

Outreach Summary and Comments Received

Historic Preservation Ordinance and Register Update

Farmer's Market Pop-up event – October 16, 2022

City staff attended one Sunday Farmer's Market to pass out fliers, spoke with residents who had questions about the Historic Preservation Ordinance and Register and collected input on current Ordinance and Register. Approximately 20 people approached staff at the event.

Virtual Community Workshop – September 6, 2022

Staff held a virtual community workshop on September 6, 2022. There were 25 participants at the meeting. The meeting introduced the project's major tasks and seek input on history, most significant places, and any topics or themes that community members think are important and unique to the history of Mountain View.

Hybrid Community Workshop – October 30, 2023

Staff held a hybrid community workshop on October 30, 2023. There were 11 participants in-person at the Library, and approximately 30 participants were attending the meeting online via Zoom. The meeting summarized the project's major tasks and seek input on the current ordinance, process, and any topics important and unique to the history of Mountain View.

The key questions were asked of the public:

1. What are your thoughts on the project goals?
2. What are your thoughts about the strategy for Downtown "Area H"?
3. What are your thoughts about including properties on the Register that would otherwise require City review?
4. What are your thoughts about surveying and including properties on the Register that would not otherwise require City review?
5. What are the benefits as a property owner if your property is designated historic?
6. What are the challenges of owning historic property? What could the city do to address those concerns?

Community members had many questions about the process and requirements. Some property owners raised concerns about excessive obligations and requested more transparency about who is affected and what they are allowed to do. More detail about the public input from the community meeting is provided below within each topic area.

Community members expressed the following concerns when presented with the various scope options:

- Property values could be affected by being designated as a historic resource
- single-family owners' rights to make additions and modifications to their houses would be affected.

Detailed Received comments:

- Give the historic property owners some benefits
- Financial effect on these property owners, a grant to help the owner
- Create a clear and transparent process
- The city could prepare a PEIR for routine, desirable modifications like solar panels and ADU's. This document would identify mitigation measures to be followed, so that owners would have more certainty in the planning process.
- Educating people about the incentives
- Important that we are doing this project to give Historic Preservation consideration
- Concerns about what it means to R1 homeowners (e.g., being told that additions or rebuilds aren't possible would be unfair) +1
- Would want to know the threshold for preservation
- Want regulations to be clear about what would need to be preserved (façade vs the entire shell, etc.); there should be flexibility in regulations
- Unsettled that the discussion focused on only DT (100-300 blocks) rather than citywide neighborhoods; concerns about State regulations impacting Eichler neighborhoods
- More protection on Eichler/Mid-century neighborhoods (e.g., neighborhood sought single-story Overlay Protection to ensure neighborhood's single-story character would be maintained)
- Good to focus on DT Historic Preservation, but also good to think about distinct neighborhood preservation
- In favor of restoring and preserving the character of downtown
- The Castro Ped Mall is a great idea; enjoy sitting under the trees and seeing the buildings
- Like historic nature but also a balance with property owner rights (allow for restoration, expansion in the back, modernization while preserving the historic nature)
- MV should be surveyed citywide to determine which properties are historic
- R1 property owners should be able to opt-in (so they can reap benefits but not be put on the register and then restricted to what they can do with their property)
- Eichler: preservation should be there to preserve the historic nature of neighborhoods, and should have regulations to protect a unique neighborhood
- HP is not necessary for neighborhoods that have a mix of architectural styles ~ mainly concerns about property owners being limited to expanding because someone else determined their house is historic
- These incentives are nice (but no amount of incentive would be adequate if it limits how much one can build, e.g., if you cannot do additions)
- Regulations should allow for modernization (specify what are minor vs. major modifications, such as increasing amperage and installing panels, etc.)
- Not going through additional review (e.g., minor mods won't require review) is not an additional benefit – benefit should be above and beyond regular homes

