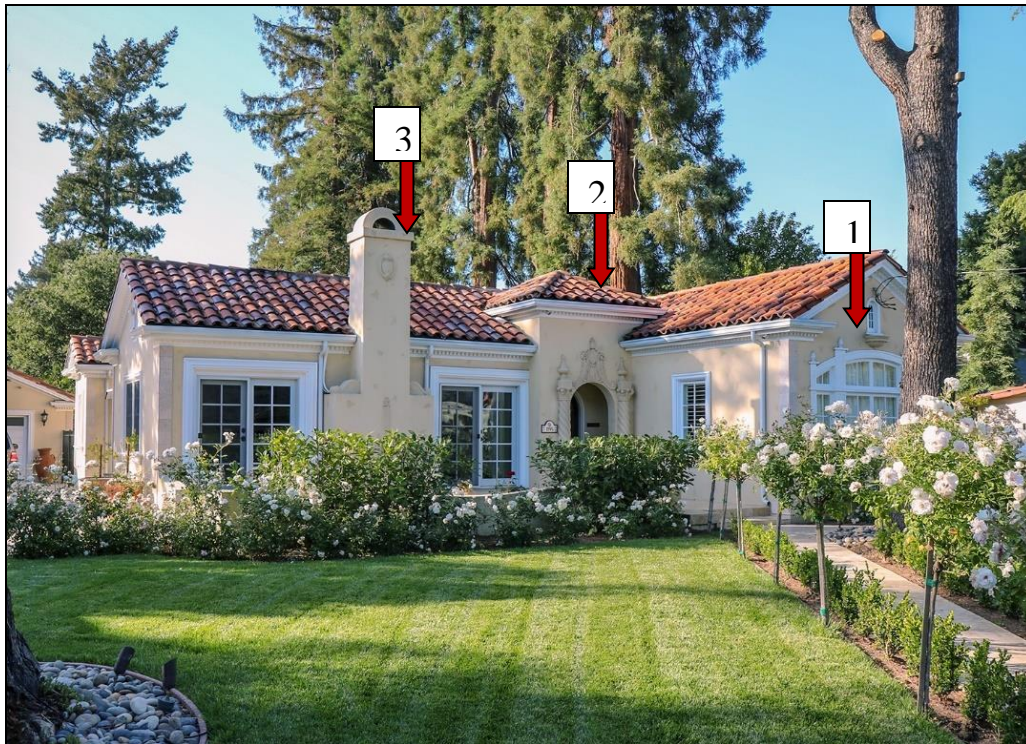


Figure 2: Front Façade

The front façade of the house has three distinctive focal points with Wolfe and Higgins' signature features: 1) the arched window on the eastern wing, 2) the front entrance in a square tower, and 3) the chimney. These features are well-preserved and still intact. The first feature is the wide arched window which is an original wood segmental arched window with multiple panes and recessed panel wood trim. A small arched casement window is centered above this window with a fluted bowl-shaped ledge. The second feature is the square tower with an arched entryway framed by a decorative Churrigueresque surround and a curvilinear pediment above the entryway. The Churrigueresque design consists of two twisted stucco columns with Corinthian capitals and spiral knobbed finials with the pediment made of sculptural forms suggesting

Spanish heraldry. The third feature is the chimney which is in the center of the main wing; it sits between two pairs of framed rectangular French multi-paned sliding doors. The chimney is of the same stucco as the house and has a large base. The front of the square base is decorated with a large low-relief sculptural stylized cross (a “Greek cross” in that all its four arms are of equal length). Two spiral forms sit on the top of the base on either side of the chimney. A decorative cartouche relief form is on the front of the chimney near the top. A semicircular arched element extends across the top of the chimney’s crown (see Figure 2).

A master suite addition (Permit # 15-029840) was added to the rear in 2016 which is minimally visible from Willow Street. The western side entrance is a single wood-frame French door and the rear façade exposes more of the flat roof and parapet, contains sash windows single and in pairs, mostly four/one.

A series of changes were made by a prior owner that cumulatively compromised the integrity of the home and changed the original front façade design. These changes include installation of sliding vinyl patio doors to the front elevation, installation of bulky cement/foam window and door surrounds throughout primary and secondary elevations, application of ceramic floor tiles along corners of house to mimic “quoins”, vinyl window replacements, and application of false stucco patches found throughout all primary and secondary elevations. Non-compromising alterations include removing brick paving and planter boxes with floor tiles in courtyard, and removal of decorative ironwork around windows and doors.

Photographic evidence from Google Street View, 2009 to 2011, shows what was likely the original design and materials. These changes appear to have been made sometime between 2011 and 2013 (see Figure 3).

At the recommendation of staff, after consultation with the owner and the owners’ historic consultant, the owner removed the wall tiles that were applied to mimic “quoins” at building corners. With the removal of the quoins staff finds the integrity of the home restored enough to qualify as a City Landmark. The owner has proposed to include reversal of the remaining alterations in the Mills Act work plan.



Figure 3: Google Street View, January 2011

ANALYSIS

Designated City Landmark would require the issuance of Historic Preservation (HP) Permits for City approval of any exterior changes to the structure and ancillary construction on the lot. If the Council approves a Landmark designation, then the Council can consider the Mills Act Contract for the property. The Mills Act Contract reduces property taxes for property owners of designated historical landmarks, in exchange for a commitment to spend property tax savings over a ten-year period on maintenance, restoration, and rehabilitation of the property. The proposed Historical Landmark Nomination and Historical Property Contract were analyzed with respect to conformance with: 1) the Envision San Jose 2040 General Plan; and 2) the Historic Preservation Ordinance.

Envision San José 2040 General Plan Conformance

The proposed project is consistent with the site's General Plan Land Use/Transportation Diagram designation of Residential Neighborhood, which applies to established single-family residential neighborhoods in which the subject single-family residence is located. Additionally, the proposed project promotes the following policies of the General Plan with respect to historic preservation:

Historic Preservation Goal LU-13 – Landmarks and Districts: Preserve and enhance historic landmarks and districts in order to promote a greater sense of historic awareness and community identity and contribute toward a sense of place.

1. Historic Preservation Policy LU-13.1: Preserve the integrity and fabric of candidate or designated Historic Districts.

Analysis: The Carrie and Frank Dreismeyer house is not on the City of San Jose's Historic Resources Inventory. The designation of this house as a historic landmark and approval of the Mills Act contract will preserve the integrity of this area and its recognized historic value, as well as ensure the preservation of a unique architectural style not typical in San Jose. There are approximately a dozen properties located within the immediate neighborhood of the subject property that are listed in the City's Historic Resources Inventory.

2. Historic Preservation Policy LU -13.13: Foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.

Analysis: By encouraging the preservation of this house through the City Landmark Designation process, the City is preserving and fostering the architectural history of this area of San Jose. The designation of this site as a landmark will provide the owners with a potential tax relief, which will allow the home owner to reinvest those savings into the restoration of the house, including reversal of the modifications made between 2011 and 2013 that compromised the integrity of the house. Further, the designation of this site as a landmark would require careful review by the City, and the Historic Landmarks Commission prior to any exterior alterations to the landmark.

Historic Preservation Ordinance Conformance for Historic Landmark Nomination

Per the Historic Preservation Ordinance (Municipal Code Chapter 13.48), the Commission may consider, among other relevant factors, the following criteria in making the findings that a proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

Based on the information in the historical evaluation prepared by Krista Van Laan of Archives & Architecture, LLC, dated April 15, 2018 and revised September 12, 2018, the Carrie and Frank Dreischmeyer House merits designation as a City Landmark based on several criteria under the Historic Preservation Ordinance.

The Spanish Colonial Revival style contributes to the character of the neighborhood due to its uniqueness and integrity. The surrounding properties are predominately Spanish Colonial, Mission Revival, Mid-Century Modern, Tudor Revival, Colonial Revival, and Stick style homes. Not many Spanish Colonial Revival houses designed by Wolfe and Higgins exist in this area, and are rare in San Jose.

This architectural design is important within the greater San Jose area in that the form and front façade detailing of this building, with its three significant features which are still intact, exhibits distinctive characteristics of a Spanish Colonial Revival style, which is uncommon in San Jose.

The front façade of the house has been altered with false quoin impressions at building corners (which have been recently removed) and foam moldings around doors and windows which will be restored with the ten-year Mills Act plan. The addition of the master bedroom suite to the rear is a recent addition; however, it does not impact the original front façade of the house. The property meets the criteria for designation as a City of San Jose Historic Landmark Structure based on:

- **Criterion 6:** The structure embodies distinguishing characteristics of an architectural type or specimen, in that the subject property is particularly a fine example of residential Spanish Colonial Revival architecture, the work of the local architectural firm of Wolfe & Higgins. The house has a distinct Spanish Colonial Revival style that is expressed through its front facade details and overall design which are unique to San Jose;

Characteristics of the Spanish Colonial Revival design include the subject property's tile roof, offset hipped-roof entrance tower with Churrigueresque door surround, Mission Revival parapet, and arches.

- **Criterion 7:** Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José, in that the Dreismeyer house is one of the most distinctive of the Spanish Revival designs produced by the architectural firm of Wolfe & Higgins, a leading architectural firm in San José whose work is today considered to have made important contributions to the city. San José architect Frank Delos Wolfe and Santa Clara architect William Ernest Higgins formed their partnership in November of 1917. When Frank Wolfe died in 1926, his son Carl Wolfe took over the partnership until his death in 1931. During its fourteen years of existence, the firm of Wolfe & Higgins was responsible for more than five hundred works, including San José City Landmarks such as The Realty Building at 19 North 2nd St., the San Jose Woman's Club at 75 South 11th St., and the Louis and Sarah Richards house at 184 South 13th St. The firm also designed the iconic Venetian Court Apartments in Capitola, today on the National Register of Historic Places.
- **Criterion 8:** Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique, in that the Dreismeyer house incorporates many of the signature features of Wolfe & Higgins into a unique design. It appears to primarily be the work of Frank Delos Wolfe, who died less than three years later; his innovative sense of design is evident in the Dreismeyer house. The mix of roof forms and multiple gabled walls create much visual interest, with the strong projecting front gable reminiscent of some of Frank Wolfe's earlier Prairie architecture, including his own home built in 1912. The entrance tower features a Churrigueresque door surround with engaged columns and sculptural relief work framing an arched entryway; this doorway is among the most ornate of all of those on the Wolfe & Higgins homes. The oversized segmental arched multi-paned window on the eastern front wing of the house is a feature that was used later on a Wolfe & Higgins Tudor Revival house, but the one on the Dreismeyer house is bigger, filling nearly the entire wall. Characteristic features of Wolfe & Higgins, who were noted for mixing stylistic elements, include dentil molding, outsized cornice returns on the gables, and a large arched multipaned focal window.

The Dreismeyer house includes stylizations not seen on other Wolfe & Higgins works, including the roofline on the western side of the house with its curved Mission Revival-style parapet, and the ornate chimney. In the center of the main wing, the chimney sits between two pairs of framed rectangular French multi-paned doors with a large base roughly six feet square. The front of the square base is decorated with a large low-relief sculptural stylized Greek cross.

Historic Preservation Ordinance Conformance for Mills Act Historical Property Contract

The Historical Property Contract is an incentive for ownership and rehabilitation of City Landmarks. It is a contract between the City of San Jose and the owner of a designated City Landmark, which allows the owner to enjoy a reduced property tax rate from the County Assessor in exchange for the preservation and, in some cases, restoration and rehabilitation, of the owner's historic property. The purpose of the agreement is to provide greater protection for the City Landmark property than is otherwise provided by the historic preservation regulations in the City Municipal Code. The County Assessor sets the property tax rate based on an appraisal of the market value of the land and improvements. A property under contract will receive a property tax reduction based on an appraisal of the land and improvements. A work plan is

required and focuses on restoring the property to its original form by removing non-historic tile quoins at building corners and foam trims around doors and windows and replacing with original wood trims at front façade and restoring the smooth stucco and paint finishes. The Historical Property Contract proposed for this property is as follows:

Year 1: Remove non historic molding around the two sliding doors facing Willow Street and remove molding around bedroom window facing west, and replace with original wood trims. Replace stucco where quoins have been removed on walls facing Willow Street.

Year 2: Remove quoins from around balance of the home as well as remove stucco on walls with prior bee hives in it. Then patch stucco to match existing.

Year 3: Re-stucco and repaint home, including doors and window trims, to match everything.

Year 4: Repair bee hive damage to roof and wall, and repair all damaged portions due to past bee hives. Bees return due to scent, so extensive repairs need to be done to prevent future bee infestation.

Year 5: Window repair to original wood sash; these need to be sanded on all edges down to wood, primed and painted to prevent sticking and being glued shut.

Year 6: Electrical Upgrades. Due to extensive knob and tube wiring, this must be removed/replaced with modern grounded wiring to prevent fires.

Year 7: Earthquake retrofitting to foundation.

Year 8: Foundation repairs to maintain the structural integrity of the home. Termite repair work to prevent termites from causing damage to structure.

Year 9: Replace front elevation vinyl patio doors to historically appropriate wood French doors.

Year 10: Basement waterproofing and maintenance due to the age of construction. Waterproof as necessary to prevent moisture from causing permanent damage to basement.

After the 10th Anniversary date of the Effective Date of this Agreement, Owner shall expend tax savings attributed to this Agreement for the continued preservation and maintenance of the Historic Landmark and more specifically shall perform and complete but without limitation the following tasks each year: Maintenance; painting; and repairs.

Required Findings of Historical Property Contracts

In accordance with the Historic Preservation Ordinance, the City Council may approve a Historic Property Contract pursuant to making certain findings. Planning staff recommends that the Historical Landmarks Commission recommend the City Council make the following findings and approve the proposed Historical Property Contract:

1. The proposed contract is consistent with the General Plan.

Analysis: Preservation of specific structures of historic significance advances the goals of the Envision San Jose 2040 General Plan, specifically Historic Preservation Policy LU-13.13. The proposed contract is consistent with General Plan's historic, archeological and cultural resources policies as the contract serves as incentives toward fostering the rehabilitation of the subject building of historic significance.

2. The proposed contract would provide greater protection for the landmark property than is otherwise provided by the provisions of Municipal Code Chapter 13.48.

Analysis: The proposed contract provides greater protection for the landmark property in that it will allow the owner, in partnership with the City, to use property tax relief to rehabilitate and maintain the property in accordance with the preservation plan (see Exhibit C of the attached draft Resolution of the Historical Property Contract).

3. The proposed contract complies with the required provisions of Historical Property Contracts listed above.

Analysis: The proposed contract incorporates the required provisions for Historical Property Contract listed in Section 13.48.520 of the San José Municipal Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The environmental impacts of the project will not have an unacceptable negative effect on adjacent property or properties in that the project has been determined exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15331. The project is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

PUBLIC HEARING NOTIFICATION

Staff followed the public notification requirements of Section 13.48.110 of the San Jose Municipal Code. A notice of this hearing appeared in a newspaper of general record at least 10 days prior to the hearing, a mailing of the notice to the property owner and occupants, and posting the notification of the hearing along the frontage of the site. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

Project Manager: Rina Shah, Planner

Approved by: , Acting Division Manager for Rosalynn Hughey, Planning Director

Date: 11/26/18

Attachments:

Willow Street Nomination Letter dated 9/17/18

State Department of Parks and Recreation form (DPR523A), dated revised September 12, 2018

Draft Resolution for HL18-002

Draft Resolution for MA18-002

Draft Historical Property Contract and 10-Year Preservation Plan for MA18-002

Owner/Applicant:

Jacqueline and Todd Courtney

1195 Willow Street

San Jose, CA 95125



ARCHIVES
&
ARCHITECTURE

September 12, 2018

Jacqueline and Todd Courtney

1195 Willow St.

San José CA 95125

RE: City Landmark Nomination – Carrie and Frank Dreischmeyer House

APN#: 264-58-101

Dear Jackie and Todd:

Please find revised DPR523 forms prepared for your property at 1195 Willow Street in San José. These forms are for your use in submitting an application to the City of San José for City Landmark status for your residential property. The DPR forms provide a history of the house and its architects and a detailed visual description of its architectural features and its evaluation per the National Register's seven aspects of integrity, and the applicable criteria of Municipal Code 13.48.110 (H). Please refer to the DPR for more details on the recommendations made in this letter.

Your house is a distinctive example of residential Spanish Colonial Revival architecture. It is the work of the local architectural firm of Wolfe & Higgins, an important firm in San José consisting of the master architects Frank Delos Wolfe, William Ernest Higgins, and Carl Wolfe. The house is estimated to have been constructed in 1923 for Carrie and Frank Dreischmeyer on orchard property that had originally belonged to Carrie's father, pioneer John Addison Campbell.

We reviewed your house using the City of San José Landmark designation criteria, which is used to consider historical significance for properties within the San José city jurisdiction. The actual nomination process and decision by the San José City Council is based on the requirements of Chapter 13 of the San José Municipal Code (Section 13.48.110 / Procedure for designation of a landmark).

We believe the property is eligible for individual designation as a San José City Landmark based on the following criteria as set out in Municipal Code 13.48.110 (H):

6) Its embodiment of distinguishing characteristics of an architectural type or specimen;

The subject property is a particularly fine example of residential Spanish Colonial Revival architecture, the work of the local architectural firm of Wolfe & Higgins.

Characteristics of the Spanish Colonial Revival design include the subject property's tile roof, offset hipped-roof entrance tower with Churrigueresque door surround, Mission Revival parapet, and arches.

7) Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José;

The Dreismeyer house is one of the most distinctive of the Spanish Revival designs produced by the architectural firm of Wolfe & Higgins, a leading architectural firm in San José whose work is today considered to have made important contributions to the city. San José architect Frank Delos Wolfe and Santa Clara architect William Ernest Higgins formed their partnership in November of 1917. When Frank Wolfe died in 1926, his son Carl Wolfe took over the partnership until his death in 1931. During its fourteen years of existence, the firm of Wolfe & Higgins was responsible for more than five hundred works, including San José City Landmarks such as The Realty Building at 19 North 2nd St., the San Jose Woman's Club at 75 South 11th St., and the Louis and Sarah Richards house at 184 South 13th St. The firm also designed the iconic Venetian Court Apartments in Capitola, today on the National Register of Historic Places.

8) Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The Dreismeyer house incorporates many of the signature features of Wolfe & Higgins into a unique design. It appears to primarily be the work of Frank Delos Wolfe, who died less than three years later; his innovative sense of design is evident in the Dreismeyer house. The complex roof forms and multiple gabled walls create much visual interest, with the strong projecting front gable reminiscent of some of Frank Wolfe's earlier Prairie architecture, including his own home built in 1912. The entrance tower features a Churrigueresque door surround with engaged columns and sculptural relief work framing an arched entryway; this doorway is among the most ornate of all of those on the Wolfe & Higgins homes. The oversized segmental arched multi-paned window on the eastern front wing of the house is a feature that was used later on a Wolfe & Higgins Tudor Revival house, but the one on the Dreismeyer house is bigger, filling nearly the entire wall. Characteristic features of Wolfe & Higgins, who were noted for mixing stylistic elements, include dentil molding, outsized cornice returns on the gables, and a large arched multipaned focal window.

The Dreismeyer house includes stylizations not seen on other Wolfe & Higgins works, including the roofline on the western side of the house with its curved Mission Revival-style parapet, and the ornate chimney. In the center of the main wing, the chimney sits between two pairs of framed rectangular French multi-paned doors with a large base roughly six feet square. The front of the square base is decorated with a large low-relief sculptural stylized Greek cross.

Nomination for City Landmark status can be made by a property owner. Following notification from the Director of Planning, Building, and Code Enforcement that your application is

complete, the procedure for the designation for your property is initiated. A public hearing before the Historic Landmarks Commission will take place, and following that hearing, a report with recommendations will be submitted to the City Council, who will then hold a public hearing to formally consider the designation.

In order for the designation to take place, the San José City Council must make findings that the property has historical, architectural, cultural, aesthetic, or engineering interest or value of a historical nature, and that its designation as an individual city landmark conforms to the goals and policies of the Envision San José 2040 General Plan. In reviewing the possible historical values associated with the property at 1195 Willow Street, we consider the following statement applicable:

The residential property at 1195 Willow Street, San José, has special architectural and aesthetic interest and value to the community, due to the distinctive design of the residence, which is a rare and fine example of Spanish Colonial Revival style residential architecture.

Sincerely,

A handwritten signature in black ink that reads "Krista Van Laan" followed by a stylized flourish.

Krista Van Laan, Architectural Historian
Archives & Architecture LLC

Enclosures (DPR523 series recording forms)

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 25

*Resource Name or #: (Assigned by recorder) Carrie and Frank Dreischmeyer House

P1. Other Identifier: (Earlier address) 1095 Willow St.; Peter and Angelina Costanza House

*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 José West Date 1980 photorevised T.7S.; R.1E.; Mount Diablo B.M.

c. Address 1195 Willow Street City San José Zip 95125

d. UTM: (Give more than one for large and/or linear resources) Zone 10S.; 597079 mE/ 4129517 mN

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

Assessor's Parcel Number: 264-58-101,
north side of Willow Street between Carolyn Avenue and Crescent Drive.

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

The house at 1195 Willow St. is a one-story single-family residence on a large tree-lined lot in the Willow Glen residential district of San José. Designed in 1923 by the prominent San José architectural firm of Wolfe & Higgins for orchardists Carrie and Frank Dreischmeyer, the house is, through its form and detailing, an excellent example of a Wolfe & Higgins Spanish Colonial Revival residence.

Spanish Colonial Revival is a romantic reimagining of Spanish architecture, rooted in the architecture of the missions and the Spanish colonial legacy of the West, characterized by details from various eras of Spanish Colonial, Moorish Revival, and Mexican architecture. Marked by stucco finishes, clay tile roofs, arches, balconies, decorative iron trim, and Churrigueresque ornamentation (ornate sculptural relief, typically around entrances and windows), the style became popular in Southern California during the Panama-California

(Continued on next page, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

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



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

Front façade, viewed facing north, May 2018

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1923, 95 years old, *Building & Engineering News*, Oct. 20, 1923, city directories.

*P7. Owner and Address:

Todd and Jacqueline Courtney
1195 Willow Street
San José CA 95125

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

Krista Van Laan
Archives & Architecture, LLC
PO Box 1332
San José, CA 95109-1332

*P9. Date Recorded: July 9, 2018.

Revised Sept. 12, 2018.

*P10. Survey Type: (Describe) Intensive

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

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

Page 2 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreischmeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

(Continued from previous page)

Exposition held from 1915-1917 in San Diego. The architectural firm of Wolfe & Higgins, in business from 1917 to 1931, introduced Spanish Revival architecture to San José, where their variations on the style became very popular with homeowners and developers and proliferated into the 1930s.

The Dreischmeyer house is on the northern side of Willow Street on a lot that is 11,070 square feet, with eighty-two feet of frontage on Willow Street. The house is set back approximately fifty feet from the sidewalk, facing south-southeast, on a neatly landscaped property containing a grassy lawn with a number of mature redwood trees. Two travertine tile walkways (added by a recent owner) lined with rose trees angle out from the porch to the front sidewalk. On the west side of the property, a driveway set with travertine tile extends from the front sidewalk back to a garage that was built in 2014 on the northwest corner of the lot. The tiles cover the ground up to the western side of the house. The rest of the yard is lightly landscaped. The back yard is a modest size, reduced to accommodate an addition on the back of the house which was completed in 2016.