- Two sides to the issue; doing what we can to protect and preserve the historic character of our downtown
- Chase building: care about the mural and art inside, would not want it to “fall through the cracks” in terms of preservation
- National register eligible structures should be “high on the list”
- Have City support owners in preserving historic properties
- Maintain ground floor public interactive uses, downtown as an interactive community space
- Have a viable downtown
- Disappointment in owners of vacant downtown buildings; how can the City address vacancies
- More community spirit
- Would like to explore a downtown preservation district; unsure what that exactly means
- Less rigid definition of historic preservation; quantify definition
- City staff helping to promote vacant commercial spaces on the real estate market to elevate their visibility
- Impressed by past efforts by Economic Development to elevate visibility of opportunities to move into downtown vacant retail spaces; practical service by city staff
- Basically, on the right track; happy about the qualification of individual buildings
- Help set expectations in terms of study results being available to Council; saves time
- Important to look at both the individual buildings and the district as a whole
- Maintaining the ground floor public vibrancy
- Mountain View is not listed as a Mills Act city
- On main webpage, have information about Mills Act (incentives & procedures)
- Would be nice to exactly know what the effect would be, specifics
- Adding some flexibility and/or encouraging homeowners to include properties
- Some people want to preserve historic properties, while others feel limited in development if their property is considered historic
- Owners are concerned about when they sell
- Survey owners to determine their concerns

Hybrid community Workshop – August 13, 2024

On August 13, 2024, staff held a hybrid community meeting to introduce and focus on the Historic Context Statement. Three participants attended the meeting in person at City Hall, while seventeen joined via Zoom. P&T and staff gave a presentation, mostly focusing on the Draft Historic Context Statement document. The Draft HCS is available on the City’s website, and comments will be accepted on the draft document until Monday, September 9, 2024.

Here is the summary of the comments and questions raised at the meeting:

- Why did City only identify three buildings in Castro to be eligible for National/State nominations? Please review the other five buildings again.

- How can I remove my house from the Mountain View Historic Register on its listing anniversary?
- Opted-off properties from the Register are still on a separate list, which creates confusion regarding the process. Providing clarity is important.

Some community members offered the following suggestions:

- Educate property owners about the advantages of being included on the Register.
- Provide flexibility to encourage property owners by providing more incentives and benefits for historic properties.
- Create a grant program to help the historic resources owners with the costs of maintaining their property.
- Would like a voluntary approach for property owners to nominate their properties or create a district.

In general, community members were supportive of the proposed Downtown approach. It was suggested to balance preservation with property owner rights (allow for restoration, expansion in the back, and modernization while preserving the historic nature).

Some concerns were received regarding the higher costs of maintenance of these historic buildings that might create hardship for businesses.

Virtual Q&A, August 25, 2025

On August 25, 2025, the project team held a virtual presentation and question-and-answer session. Seventy-seven community members attended the meeting.

Questions included the following:

- Whether ADUs can be built
- Follow-up questions about various incentives
- Property owners' responsibility for CEQA
- How to provide comments/edits to draft DPR forms
- Effect of AB 130 on CEQA review of historic properties
- Various questions about the eligibility list
- If previously opted off, can they opt back on?
- Will the project designate districts or neighborhoods?
- How will the Sept 3 workshop be different?

Community Workshop – September 3, 2025

On September 3, 2025, the City held an in-person workshop to discuss the potential next steps for the Ordinance, which was attended by approximately 20 community members.

Question 1: Property Expectations

- Commercial properties become underutilized when registered on the list.
- Interested in seeing the disqualification analysis for properties that were eligible but not designated.
- History is not necessarily individual structures, but a collection.
- Interested in the Historic or Heritage District designation process.
 - Concerns about contributing vs. non-contributing historic buildings. What is the threshold of owner support for district designation? What is the impact on non-contributing buildings?
- Fear of designation has grown from the current process and barriers to construction that current historic owners have faced.
- Interested in a process for the community to send in suggestions and nominations for designation.
- Impact of SB 79 – The bill currently only protects the Local Register. How can the city protect historic resources in areas around transit, like Downtown?
- Districts may have different eligibility requirements. Height and massing may be more impactful than materials on the district scale.
- Glad to see that 492 Castro St is among the properties listed on the handout.
- It is important to apply criteria for eligibility uniformly, regardless of how one might feel about the subjective aesthetic quality of a building.
- It is important to capture the context of an area and not just the building itself. Important to capture the setting as well, importance of resource should be captured by the context.
- “You should want to visit a historic resource – looking at the list, there are some I wouldn’t say are desirable to visit.”
- Of the list of buildings shown, how many are related to an important historical figure? “How can we capture the importance of historical people vs the design of the building?”
- The city should work with Mountainview Historical Society to promote and educate the public on historic resources through plaques, digital resources, or an app that links historic resources together.