Willow Street is one of the oldest streets in Willow Glen, a major thoroughfare in the late 1800s, and contains a wide range of houses of all ages, including many designed in the late 1920s and early 1930s in a variation of the Spanish Revival style. The houses surrounding the subject property are of similar scale, many built about five to ten years later than the subject property; this is because the original Dreischmeyer orchard land and that of their neighbors was subdivided starting in the 1920s, and extensive residential building started soon after. To the immediate west of the Dreischmeyer house is a house addressed 1197 Willow St. estimated to have been built around 1870. That is the John and Mary Campbell home in which Carrie Dreischmeyer was born and grew up.

The subject property is a stucco one-story house with an asymmetrical front façade and a combination of flat, gabled, and hipped roof types. The principal mass is an irregular shape, rectangular forms with shallow extensions on the eastern and western elevations, with a flat roof and parapet. On the western side of the house is a larger curved Mission-Revival-style parapet exposed between two gables. Fenestration consists of casement and double-hung windows, single or in pairs, and pairs of multi-paned rectangular wood framed French doors. The house has two distinct arches: the front entrance and a large arched window on the eastern wing, as well as a small arched window on the eastern gable above the large window.

There are gabled wings on all four sides of the house, all of their roofs covered with red clay barrel tiles with slight overhangs. A prominent front-facing gable gives the house somewhat of an L-shaped footprint. Two asymmetrically sized gables project from the western façade to flank the Mission-Revival wall with curved parapet in which is there is an entrance consisting of a single door with sidelites. The smaller of the two gables is a shallow projection on the northwest corner of the house. The larger of the two gables projects from the western façade, its southern slope extending all the way across the front of the house to meet the eastern gable, at which juncture an entrance tower with a hipped roof is set into the corner at which the two wings meet. The back (northern) side of the house has a wing with a gabled roof, a recent addition completed in 2016. The eastern façade has a single shallow gable. All five of the gabled roofs are covered with red clay barrel tiles ending in boxed eaves. A line of dentil molding at the cornice wraps around each of the gabled wings and below the hipped roof on the entrance tower, and there are prominent cornice returns on all gables.

The front façade has three distinctive focal points: the arched window on the eastern wing, the front entrance, and the chimney.

The front gable on the eastern wing features a large arched focal window extending from about one foot above the ground to measure eight feet high by more than eleven feet wide including the frame. The window is a segmental arch with multiple panes, with acorn finials and wide mullions with recessed panel wood trim. Centered above the window is a small

(Continued on next page)

Page 3 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreischmeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

(Continued from previous page)

arched casement window with a fluted bowl-shaped ledge. The roof has a shallow overhang with a boxed cornice; the side cornices and dentil molding wrap around to the front of the house with a return of approximately two feet.

The front entrance is in a square tower with a hipped roof nested in the L of the house, slightly higher than the surrounding roof. The tower has an arched entryway framed by a decorative Churrigueresque surround, flanked by two twisted (sometimes called Solomonic, or Barley-sugar) engaged columns with Corinthian capitals and spiral knobbed finials. A curvilinear pediment above the entryway is made of low-relief sculptural forms suggesting Spanish heraldry (scrollwork, a shield, a shell shape). Inside the tower is a small entry porch. The front door leading into the house is a wooden arched French door.

The single step rising to the entry porch and the floor of the porch are covered with travertine tile, as is a patio extending from the side of the front-facing gable to the western edge of the house. A low curving stucco wall surrounds the patio, with openings at the west side leading out to the driveway, and at the southwest corner of the eastern wing where there are two wide steps giving access to the angled paths on the front lawn.

The chimney is in the center of the main wing; it sits between two pairs of framed rectangular French multi-paned doors. The chimney is of the same stucco as the house and has a large base roughly six feet square (6'2" x 6'), corresponding to the fireplace on the interior side of the wall. The front of the square base is decorated with a large low-relief sculptural stylized cross (a "Greek cross" in that all its four arms are of equal length). Two spiral forms sit on the top of the base on either side of the chimney. A decorative cartouche relief form is on the front of the chimney near the top. An arched element extends across the top of the chimney's crown to give a semicircular top to the chimney.

The western façade includes two projecting gables flanking a recessed entry with a curved Mission-Revival-style parapet. Centered above the door is a low-relief decorative sculptural element, a framed shield with scrollwork floral forms on either side. The larger of the two gables on the right has a pair of double-hung four/four windows in a wood frame on the gabled wall, a single casement window on the inner wall, and the pairs of French doors described above on the southern front façade. The pair of double-hung windows was installed by the current owners to replace a renovation made by a previous owner; it is not known if the original windows were casement or double-hung. Above the pair of windows is a small rectangular framed recessed area that appears to have once been open as a vertical attic vent or window, but today is enclosed. The left-side gabled wing has a single casement window on each exposed wall; the western side includes a similar small rectangular framed enclosed panel above the casement window. The small upper panel does not appear to be part of the original design. Three shallow steps lead up to the entrance. The prominent cornice returns seen on the front gable are repeated on these western gables.

The western entrance is a single wood-frame French door with sixteen glass panes between two large sidelites, each with sixteen glass panes set in wood paneled trim. The door and two sidelites extend across the entire width from one gable to the other with a fabric awning attached across the top of the entrance.

The rear façade exposes more of the flat roof and parapet and contains sash windows single and in pairs, mostly four/one. There is a side entrance with four steps which was originally in a shallow projection on the rear of the house. In 2016, a single-story gabled wing was added to create a master bedroom/bathroom on the back of the house, retaining the side entrance and obscuring the original rear elevation. The extension was created with materials and forms to match the originals, with matching tiled gabled roof, cornice returns, and dentil molding. The wall plane on the side of the gabled extension contains two sash windows and an arched cutout with a wrought-iron railing. The rear gable extends past the back wall to create a recessed covered porch area with a segmental arch entry. Four curved concrete steps lead up to the recessed area and to a pair of wood-framed

(Continued on next page)

Page 4 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreischmeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

(Continued from previous page)

rectangular French doors with an adjacent double-hung window. The east side of the extension has a flat roof and small slider window on the rear elevation. The yard behind the extension is planted with a grassy lawn and there is a tool shed next to the fence.

The east side of the house is a relatively narrow setback, about ten feet wide with minimal landscaping. Double-hung windows are spaced across the elevation with one narrow casement window in the front wing. A gabled extension with two double-hung windows projects slightly from the east elevation; this gable has the same dentil molding and deep cornice returns seen on all of the other gables.

Build History and Renovations

The subject property was estimated to have been built in late 1923, based on a notice in the October 20, 1923 issue of *Building and Engineering News* and listings in city directories that show its first appearance at the location. There are no original build records or as-built photographs. Willow Glen was an unincorporated area in 1923 and such records do not exist from that time.

The subject property has undergone one significant alteration, an addition on the rear (northern side) in 2016 to add a master bedroom/bath (Permit number 2015 029840 RS).

A detached garage was built in 2014 (Permit 2014 003791 RS). The garage is not attached to the house and is not part of this application.

In addition, there have been slight cosmetic changes done from 2012-2014 by a previous owner. The patio in front of the house originally had brick flooring. Brick steps led to the front door and there was a low brick flower bed beneath the arched window on the eastern wing.

The brick flower bed was removed and the brick patio flooring was replaced with travertine tile between 2013-2014. During this period, travertine tile flooring replaced the brick on the front patio and steps. The owner also added travertine tile reinforcements (quoins) on the corners of the front and west sides of the house. The quoins are not compatible with the original design of the house, but those modifications can be changed in order to revert the house to its original design and materials.

Interior

The interior of the house contains many original features and fixtures and has the original footprint with the exception of the back extension, which was added to create a new master bedroom and bath. One exceptional feature is the living room fireplace, made of tiles by the famous Southern California tilemaker Ernest Batchelder. The fireplace includes six- by-six-inch corbels called "Trumpeter" and "Singer," and its focal tile is the forty-eight-by-twelve-inch "Knights" panel, the largest single tile size in the Batchelder catalog.

The house and site appear to be in excellent condition.

(Continued on next page)

Page 5 of 25

*Resource Name or #: (Assigned by recorder)

Carrie and Frank Dreischmeyer House

*Recorded by Krista Van Laan

*Date July 9, 2018

☒ Continuation

☐ Update

(Continued from previous page)



Churrigueresque door surround on the front entrance of the Dreischmeyer house.

Primary #
HRI #
Trinomial

*Date of Map: 1980 photorevised



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

Primary #
HRI #

Page 7 of 25

*NRHP Status Code 3CS / 5S3

*Resource Name or # (Assigned by recorder) Carrie and Frank Dreischmeyer House

B1. Historic Name: Carrie and Frank Dreischmeyer House

B2. Common Name: N/A

B3. Original use: Single-family residential

B4. Present Use: Single-family residential

*B5. Architectural Style: Spanish Colonial Revival

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

Constructed 1923. Minor alterations done in 2012-2014. Detached garage built in 2014 (Permit 2014 003791 RS). Addition to rear (northern side) of house in 2016 to add master bedroom/bath (Permit number 2015 029840 RS).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features: None

B9a Architect: Wolfe & Higgins

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter Area Willow Glen

Period of Significance 1923 Property Type Residential Applicable Criteria (3)

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

The one-story house at 1195 Willow St. in the Willow Glen neighborhood of San José was designed in 1923 for orchardists Carrie and Frank Dreischmeyer. When the house was built, the parcel on which the couple lived was approximately eight-tenths of an acre on the corner of Willow Street and was comprised of the land that today contains the three houses addressed today as 1195 Willow St., 1197 Willow St., and 1095 Carolyn Ave. At that time, Carrie Dreischmeyer also owned several acres near the subject site.

The Dreischmeyer property lies within the original boundaries of *Rancho San Juan Bautista*, which had been granted to José Agustin Narváez in 1844, and patented to him in 1865. The Narváez rancho was originally 8,979 acres, but within the next few years, the land was sold and divided into smaller and smaller parcels to meet the demand for excellent farmland. John Addison Campbell and Mary Kate Campbell, Carrie Dreischmeyer's parents, acquired about eleven acres of this property probably in 1868, which is the year they moved to Santa Clara County. The Campbell parcel had about 330 feet of frontage on Willow Street and extended approximately a quarter-mile northwest to the creek.

John Addison Campbell was born in North Carolina on December 10, 1818, the son of Scottish immigrants. North Carolina was home to large numbers of Scottish Highlanders, many of them from the Clan Campbell, one of the biggest clans in the world. The Governor of North

(Continued on next page, DPR523L)

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

*B12. References:

Brainard, Henry C., *Brainard Atlas of Santa Clara County*, 1886.

Building & Engineering News, Oct. 20, 1923.

California Room, Martin Luther King Library, San Jose:
1931 aerial map, 1933 Willow Glen Block Book.

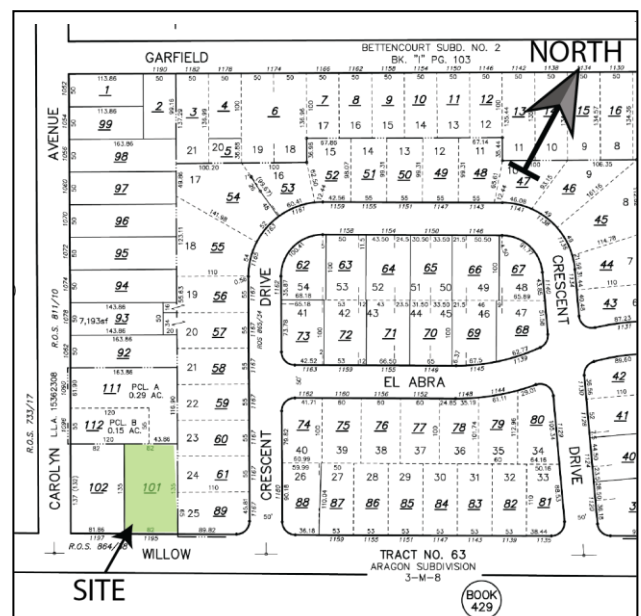
Halberstadt, April. *The Willow Glen Neighborhood: Then and Now*, Renasci, 1997

B13. Remarks: Proposed San José City Landmark

*B14. Evaluator: Krista Van Laan

*Date of Evaluation: July 9, 2018. Revised Sept. 12, 2018.

(This space reserved for official comments.)



Page 8 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreischmeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

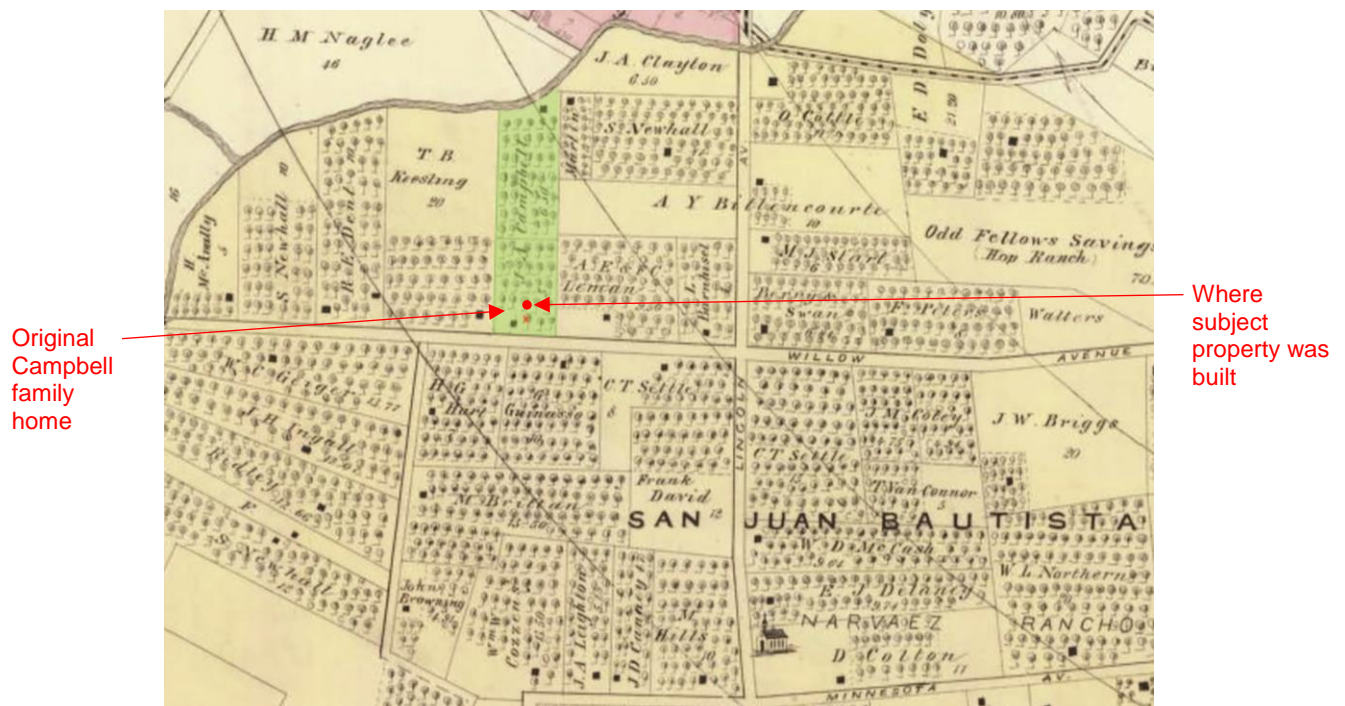
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Carolina, Scotsman Gabriel Johnston, had given free land grants and tax relief to settlers from his homeland. Today there are more people of Highland descent in North and South Carolina than there are in the Highlands of Scotland.

John Campbell left North Carolina and came to California in 1850, unmarried, at the age of 32. Like many others who came to California after 1848 when gold was found at Sutter's Mill, he was probably struck by gold fever. The 1850 census shows him living in a hotel in Uniontown (today known as Lotus), close to the Union Mine, which was one of the most active gold lode mines in El Dorado County. His profession is listed as carpenter.

Campbell's whereabouts after that are unknown until 1865, when he was shown living in San Francisco and still working as a carpenter. He had married, probably around 1860, to Mary Kate (surname unknown). Mary, born in Missouri in 1837, was nineteen years younger than John. Their first child, son Elba John, was born in 1863. In 1866, they had a daughter, Genevieve.

John and Mary moved to San José in 1868 where they acquired about eleven acres of orchard property with about 340 feet of frontage on Willow Street in what is today known as the Willow Glen neighborhood. Listed as a Fruit Grower in the 1876 *Thompson & West Atlas*, Addison would have devoted at least some of his crop to prunes; later accounts show that Carrie and Frank Dreischmeyer ran it as a prune orchard. Prunes (plums of the type that can be dried as opposed to fresh plums) had been introduced to the Santa Clara Valley in 1854 when French immigrant and nurseryman Louis Pellier brought them from France. The prune rootstock was grafted onto Santa Clara Valley wild plums and it was discovered that the result had superior drying qualities and grew beautifully in the local soil. With large-scale plantings starting in 1875, prunes quickly became the Valley's most important fruit crop, with the Santa Clara Valley producing more than a third of the world's supply.



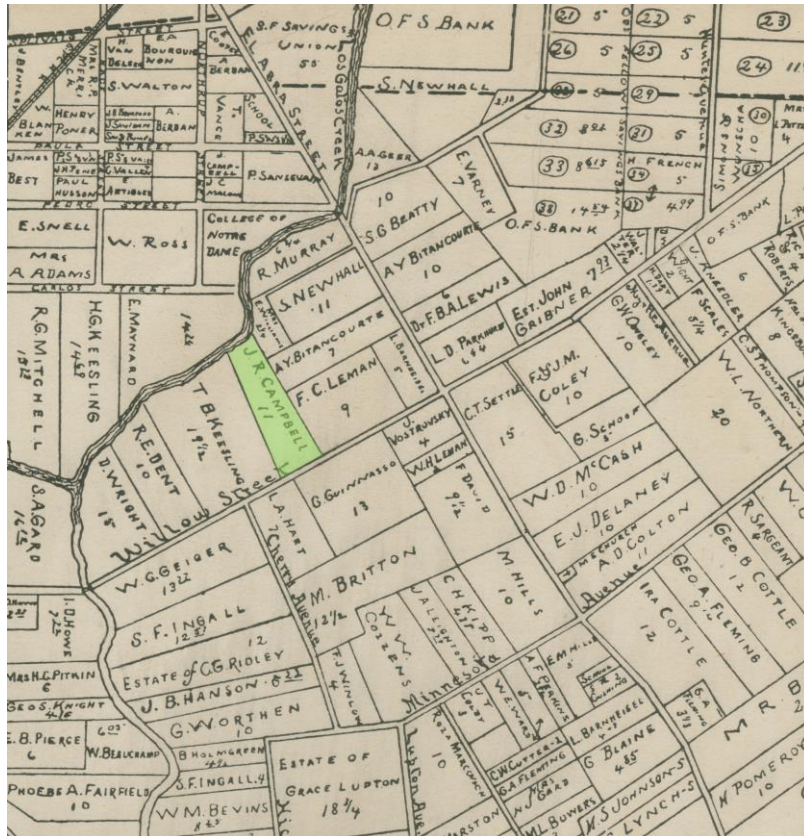
Thompson & West map, ca. 1876, depicting the land belonging to the Campbells (green overlay) extending from Willow Street to the Los Gatos Creek.

(Continued on next page)

Page 9 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreischmeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

(Continued from previous page)

The Thompson & West Atlas shows a house on the southwest corner of the Campbell property. That house, a folk Victorian two-story residence still standing today at 1197 Willow St., is the Campbell family house and was almost certainly built by carpenter John Addison Campbell, sometime between 1868-1876.



Campbell property shown in the Brainard Atlas of Santa Clara County, 1886.

Perhaps coincidentally, a group of Campbells had already settled nearby by the time John and Mary Campbell acquired their land on Willow Street. In 1846, a family headed by fifty-three-old William Campbell had made an arduous trip by oxcart from Kentucky to the Santa Clara Valley, with more of the Kentucky Campbells arriving in 1852. William Campbell created the first survey of downtown San José and his son Benjamin was the founder of what is today the city of Campbell. Nothing has been found to link John Addison Campbell with the members of the extensive William Campbell family, but there were connections between the Kentucky and North Carolina Campbells, and there is a strong possibility that John Addison Campbell was related to the William Campbells.

On May 18, 1870, John and Mary Kate had a daughter, Caroline Nina Campbell, called "Carrie." In 1884, older daughter Genevieve married farmer Charles Hustler and moved, settling in Sacramento where she and her husband had two sons, Merton and Edgar. Elba John moved to Yolo County in 1895 where he owned an orchard. He later seemed to fall on hard times as he was shown in the 1910 census working as a hired hand in White Pine County, Nevada. (His whereabouts are unknown after 1910, and he died before 1931.)

(Continued on next page)

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

Primary #
HRI #
Trinomial

Page 10 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreischmeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

(Continued from previous page)

Carrie was surprisingly career-minded for a young woman of her time. Although living at home, she had a separate listing in the San José Polk City Directories and is shown as a teacher in the 1890-91 directory. From 1892 to 1898, she calls herself an artist, and appears to have actually worked as an artist at the Porter Building in San José in 1892. She was a competent painter; the Campbell home on Willow Street was filled with her canvases and decorative murals and ceiling art, Rococo-style works of courting men and women. In 1897, Carrie was one of several women who applied for the position of assistant librarian at the San José Library. She did not get that job but was hired at the Hart & Roberts Dry Goods Store on First Street.

The family may have needed Carrie's income. In 1897, John Campbell was seventy-nine years old and had no son at home to help him with the orchard. Growing fruit could be a difficult business, especially for a small orchard such as that owned by the Campbells. Work was hard and the rewards erratic, dependent upon many factors out of the orchardist's control. The 1869 transcontinental railway had opened new markets for California fruit, but the railroad monopoly caused freight prices to increase drastically. An increase in European imports or a glut of fruit grown locally brought down prices for Santa Clara Valley orchardists, often resulting in an overage of fruit rotting in storage. Heavy rains could, and did, destroy a prune crop at the peak of drying season in the days when farmers laid their fruit out in the sun to dry. Dehydrators were developed in the late 1880s but not used commonly until after 1918, when a heavy rainstorm destroyed drying fruit all across the Valley.

On January 4, 1897, John Addison and Mary Kate Campbell deeded their property to Carrie. It is not known why Carrie was the sole recipient of this land; perhaps the elder Campbells thought that their older children were already taken care of and they were ensuring that Carrie could be self-supporting or perhaps she was the only one of the Campbell children who wanted to keep the land. Mary Campbell died shortly after the land transfer, on February 8 of that year.

On December 23, 1899, Carrie married Frank Dreischmeyer, a twenty-five-year-old up-and-coming San José attorney. Frank Dreischmeyer had been the notary who witnessed the deed transfer in 1897 when Carrie's parents signed all their property over to her. Frank moved into the Campbells' Willow Street home with Carrie and her father. John Addison Campbell died shortly thereafter, in 1901.