Question 2: Nomination and Listing Processes

- Historic Register can stunt the development and trading of properties.
- Constricts the value of properties as they are further in options for development and ultimately uses.
- Would like further clarification on points of evaluation for what considerations are taken for determining registered properties.
- Interested in a heritage zoning overlay for Downtown.
- Interested in heritage sign or marker program. Pacific Grove is an example program.
- Properties listed on the national register should automatically be added to the local register.
- Clarification of CEQA connection: Those who opted off may not know they are still subject to CEQA.

- Supportive of Mountainview establishing a Historic District.
- “A challenge for property owner is assessing financial impact of this process, so create more resources for property owners to understand impacts in a tangible way.”
- Provide clarity around the Mills Act processes
- “The city should concern itself with educating the population about non-physical historical resources too.”

Question 3: Development Review Processes

- Further clarification is needed on what triggers CEQA and how the historical register may affect the CEQA analysis.
 - General clarification on CEQA triggers from the Planning Division is needed.
- Like the tiered permit structure (minor, major, etc.) if it can help identify the need for an Environmental Report.
- The process incentivizes honoring the city’s history.
- Request that hard copies of the Historic Context Statement be made available at the Planning Counter and library. This document is useful for the City and the community.
- More transparency around designation. Interested in a “How-to” document for the historic permitting process, designation process, and details about how owners will be impacted by designation/eligibility.
 - Timelines, checklists, expectations for owners
- Should we have a historic resources committee?
 - This would be a body in power to promote education of history/allocation of resources, would have a budget, and some discretion over staff
 - Would have qualified people serve on this body.
- The new ordinance update should include a process for creating plaques or markers for historic resources.
- “The new review process to determine level of authority by scope of work seems logical as well as it is well-defined. “
- Financial clarity for property owners, commercial, and residential taxes.

Question 4: Incentives and Concerns

- Interested in learning options for opting out of the register.
 - Some frustrations with the disconnect between the City’s and State’s registers.
- At the same time, enjoyed the idea of the Mill’s Act benefits.
 - Mostly had questions on this point. The table mostly discussed non-renewal on anniversaries.
 - Did not discuss rescission. May need to make it clearer to the public the consequences of early cancellation.
 - May have gotten lost in whether we were discussing opting out of the Mill’s Act or the register itself.
- Tension between the priorities of individual buildings and district preservation.

- Homeowners are interested in preserving neighborhood character but still would like to make minor changes that don't impact the look and feel of the building, such as rear additions.
- Looking for more transparency around tax rebates for those on the list. Many opted off the list, not knowing there is no incentive to opt off.
- Interest in design guidelines for historic districts.
- Interest in historic resources training for City staff and/or Council to ensure informed decisions.
- Create Markers to encourage pride/ownership of historic resources.
- Provide property owner assistance in finding consultation for maintenance resources. "Structural engineer" expert, or "Certified Handyman".
- The Mills Act is helpful for maintenance but does not cover the full cost for major renovations.
- A few individuals wanted assistance in interpreting the Mills Act.

From: [REDACTED]
To: [Kerachian, Elaheh](#)
Subject: Identification of 696 California Street as historic resource
Date: Monday, August 25, 2025 1:57:21 PM

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Hello Elaheh,

I was surprised to receive the August 11, 2025 letter from the City of Mountain View identifying my property at 696 California Street again as a potential historic resource.

I reviewed the information from the 2024 "windshield" Page & Turnbull survey available on the city website and found some of the information incorrect or outdated. The property was originally listed on the Mountain View Register but was removed later at my request after a catastrophic house fire in April of 2011. After a two year almost complete rebuild it was determined that the house no longer had sufficient historic integrity. (Please see a few attached photos)

Who would I contact with additional photos and information to help make a determination that 696 does not retain enough its original features and materials for listing? I realize that sufficient integrity is subjective but a very small percentage of 696 California Street in design or materials is older than 2012.