Frank Lewis Dreischmeyer was born in Gilroy May 19, 1874 to brickmaker Henry Dreischmeyer, Sr. and Catherine Aschmann Dreischmeyer, both German immigrants. Frank came from a long line of brickmakers; his grandfather, uncles, and brothers were all trained as brickmakers. Frank's father established the first brick kiln in the county, and his oldest brother Henry Dreischmeyer, Jr. owned one of the biggest brick works in San José. (Henry Jr.'s company lasted from 1889 until 1906 when the San Francisco Earthquake damaged his equipment badly enough to put the company out of business.)

Frank appears to be the only one of his immediate family who did not go into the family business. He became a law student, clerking in 1892 with attorney John Goss and in 1893 and 1894 with attorney S. A. Barker. (Frank's brother William also took a different path; after early work in the brick manufacturing business, he became the first detective in the Santa Clara County district attorney's office in 1907.) By 1896, Frank had his own office above the First National Bank in San José and had established himself as an attorney.

When he married Carrie in 1899, Frank Dreischmeyer also took on management of the Campbells' prune orchard, over time adding several more acres. About fifteen acres of orchard land were community property, and Carrie kept five-and-one-half acres in her name only, including the land on which her family home was built. Frank managed and controlled both her and his orchard businesses, sold the prunes, and distributed the cash proceeds.

(Continued on next page)

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

Primary #
HRI #
Trinomial

Page 11 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreischmeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

(Continued from previous page)

In 1913, it was discovered that Frank Dreischmeyer had been embezzling funds from his clients. When he began is not known, but when he was arrested in June of 1913, he had been under suspicion for nearly a year. As an attorney and notary, he was often the intermediary for loans originating from a lender to a borrower. Dreischmeyer would broker the loan and make the interest payments to the lender on behalf of the borrower. One day, needing money and taking advantage of an opportunity which did not seem too problematic at the time, he asked the borrower to pay the entire amount early and kept the principal without notifying the lender. He continued to make interest payments to the lender, believing that when the time came, he would be able to pay off the full amount. He invested the stolen money in real estate and mining interests, and sometimes in get-rich-quick schemes that backfired, causing him to need more money to make up the losses. He may have also used the money to keep up a lifestyle he thought appropriate for a prominent attorney and his wife.

Dreischmeyer took his activities a step further and began outright forging notes and deeds to give to lenders, taking the money and paying out interest on nonexistent mortgages. His life spun out of control when one of his clients discovered his criminal activity and demanded immediate repayment, threatening to expose him. Dreischmeyer could not come up with enough money to repay the stolen funds, and after mortgaging his house and gathering all available assets, began to steal more in an attempt to make up the difference, leading to his arrest.

Carrie was said to be entirely ignorant of his crimes and did not learn of them until she was told to visit her husband in the county jail. The Dreischmeyers could not come up with the \$10,000 bail.

Courtrooms were packed for Dreischmeyer's appearances, with newspapers from all over the state covering every detail of the scandal. Frank Dreischmeyer pleaded guilty and expressed relief that he was finally caught. The total amount of funds stolen was upwards of \$160,000, over four million dollars in today's terms adjusted for inflation. Dreischmeyer was sentenced to eight- and five-year sentences in San Quentin for embezzlement and forgery and ordered to pay restitution. He lost all of his and Carrie's community property and declared bankruptcy.

Carrie, who struggled to survive during this period, would have lost everything had she not maintained separate ownership of the five-and-one-half acres that included her family home. When her husband was arrested, she had no money except for a note for \$2,750 owed to her for her portion of the most recent prune crop. This note had been seized along with all of Frank Dreischmeyer's property. Carrie sued for return of these funds and was awarded \$1,332.68 as her share of the noncommunity property. She moved to Oakland to be closer to San Quentin and traveled around the state to work as a milliner and at other odd jobs.

1916 was an important year for the Dreischmeyers. In April of that year, Frank Dreischmeyer was officially disbarred. In May, his father, Henry Dreischmeyer, Sr. died, and by the end of the year, his mother also passed away. In November, Frank's sentence was reduced and he was released on parole. Carrie had stood by him the entire time.

Frank came home from prison to work full time as manager of what remained of the orchard, by now consisting only of the property Carrie had kept in her name. Carrie had earlier told a reporter that from the day her husband was imprisoned, she had devoted herself to planning for the future, and it was clear that she was doing what she could to give them some security. Carrie got a job as an accounting clerk with the California railroad; she worked there until at least 1919. In 1923, she completed teacher training for dressmaking at the University of California at Berkeley; this enabled her to get a position in the San José school system, which she kept until the end of her life.

In 1923, the Dreischmeyers commissioned the architectural firm of Wolfe & Higgins to design the subject property, a house that was built next to the Campbell family home. Designed in the Spanish Colonial Revival style that Wolfe & Higgins had recently popularized, the house

(Continued on next page)

Page 12 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreismeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

(Continued from previous page)

had a dramatic Churrigueresque entrance similar to one that Wolfe & Higgins had designed for socialite Grace Spencer Hall on The Alameda in San José. The Spencer Hall house, completed the previous year, had been featured in an article in the *San Jose Mercury Herald*. With its flat tile roof, arched doors and windows, wrought iron trim and ornate Churrigueresque door surround, the Hall house established Wolfe & Higgins as the foremost local architects of Spanish Revival.

The Dreismeyer house incorporated many of Wolfe & Higgins' signature features, such as the entrance tower with Churrigueresque door surround and the oversized arched multi-paned focal, plus stylizations not seen on other Wolfe & Higgins works, such as the exterior decorative cross on the chimney base and the Mission Revival curved parapet above the side entrance.

The firm of Wolfe & Higgins was one of the most important architectural firms in San Jose. San José architect Frank Delos Wolfe and Santa Clara architect William Ernest Higgins formed their partnership in November of 1917. When Frank Wolfe died in 1926, his son Carl Wolfe took over the partnership until his death in 1931.

Frank Delos Wolfe (1862-1926) is today considered to be a master architect in San José. Born in Ohio, he came to San José in 1888 with his wife and family, working as a builder while he established himself an architect. Partnering with Charles McKenzie from 1899 to 1910 and working as a sole practitioner from 1911 to 1917, he became one of San José's most respected architects, known for his innovative residential design including a body of Prairie School architecture influenced by Frank Lloyd Wright. Both alone and with partners, Wolfe was responsible for more than one thousand works during his 38-year career, including eight that are today on the National Register of Historic Places. Frank Wolfe's skill at residential design made him a sought-after architect during the thirty-eight years he worked in San José and has caused his designs to maintain their desirability more than a century later.

William Ernest Higgins (1871-1936) was born into a pioneer family in Santa Clara. He worked at a number of jobs before becoming a draftsman with William Binder in 1910 and received his architecture license in 1913 at the age of forty-two before landing his first major project, renovating the Santa Clara Woman's Club. This led to commissions for prominent Santa Clara and San José families before he partnered with acclaimed San José architect Frank Wolfe. In 1916, William Higgins was the designer of the Gross/Low House at 1156 McKendrie St., a San José City Landmark.

Frank Wolfe was already known to the Dreismeyers; the architectural firm of Wolfe & McKenzie had designed a showpiece house for Frank Dreismeyer's brother Henry and his wife Emma in 1904. Today part of the Reed Historic District of San José, the Henry Dreismeyer house is one of the most recognized in the district, with distinctive brickwork on the porch as befit his position as one of the leading brickmakers in the Santa Clara Valley. Frank and Carrie Dreismeyer also incorporated brick into the subject property, tying it in with brickwork they had added to Carrie's family home. Two brick pillars marked the entrance to the driveway at 1195 Willow St., and the front patio and steps to the front entrance were made from brick as was a planter box under the front window on the east wing.

The new Dreismeyer house was given its own address of 1095 Willow, today 1195 Willow St. It is unlikely that the subject property was originally intended to be sold, even though the Dreismeyers were in the process of subdividing and selling the land around them, as it was part of the parcel on which Carrie's family home was built and all indicators show that the Dreismeyers would not give up the family homestead. Instead, it was rented to furniture store proprietor Warren B. Reilly. (The Reillys had previously rented the Campbell house from Frank from 1918-1920, when Carrie may have been living elsewhere while working for the railroad.) It is possible that the new house was intended to be lived in by the Dreismeyers, or perhaps Carrie by herself. It was of a far higher quality than might be expected of a rental property. The ornate front entrance, the chimney with the large

(Continued on next page)

Page 13 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreischmeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

(Continued from previous page)

stylized cross, and the Batchelder fireplace with the huge focal tile are all features that add cost and are geared toward a specific taste.



Brick posts in front of original driveway.



Brick patio steps and brick box under window on eastern wing.

The Dreischmeyers sold the surrounding orchard land and subdivided the remainder of Carrie's property along what is today Carolyn Avenue, previously Garfield Avenue. In 1927, the part of Garfield Avenue perpendicular to Willow Street changed from "Garfield" to "Caroline," the same spelling as Caroline Dreischmeyer's name, but apparently, Carrie did not want a street to be named after her. The following year, the spelling was changed to "Carolyn."

On May 18, 1931, Carrie died unexpectedly, on her sixty-first birthday, intestate. At the time of her death, she owned seven parcels of what remained of the original Campbell orchard, plus four mortgages she held for the properties sold on Carolyn Avenue. Parcel I, her family home today at 1197 Willow St., was ceded to Frank Dreischmeyer as a life interest. The remaining estate was divided between him and Carrie's sister Genevieve Hustler. Frank kept Parcel II as well, on which was the subject property at 1195 Willow St.

Frank lived in the Campbell house at 1197 Willow St. His income was at least partly based on the rental properties Carrie had helped set up for him. (His obituary in 1958 made no mention of his past status as an attorney and instead referred to him as a "landlord.") Warren and Clara Reilly rented the subject property at 1195 Willow St. through 1933, and were replaced by Thaddeus and Alice McCauley, who rented the house for another twenty years, Alice continuing to live there after her husband died.

On April 15, 1958, Frank Dreischmeyer died at the age of 83. He had outlived all of his family; his only relative was his nephew William, the son of his late brother Henry. Parcels I and II, today addressed as 1197 and 1195 Willow St., remained empty for several years until November of 1963 when both parcels were purchased by San José residents Peter and Angela Costanza.

Peter Nicholas Costanza, born in Sicily in 1899, worked as a barber in San José until the early 1950s when he became active in real estate. He and his wife Angelina (Angela) Barone Costanza, born in Florida in 1906, had three children: Peter Jr. (1926), Anna (1929), and David (1931). Peter Costanza Sr. died in 1981, and Angelina Costanza in 1998. The subject property and the Campbell house next door stayed in the Costanza family for about fifty years total. In 2013, the trust owned by the Costanza heirs sold the parcels separately. Monica Yap purchased the subject property at 1195 Willow St. In 2015, she sold the property to Jacqueline and Todd Courtney, who own it today.

Survey status

The subject property is not listed in the City of San José Historic Resources Survey.

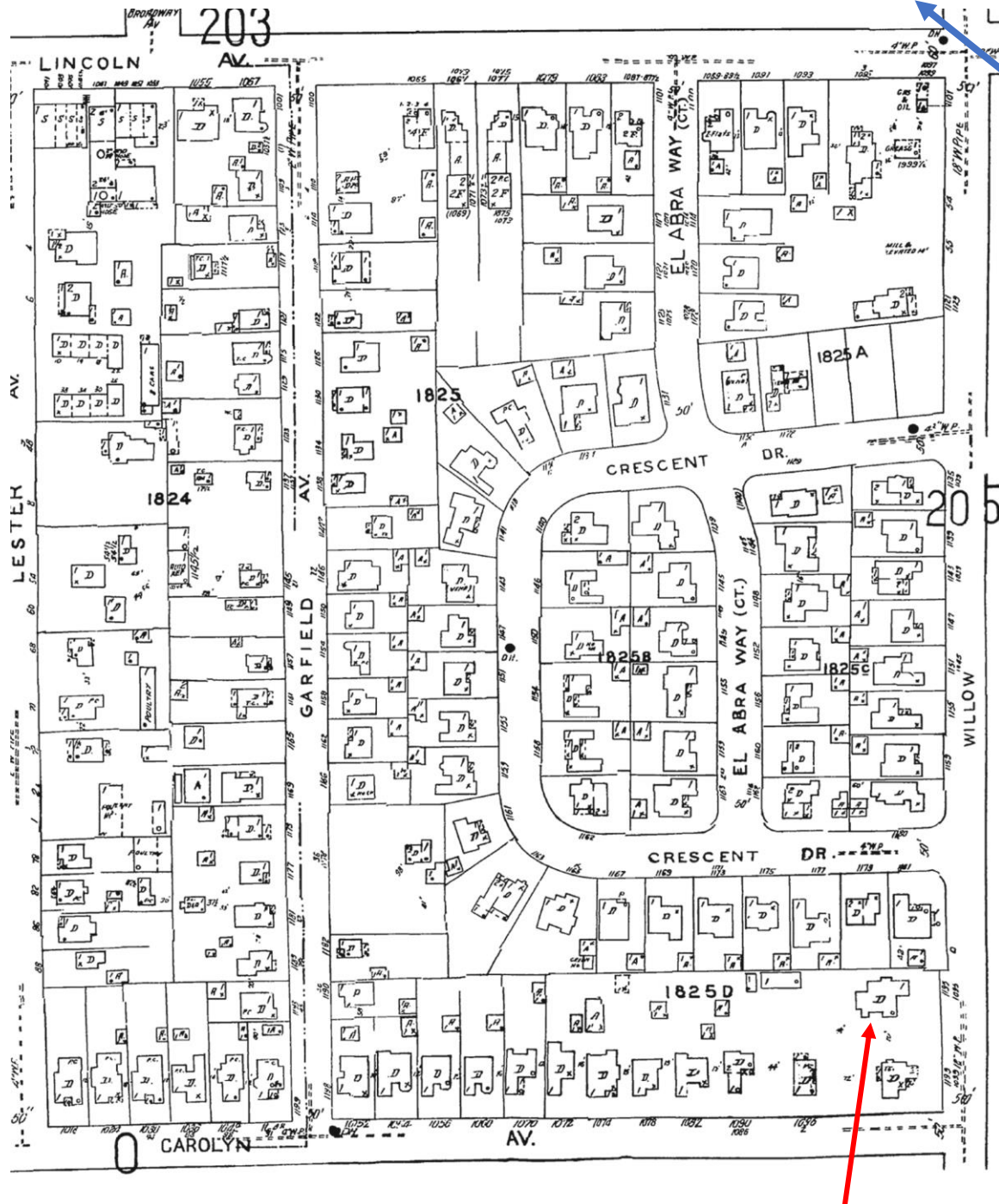
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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 14 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreischmeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

(Continued from previous page)



The Sanborn map of 1915-1950 shows the original house at 1195 Willow St. Its form is the same today, with the exception of the master bedroom extension that has been added to the back.

(Continued on next page)

Page 15 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreischmeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

(Continued from previous page)

Integrity

The subject property maintains most of its historic integrity as per the National Register's seven aspects of integrity.

Location. The house is on its original location on Willow Street in the Willow Glen neighborhood of San José.

Design. The house retains its original form and features. Except for the new master bedroom addition that was built in 2016 on the northern side of the house, the remainder of the structure is the same as when it was originally built in 1923. The Sanborn map on page 14 shows the original form of the house, with gabled wings on all sides of the house, the particularly prominent front-facing gable and the recessed entry on the western side of the house, still intact today.

The master bedroom modification, while reducing the integrity, is compatible with the design of the house and obscures less than half of the back (northern) elevation. It cannot be seen from the street. The addition meets The Secretary of the Interior's *Standards for Rehabilitation*. Standards 9 and 10 apply specifically to new additions:

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall 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.

The renovation does not have a significant impact on the character of the house.

Setting. Set back fifty feet from the street among tall redwoods, the subject property is on what remains of the Campbell/Dreischmeyer orchards, on a generous-sized lot with mature trees and foliage, next to the original nineteenth-century Campbell home in which Carrie Dreischmeyer was born. Willow Street is one of the oldest streets in Willow Glen, a major thoroughfare in the late 1800s, and contains a wide range of houses of all ages, including many designed in the late 1920s and early 1930s in a variation of the Spanish Revival style. Many of the surrounding houses are of similar scale and were built in the 1920s and 1930s when the surrounding orchards were subdivided into residential developments.

Materials. The house's preserved materials, including stucco, tiles, and sculptural decorative forms, are representative of the Spanish Revival work of Wolfe & Higgins.

Workmanship. The house has a distinctive character and composition that is expressed through its preserved workmanship and Spanish Colonial Revival design.

Feeling. The subject property evokes the aesthetic sense of the period in which it was built, a time in the 1920s when Wolfe & Higgins introduced the Spanish Revival style to San José. Many homeowners adopted the newly popular style.

Association. The subject property continues to embody its associations with the architectural work of the locally significant architectural firm of Wolfe & Higgins.

The house has distinction in the neighborhood. It was included on the 2017 Wolfe & Higgins San José Architectural Tour for the Preservation Action Council of San Jose and in 2018, it was the feature home on the Willow Glen Lifestyles Home Tour.

(Continued on next page)

Page 16 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreischmeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

(Continued from previous page)

Evaluation

The subject property appears to be eligible for Landmark status in the City of San José based on the following criteria as set out in Chapter 13 of the San José Municipal Code Section 13.48.110(H), Procedure for designation of a landmark.

6) Its embodiment of distinguishing characteristics of an architectural type or specimen;

The subject property is a particularly fine example of residential Spanish Colonial Revival architecture, the work of the local architectural firm of Wolfe & Higgins.

Characteristics of the Spanish Colonial Revival design include the subject property's tile roof, offset hipped-roof entrance tower with Churrigueresque door surround, Mission Revival parapet, and arches.

7) Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José;

The Dreischmeyer house is one of the most distinctive of the Spanish Revival designs produced by the architectural firm of Wolfe & Higgins, a leading architectural firm in San José whose work is today considered to have made important contributions to the city. San José architect Frank Delos Wolfe and Santa Clara architect William Ernest Higgins formed their partnership in November of 1917. When Frank Wolfe died in 1926, his son Carl Wolfe took over the partnership until his death in 1931. During its fourteen years of existence, the firm of Wolfe & Higgins was responsible for more than five hundred works, including San José City Landmarks such as The Realty Building at 19 North 2nd St., the San Jose Woman's Club at 75 South 11th St., and the Louis and Sarah Richards house at 184 South 13th St. The firm also designed the iconic Venetian Court Apartments in Capitola, today on the National Register of Historic Places.

8) Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The Dreischmeyer house incorporates many of the signature features of Wolfe & Higgins into a unique design. It appears to primarily be the work of Frank Delos Wolfe, who died less than three years later; his innovative sense of design is evident in the Dreischmeyer house. The complex roof forms and multiple gabled walls create much visual interest, with the strong projecting front gable reminiscent of some of Frank Wolfe's earlier Prairie architecture, including his own home built in 1912. The entrance tower features a Churrigueresque door surround with engaged columns and sculptural relief work framing an arched entryway; this doorway is among the most ornate of all of those on the Wolfe & Higgins homes. The oversized segmental arched multi-paned window on the eastern front wing of the house is a feature that was used later on a Wolfe & Higgins Tudor Revival house, but the one on the Dreischmeyer house is bigger, filling nearly the entire wall. Characteristic features of Wolfe & Higgins, who were noted for mixing stylistic elements, include dentil molding, outsized cornice returns on the gables, and a large arched multipaned focal window.

The Dreischmeyer house includes stylizations not seen on other Wolfe & Higgins works, including the roofline on the western side of the house with its curved Mission Revival-style parapet, and the ornate chimney. In the center of the main wing, the chimney sits between two pairs of framed rectangular French multi-paned doors with a large base roughly six feet square. The front of the square base is decorated with a large low-relief sculptural stylized Greek cross.

California Register Eligibility

The requirements of Criterion (1) of the California Register of Historical Resources are not met for listing, as the property is not associated with events that have made a significant contribution to the broad patterns of local or regional history. The house was

(Continued on next page)

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

Primary #
HRI #
Trinomial

Page 17 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreismeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

(Continued from previous page)

built after the bulk of the Dreismeyer orchard property was lost and it was in the process of being subdivided.

The requirements of Criterion (2) of the California Register of Historical Resources are not met for listing, as the property is not associated with the lives of persons important to local, California, or national history. The Dreismeyers did not contribute significantly to the city of San José.

The property appears eligible for the California Register under Criterion (3) for its embodiment of the distinctive characteristics of a type, period, region, and method of construction, and as representative of the work of a master architect, possessing high artistic values.

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(Continued on next page)

Page 18 of 25

*Resource Name or #: (Assigned by recorder)

Carrie and Frank Dreismeyer House

*Recorded by Krista Van Laan

*Date July 9, 2018

☒ Continuation

☐ Update

(Continued from previous page)



Dreismeyer house front elevation, viewed facing north.

(Continued on next page)

Page 19 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreischmeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

(Continued from previous page)



Front entrance with patio and chimney. The tiled flooring is a recent addition.



(Left) Chimney behind curved low wall enclosing the patio. (Right) Closeup of chimney base.

(Continued on next page)

Page 20 of 25

*Resource Name or #: (Assigned by recorder)

Carrie and Frank Dreischmeyer House

*Recorded by Krista Van Laan

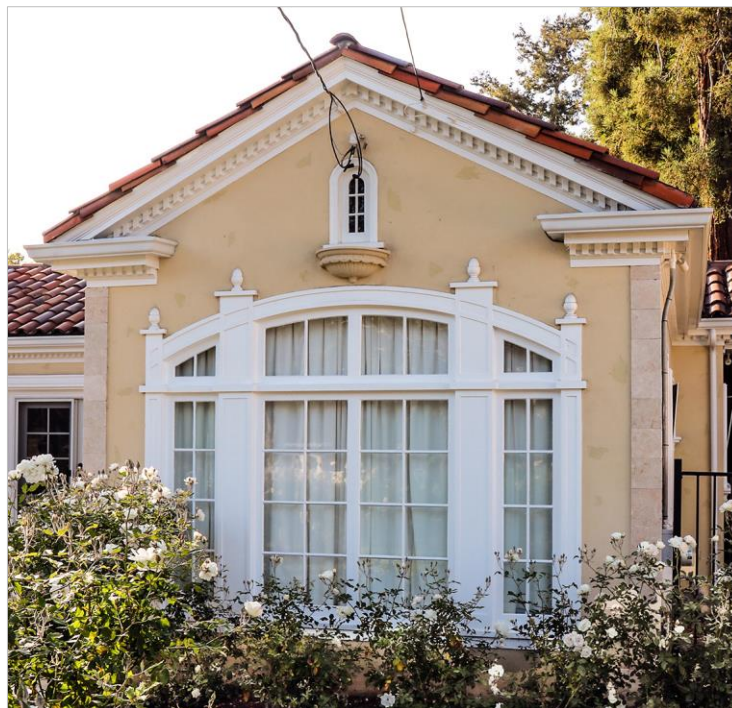
*Date July 9, 2018

☒ Continuation

☐ Update



Detail of front entrance door surround.



Eastern wing with arched window, dentil molding, and prominent cornice returns.