Thank you for your help with this matter.

Suzette Spencer
[REDACTED]

From: [Hala Alshahwany](#)
To: [Kerachian, Elaheh](#)
Subject: Input for Downtown Historic Designation
Date: Wednesday, September 3, 2025 6:42:52 PM

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Hello Elaheh,

I was hoping to make it to the Historic Ordinance meeting tonight at the community center but unfortunately I'm not feeling well, so I'll give my input in this message.

I got a chance to review the city's list of potential residential and commercial buildings that may qualify for historic designation (locally or nationally). In particular my interest is on the following buildings which I extracted from the mentioned list.

- *124 Castro, Weilheimer Store (Oren restaurant) built 1874
- *134 Castro, (Chinese restaurant) built 1967
- *169-175 Castro, Ames building, built 1904
- *191 Castro, Mock Bee building (Eureka restaurant) built 1906
- *198 Castro, Jurian building (Agave restaurant) built 1913-1921
- *201 Castro, Farmers and Merchants building (Red Rock cafe) built 1905
- *228 Castro, Mountain View Theater, built 1926
- *292 Castro, Knight's Pharmacy (Icicles restaurant), built 1932
- *655 Castro, Spanish style retail plaza, built 1930
- *799 Castro, Spangler Mortuary, built 1931

I urge the city to include all the above buildings and designate them historic at least in the local ordinance, as soon as possible, because the housing state laws are ignoring the protection of these iconic structures when it comes to developments near the transit center (train) or public transportation corridor (El Camino). Clearly these buildings contain very unique Mountain View history and architectural beauty, adding great characteristics and uniqueness to our downtown. The sooner they are protected and designated historic, the more likely they will survive and continue to add richness and reasons for the public to continue coming to downtown.

I also appreciate all the residential buildings that were identified in the consultant report as potentially having historic significance. I urge the city to also protect these structures with historic designation, as they definitely enhance MV neighborhoods aesthetics and beauty. Let's keep MV unique and cherished.

Sincerely,
Hala Alshahwany
Old MV Neighborhood Resident

From: [Jonathan Davis](#)
To: [Kerachian, Elaheh](#); [Anderson, Eric B.](#)
Cc: [Lubab Sheet-Davis](#)
Subject: Meeting Request - Historic Preservation
Date: Tuesday, August 26, 2025 5:07:00 PM

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Hello Elaheh and Eric,

Thank you for the informative Zoom meeting last night on the Historic Preservation and Register Update.

We wish to request an in-person follow up meeting with both of you to:

- Share and discuss additional information about our property at 496 Mariposa Avenue that we believe may be relevant to the Draft Resource Evaluation Forms
- Clarify certain matters pertaining to the Mills Act
 - confirm info that was obscured by our spotty internet connection during the Zoom : (
- Seek guidance on issues pertaining to maintenance (structural integrity) of our property.
- Provide feedback on potential incentives.

You may know, our property (that was featured on one of your presentation slides) is currently on the Mountain View Historic Register and currently under Mills Act contract.

We'd be happy to have a representative(s) from Page & Turnbull participate - but that's your call.

Best days for us are Tuesday afternoons, Wednesdays or Thursdays,

We can come to your office or would be pleased to host the meeting here at the property, which is 7-block, 13 minute walk (or 3 min drive) from City Hall.

Thanks very much and kind regards,

Jonathan Davis
Lubab Sheet-Davis



From: [Mark Lentczner](#)
To: [Kerachian, Elaheh](#)
Subject: our house on the historic survey
Date: Monday, August 25, 2025 7:51:37 PM

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Elaheh —

Minor problem in the write up of our house, 1209 Villa St:

On page 3 of the draft "Primary Record" for the house the section "Continuation of B10" incorrectly has the address 1665 Villa. I'm assuming this is a cut-n-paste error, since the rest of that paragraph seems fine.

— Mark Lentczner,
owner 1209 Villa St.