Page 21 of 25

*Resource Name or #: (Assigned by recorder)

Carrie and Frank Dreismeyer House

*Recorded by

*Date

☒ Continuation

☐ Update



Western façade.



Entrance with sidelites on the western façade, showing the flat roof with parapet.

Page 22 of 25 *Resource Name or #: (Assigned by recorder) Carrie and Frank Dreischmeyer House
*Recorded by Krista Van Laan *Date July 9, 2018 ☒ Continuation ☐ Update

(Continued from previous page)



Mission revival parapet and escutcheon ornamentation on western façade.

(Continued on next page)

Page 23 of 25

*Resource Name or #: (Assigned by recorder)

Carrie and Frank Dreischmeyer House

*Recorded by Krista Van Laan

*Date July 9, 2018

☒ Continuation

☐ Update

(Continued from previous page)



North side of the smaller western gable, viewed facing south-southeast. The view above is the original back of the house. The entrance and steps are the original side entrance, which originally marked the back wall of the house. The 2016 addition obscures the shallow projection that housed the back entryway.



Original back wall of house.

Western view of the 2016 addition, viewed facing northeast. The door and steps on the right-hand side of the photograph are original.

(Continued on next page)

Page 24 of 25

*Resource Name or #: (Assigned by recorder)

Carrie and Frank Dreischmeyer House

*Recorded by Krista Van Laan

*Date July 9, 2018

☒ Continuation

☐ Update

(Continued from previous page)



Back (northern) side of 2016 addition.



(Left) Eastern side of the addition, facing south-southeast.



(Right) Eastern elevation viewed facing north-northwest.

(Continued on next page)

Page 25 of 25

*Resource Name or #: (Assigned by recorder)

Carrie and Frank Dreischmeyer House

Drawn by Krista Van Laan

*Date July 9, 2018



RESOLUTION NO.

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSÉ
DESIGNATING, PURSUANT TO THE PROVISIONS OF CHAPTER
13.48 OF TITLE 13 OF THE SAN JOSÉ MUNICIPAL CODE, THE
CARRIE AND FRANK DREISCHMEYER HOUSE, LOCATED AT
1195 WILLOW STREET AVENUE AS A CITY LANDMARK OF
SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL,
AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A
HISTORIC NATURE**

HL18-002

WHEREAS, Chapter 13.48 of Title 13 of the San José Municipal Code provides for the designation of structures and/or sites of special historical, architectural, cultural, aesthetic or engineering interest or value of a historical nature as landmarks by the City Council of the City of San José; and

WHEREAS, said Chapter 13.48 of Title 13 provides that any historic property can be nominated for designation as a City Landmark by the City Council, the Historic Landmarks Commission, or by application of the owner or the authorized agent of the owner of the property for which designation is requested; and

WHEREAS, the Director of Planning, Building and Code Enforcement initiated the procedure pursuant to said Chapter 13.48 of Title 13 for consideration of such landmark designation for the Carrie and Frank Dreischmeyer House located at 1195 Willow Street; and

WHEREAS, said Chapter 13.48 of Title 13 provides that before this Council may designate any building as a landmark, it shall hold at least one public hearing on such proposed designation, and that before it holds said public hearing, the Director of Planning, Building and Code Enforcement shall set the public hearing of said proposed landmark designation to the Historic Landmarks Commission of the City of San José for its consideration at a public hearing and for its report and recommendation thereon; and

WHEREAS, within the time and in the manner provided by Chapter 13.48 of Title 13, the Historic Landmarks Commission did, on December 5, 2018 at 6:30 p.m., conduct a public hearing on said landmark designation and recommend approval of the designation of the Carrie and Frank Dreischmeyer House, located at 1195 Willow Street, described hereinafter in Section 1 of this Resolution, as a landmark of special historical, architectural, cultural, aesthetic or

engineering interest or value of a historic nature and made certain findings with respect thereto;
and

WHEREAS, a copy of the City of San José Historic Landmark Nomination Form No. HL18-002 upon which such recommendation was made is on file in the Planning Division of the City of San José and available for review; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Director of Planning, Building and Code Enforcement gave notice that on January 29, 2019 at 1:30 p.m., or as soon thereafter as said matter could be heard, this Council would, in the City Hall of the City of San José, 200 East Santa Clara Street, San José, California, hold a public hearing on said landmark designation, at which hearing any and all persons interested in said proposed designation could appear and avail themselves of an opportunity to be heard and to present their views with respect to said proposed designation; and

WHEREAS, the subject property is all that real property located within the City of San José at 1195 Willow Street and described in Exhibit "A," which exhibit is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, at the aforesaid time and place set for hearing, or to which the hearing was continued, this Council duly met, convened, and gave all persons full opportunity to be heard and present their views with respect to said proposed landmark designation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN JOSÉ AS FOLLOWS:

SECTION 1. In accordance with the provisions of Chapter 13.48 of Title 13 of the San José Municipal Code, the Historic Preservation Ordinance, this Council does hereby designate the hereinafter described Carrie and Frank Dreischmeyer House, located at 1195 Willow Street, as a landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature.

SECTION 2. Said designation is based on the following criteria of the Historic Preservation Ordinance: ***[This section to be updated to reflect actual City Council action taken.]***

- Criterion 7. It is the work of architects Wolfe & McKenzie, whose individual work has influenced in the development of the City of San José.
- Criterion 8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

SECTION 3. The City Clerk is hereby directed to notify those persons designated in San José Municipal Code Section 13.48.110, Subsection L, in the manner specified by said Section and to direct the recordation of a Notice of Granting of this resolution in the Office of the Recorder of the County of Santa Clara.

PASSED FOR PUBLICATION of title this day of 2019, by the following vote:


AYES:
NOES:
ABSENT:
DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI TABER, CMC
City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
CARRIE AND FRANK DREISCHMEYER HOUSE
1195 WILLOW STREET
HL18-002



The land referred to is situated in the County of Santa Clara, City of San Jose, State of California, and is described as follows:

Beginning at the most Easterly corner of that certain Parcel of Land described in the Deed to Birdine Conway Graham recorded April 16, 1958 in Book of Official Records numbered 4053, at Page 261, which last mentioned point is on the Northwestern line of Willow Street (as said Street was originally used and surveyed); thence, along the Northeasterly line of said last mentioned Parcel of land, North 29° 46' West 135.00 feet; thence along a line parallel with the said Northeasterly line of Willow Street, Southwesterly 82.00 feet to the intersection thereof with a line drawn parallel with and Southwesterly 2.00 feet, at right angles, from the Northeasterly line of said last mentioned Parcel of land; thence, along said last mentioned parallel line, South 29° 46' East 135.00 feet to the intersection thereof with the said Northeasterly line of Willow Street; thence, along said last mentioned line, Northeasterly 82.00 feet to the Point of Beginning and being a portion of the Rancho San Juan Bautista.

Apn: 264-58-101



RESOLUTION NO.

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSÉ
APPROVING A HISTORICAL PROPERTY CONTRACT WITH
JACQUELINE AND TODD COURTNEY FOR THE CARRIE AND
FRANK DREISCHMEYER HOUSE LOCATED AT 1195 WILLOW
STREET (APN: 264-58-101)**

MA18-002

WHEREAS, California Government Code Section 50280, et seq. and Chapter 13.48 of Title 13 of the San José Municipal Code authorize the City of San José to enter into agreements with the owners of qualified historical property to provide for the use, maintenance and restoration of such historical property so to retain its characteristics as property of historical significance; and

WHEREAS, Jacqueline and Todd Courtney possess fee title in and to that certain real property, together with associated structures and improvements thereon, generally located at the street address 1195 Willow Street, (hereinafter referred to as the “Historic Landmark”) and

WHEREAS, the City of San José and Jacqueline and Todd Courtney, for their mutual benefit, now desire to enter into an agreement both to protect and preserve the characteristics of historical significance of the Historical Landmark and to qualify the Historical Landmark for an assessment of valuation pursuant to the provisions of Chapter 3, of Part 2, of Division 1 of the California Revenue and Taxation Code; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Historic Landmarks Commission did, on December 5, 2018 at 6:30 p.m., conduct a public hearing on a Historical Property Contract for the Historical Landmark attached hereto as Exhibit “B” (hereinafter “Agreement”); and the Historic Landmarks Commission recommended to approve the agreement; and

WHEREAS, a copy of the Agreement upon which such recommendation was made is on file in the Office of the City Clerk of the City of San José; and

WHEREAS, the subject property upon which the Historical Landmark is situated is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Council did give notice that on January 29, 2018 at 1:30 p.m., or as soon thereafter as said matter could be heard, this Council would, in the City Hall of the City of San José, 200 East Santa Clara Street, San José, California, hold a public hearing on said Agreement at which hearing any and all persons interested in said Agreement could appear and avail themselves of an opportunity to be heard and to present their views with respect to said proposed Agreement; and

WHEREAS, at the aforesaid time and place set for hearing, or to which the hearing was continued, this Council duly met, convened, and gave all persons full opportunity to be heard to present their views with respect to said proposed Agreement.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN JOSÉ THAT:

SECTION 1. In accordance with the provisions of Chapter 13.48 of Title 13 of the San José Municipal Code, this Council does hereby approve the Historical Property Contract with Jacqueline and Todd Courtney, owners of the Carrie and Frank Dreischmeyer located at 1195 Willow Street and makes the following findings:

- a. The Agreement is consistent with the General Plan, in that preservation of specific structures or special areas is a part of the Envision San José 2040 General Plan Historic Preservation Policy LU-13.13 to foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance; utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives; and
- b. The Agreement would provide greater protection for the Historical Landmark property than is otherwise provided by the provisions of San José Municipal Code Chapter 13.48 in that the owner, in partnership with the City, may use property tax relief to rehabilitate and maintain the property in accordance with the preservation plan, Exhibit “C” of the Agreement; and
- c. The Agreement complies with the requirements of Section 13.48.520 of Chapter 13.48 of Title 13 of the San José Municipal Code Contracts incorporate the Municipal Code’s required provisions for Historical Property Contracts, including the following: A

description of the Landmark Property subject to the Agreement, a provision that the term of the Agreement is a minimum period of ten years, specific conditions requiring preservation of the Landmark, provision for the periodic examination of property, and a requirement that the property owner annually expend an amount equal to the annual tax savings resulting from the Contract, and a provision that the Agreement is binding upon—and shall inure to the benefit of—all successors in interest of the owners in the property.

SECTION 2. Pursuant to the San José Municipal Code, Chapter 13.48, the City Clerk is hereby directed to notify the owner of the Historical Landmark subject to the Agreement and directed to record the Agreement in the Office of the Recorder of the County of Santa Clara.

ADOPTED this ____ day of ____ 2019, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

ATTEST:

TONI TABER, CMC
City Clerk

SAM LICCARDO
Mayor

EXHIBIT "A"

LEGAL DESCRIPTION FOR CARRIE AND FRANK DREISCHMEYER HOUSE 1195 WILLOW STREET



The land referred to is situated in the County of Santa Clara, City of San Jose, State of California, and is described as follows:

Beginning at the most Easterly corner of that certain Parcel of Land described in the Deed to Birdline Conway Graham recorded April 16, 1958 in Book of Official Records numbered 4053, at Page 261, which last mentioned point is on the Northwestern line of Willow Street (as said Street was originally used and surveyed); thence, along the Northeasterly line of said last mentioned Parcel of land, North 29° 46' West 135.00 feet; thence along a line parallel with the said Northeasterly line of Willow Street, Southwesterly 82.00 feet to the intersection thereof with a line drawn parallel with and Southwesterly 2.00 feet, at right angles, from the Northeasterly line of said last mentioned Parcel of land; thence, along said last mentioned parallel line, South 29° 46' East 135.00 feet to the intersection thereof with the said Northeasterly line of Willow Street; thence, along said last mentioned line, Northeasterly 82.00 feet to the Point of Beginning and being a portion of the Rancho San Juan Bautista.

Apn: 264-58-101



EXHIBIT “B”

HISTORICAL PROPERTY CONTRACT FOR CARRIE AND FRANK DREISCHMEYER HOUSE 1195 WILLOW STREET MA18-002

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2018, by and between the City of San Jose, a municipal corporation (hereinafter referred to as the “CITY”) and Jacqueline and Todd Courtney (hereinafter referred to as the “OWNER”).

R E C I T A L S

WHEREAS, California Government Code Section 50280, *et seq.* and Chapter 13.48 of the San Jose Municipal Code authorize CITY to enter into contracts with the owner of a 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; and

WHEREAS, OWNER possesses fee title in and to that certain real property, together with associated structures and improvements thereon, known as the Carrie and Frank Dreischmeyer House located at 1195 Willow Street (hereinafter such property and structures shall be referred to as the “Historical Landmark” or the “Historical Landmark Property”), and a legal description of the Historical Landmark Property is attached hereto as Exhibit “A” and incorporated herein by this reference; and

WHEREAS, 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 Historical Landmark and to qualify the Historical Landmark for an assessment of valuation pursuant to the provisions of Chapter 3, of Part 2, of Division 1 of the California Revenue and Taxation Code.

AGREEMENT

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

1. Effective Date and Term of Agreement. This Agreement shall be effective and commence on _____ (the “Effective Date”), and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the Effective Date, such initial term will automatically be extended as provided in Section 2 below, subject to cancellation as provided in Section 6 below.

2. Renewal. Each year on the anniversary of the Effective Date of this Agreement (hereinafter referred to as the “Renewal Date”), a year shall automatically be added to the initial term of this Agreement unless notice of nonrenewal is mailed as provided herein. If OWNER desires in any year to not renew the Agreement, OWNERS shall serve written notice of nonrenewal of this Agreement on CITY in advance of the annual Renewal Date of this Agreement. Unless such notice is served by OWNER to CITY at least ninety (90) days prior to the annual Renewal Date, one (1) year shall automatically be added to the term of the Agreement as provided herein. If OWNERS serve notice to CITY of nonrenewal in any year, the Agreement shall remain in effect, and the Historical Landmark Property shall remain enforceably restricted, for the balance of the term then remaining, either from its original execution or from the past renewal of the Agreement, whichever may apply. The Director of Planning, Building and Code Enforcement shall record the Notice of Nonrenewal and file a copy with the Assessor of Santa Clara County. Nonrenewal shall not be deemed a cancellation pursuant to Section 6 of this Agreement.

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

a. OWNERS shall preserve and maintain the characteristics of historical significance of the Historical Landmark in no less than equal to the condition of the Historical Landmark Property as of _____. OWNER of the Historical Landmark Property shall allow CITY to inspect the interior and exterior of the Historical Landmark Property to determine with OWNERS the specific conditions of the Historical Landmark Property requiring

preservation, restoration and/or rehabilitation to conform to the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, the United States Secretary of the Interior Standards for Rehabilitation, the California State Historical Building Code, and the requirements of CITY as of the Effective Date. Attached hereto as Exhibit “B”, and incorporated herein by this reference, is a list of those minimum standards and conditions for maintenance, use and preservation of the Historical Landmark, which shall apply to such Historical Landmark Property and with which OWNERS shall comply fully throughout the term of this Agreement.

b. OWNERS shall, where necessary or required, restore and rehabilitate the Historical Landmark Property in full accordance with 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, the California State Historical Building Code, and the requirements of CITY, including any permits or approvals granted pursuant to Chapter 13.48 of the San Jose Municipal Code. Without limiting the forgoing, OWNERS shall perform all of the restoration and rehabilitation activities of the Historical Landmark Property set forth on Exhibit “C,” attached hereto and incorporated herein by this reference, within any timelines that may be set forth in said Exhibit C.

c. OWNERS shall allow reasonable periodic examinations, by prior appointment, of the interior and exterior of the Historical Landmark Property by CITY and the County of Santa Clara as may be necessary to determine OWNER's compliance with this Agreement, which periodic examinations shall occur at least five (5) years after the Effective Date of this original Agreement and then at least every five (5) years thereafter.

d. OWNERS shall annually expend an amount equal to a minimum of ten percent (10%) of the tax savings attributed to this Agreement to the preservation and maintenance of the Historical Landmark Property, and make this documentation available to the CITY at the time of the respective periodic examination described above.

4. Force Majeure. OWNERS shall not be held responsible for repair or replacement of the Historical Landmark if damaged or destroyed through “Acts of God,” such as flood, tornado, lightning, earthquake or fire or other cause resulting therefrom; CITY shall, however, have the right to cancel this Agreement pursuant to terms of Section 6, Cancellation.

5. Provisions of Information of Compliance. OWNERS hereby agree to furnish CITY with any and all information requested by CITY that may be necessary or advisable to determine compliance with the terms and provisions of this Agreement. OWNERS shall retain, store and preserve during the term of this Agreement all records that are related to or that evidence the eligibility of the Historical Landmark or OWNERS' compliance with the terms and provisions of this Agreement.

6. Cancellation. CITY, following a duly noticed public hearing, may cancel this Agreement or bring any action in court necessary to enforce this Agreement (including without limitation an action to enforce this Agreement by specific performance or injunction) if it has been determined by enforcement staff with CITY's Planning, Building and Code Enforcement Department that OWNERS have breached any of the provisions or conditions of this Agreement, has allowed the Historical Landmark Property to deteriorate to the point that it no longer meets the standards for a qualified historical property, or has otherwise failed to restore or rehabilitate the Historical Landmark Property or Historical Landmark in the manner specified in this Agreement. In the event of cancellation pursuant to this Section 6, OWNERS may be subject to payment of those cancellation fees set forth in the California Government Code. Prior to any procedures set forth in this Section, CITY shall give notice of breach to OWNERS, and OWNERS shall have one hundred and twenty (120) days to cure such breach to the reasonable satisfaction of CITY.

7. Binding Effect of Agreement. This Agreement shall be binding upon, and inure to the benefit of, all successors in interest of OWNERS. A successor in interest shall have the same rights and obligations under this Agreement as OWNERS.

8. Notice. 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 Clerk
City of San José
200 East Santa Clara Street
San José, CA 95113

OWNERS: Jacqueline and Todd Courtney
1195 Willow Street
San Jose, CA 95125

9. General Provisions.

a. 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.

b. OWNERS agree to and shall hold CITY and its elected officials, officers, agents and employees harmless from liability from damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct use or operations of OWNERS or those of OWNER's contractor, subcontractor, agent, employee or other person acting on OWNERS' behalf which relate to the use, operation and maintenance of the Historical Landmark. OWNERS hereby agree to and shall defend the CITY and its elected officials, officers, agents and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of OWNERS' activities in connection with the Historical Landmark. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not the CITY prepared, supplied or approved the plans, specifications or other documents for the Historical Landmark.

c. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.

APPROVED AS TO FORM:

ROSA TSONGTAATARRII
Senior Deputy City Attorney

“CITY”

CITY OF SAN JOSE, a municipal
corporation

By _____
TONI TABER, CMC
City Clerk

“OWNERS”

By _____
Jacqueline Courtney

By _____
Todd Courtney

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION

1195 Willow Street



The land referred to is situated in the County of Santa Clara, City of San Jose, State of California, and is described as follows:

Beginning at the most Easterly corner of that certain Parcel of Land described in the Deed to Birdline Conway Graham recorded April 16, 1958 in Book of Official Records numbered 4053, at Page 261, which last mentioned point is on the Northwestern line of Willow Street (as said Street was originally used and surveyed); thence, along the Northeasterly line of said last mentioned Parcel of land, North 29° 46' West 135.00 feet; thence along a line parallel with the said Northeasterly line of Willow Street, Southwesterly 82.00 feet to the intersection thereof with a line drawn parallel with and Southwesterly 2.00 feet, at right angles, from the Northeasterly line of said last mentioned Parcel of land; thence, along said last mentioned parallel line, South 29° 46' East 135.00 feet to the intersection thereof with the said Northeasterly line of Willow Street; thence, along said last mentioned line, Northeasterly 82.00 feet to the Point of Beginning and being a portion of the Rancho San Juan Bautista.

Apn: 264-58-101

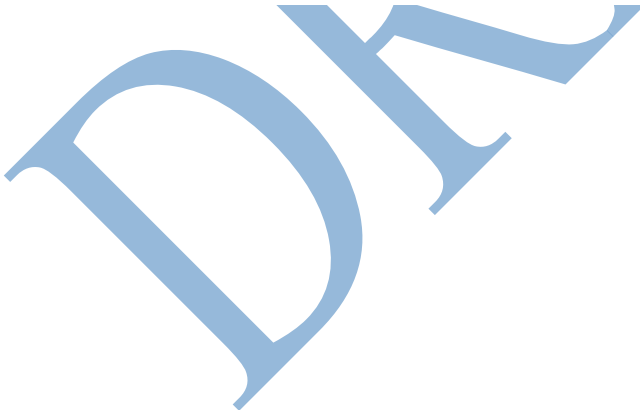


EXHIBIT “B”

OWNER shall, where necessary, restore and rehabilitate the Historical Landmark and shall do so only in full accordance and compliance with the rules and regulations of the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, as the same may be amended from time to time.

A summary of the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (the “Standards”) is provided below for convenient reference. OWNERS shall comply with the Standards in effect when OWNERS commence any rehabilitation or restoration work on the Historical Landmark.

The Standards (Department of the Interior Regulations, 36 CFR 67) pertain to historic buildings of all materials, construction, types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building’s site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1) A property shall be used for its historic purposes or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural element from other buildings, shall not be undertaken.
- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10) New additions and adjacent or related new construction shall 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.

DRAFT

**EXHIBIT “C”
PRESERVATION PLAN
FOR
CARRIE AND FRANK DREISCHMEYER HOUSE
MA18-002**

OWNERS shall annually expend tax savings attributed to this Agreement for the preservation and maintenance of the Historical Landmark. The rehabilitation of the Historical Landmark shall be completed on or before the 10th anniversary of the Effective Date of this Agreement, and such rehabilitation shall include all of the following tasks:

Scope of Work

Year	Description
1	Remove non-historic molding around the two sliding doors facing Willow Street and remove molding around bedroom window facing west, and replace with original wood trims. Replace stucco where quoins have been removed on walls facing Willow Street
2	Remove quoins from around balance of the home as well as remove stucco on walls with prior bee hives in it. Then patch stucco to match existing
3	Re-stucco and repaint home, including doors and window trims, to match everything
4	Repair bee hive damage to roof and wall, and repair all damaged portions due to past bee hives. Bees return due to scent, so extensive repairs need to be done to prevent future bee infestation
5	Window repairs to original wood sash; these need to be sanded on all edges down to wood, primed and painted to prevent sticking and being glued shut
6	Electrical Upgrades. Due to extensive knob and tube wiring, this must be removed/replaced with modern grounded wiring to prevent fires
7	Earthquake retrofitting to foundation. Sign up for earthquake brace & bolt program.
8	Foundation repairs to maintain the structural integrity of the home. Termite repair work to prevent termites from causing damage to structure
9	Replace two sets of front elevation vinyl patio doors to original (historically appropriate) wood French doors
10	Basement waterproofing and maintenance due to the age of construction. Waterproof as necessary to prevent moisture from causing permanent damage to basement

After the 10th Anniversary date of the Effective Date of this Agreement, the property owner shall expend tax savings attributed to this Agreement for the continued preservation and maintenance of the Historic Landmark. More specifically, the property owner shall perform and complete, without limitation, the following tasks each year: Maintenance, Painting, and Repairs.