From: [Yulin Ye](#)
To: cityofmountainviewca_25-2193-requester-notes@inbound.nextrequest.com; [Kerachian, Elaheh](#)
Subject: Re: [External Message Added] City of Mountain View public records request #25-2193
Date: Friday, September 5, 2025 7:52:24 PM

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Hi Elaheh,

Can we schedule an appointment with you on next Monday afternoon or Friday afternoon(preferably)

we want to know if we can do a remodel on the building (reduce the size of the building, build a garage next to it ect)

And we are planning to build 4 single family houses on the back of the parcel behind the house, any specific guidance we need to follow?

Thank you
Yulin

[REDACTED] wrote:

-- Attach a non-image file and/or reply ABOVE THIS LINE with a message, and it will be sent to staff on this request. --

City of Mountain View Public Records

A message was sent to you regarding
record request #25-2193:

Thank you very much for your inquiry. In 2004, the City adopted the Historic Preservation Ordinance and initial Register of Historic Resources, which included 300 Chiquita Avenue. The ordinance included an option for property owners to remove their properties from the Register, and in 2005, the owner of 300 Chiquita Avenue did so. At this time, the property is on a list of known historic resources that are "off register". This means that

property owners are not eligible for benefits and incentives that would be available if they were on the Register, but may still be required to comply with State laws that are intended to protect known historic resources.

In 2022, the City Council directed staff to start working on updates to the Ordinance and Register. These updates are intended, in part, to address the inconsistencies between the local Register and State law as described above. The City Council directed us to reanalyze a broad range of properties Citywide (including multifamily properties like 300 Chiquita Avenue), and 300 Chiquita Avenue has been deemed eligible for the Register in this updated draft analysis. In the coming months, the City Council will provide additional direction about whether these sites should be officially added to the Register.

It would probably be best for us to meet with the property owner to clearly explain this process and answer any questions you/they may have. Please reach out to me to set up a time to meet.

Thanks again for reaching out. I look forward to speaking more with you on this issue.

Elaheh Kerachian
Senior Planner

Community Development Department | Planning Division
650-903-6526 | [MountainView.gov](https://mountainview.gov)

[View Request 25-2193](#)

<https://cityofmountainviewca.nextrequest.com/requests/25-2193>

From: Carol Holsinger <mvcc-carol@holsingerharps.com>
Sent: Monday, August 25, 2025 8:07 PM
To: Kerachian, Elaheh <Elaheh.Kerachian@mountainview.gov>
Subject: 445 Calderon

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Hi Elaheh,

I attended the webinar regarding the Historic Preservation Ordinance and Historic Register. I write because I find the information on the Draft Intensive Survey Resource rather confusing.

445 Calderon, the Abbott/Bakotich House, is already on the Mountain View Register of Historic Resources. On the Draft Intensive Survey Resource Evaluation Form page, 445 Calderon is listed as being on the Register, but it uses 3 different addresses, which was quite confusing for the members of the Mountain View Cohousing Community (MVCC) which developed the property in 2014. Each owner received a letter about 449 Calderon which is a nonexistent address. Again, this was very confusing. I would suggest that the address used in the Register be the address in current use, which is #445.

If I didn't explain this well, please be in touch.

Thank you,

Carol Holsinger


From: [Leslie Friedman](#)
To: [Kerachian, Elaheh](#)
Subject: Re: Historic homes
Date: Thursday, September 11, 2025 11:51:32 AM

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Hi, Ela,

Thank you for your message and for forwarding the information to P&T.

I wonder if you might be able to tell me what steps a person should follow. At the meetings I have attended, I confess I find the various situations for buildings or homes confusing. How does one start the process?

Is there something somewhere I should be looking at? Or would you have time to tell me in person or over email how to begin and maybe how to proceed? What ever works for you. I am recovering from a back injury, but hope to be more mobile soon.

Thank you so much,
Leslie

Leslie Friedman, Ph.D., History, Stanford University

Dancer: "with her strong technique and capacity for expression she was simply a joy to watch!"—*The Times*, London

Author: *The Dancer's Garden*, "I love it. It is a perfect book, in conception and execution....a marvelous writer..." Diana Ketcham, *House & Garden*, Editor; Books Editor, *The Oakland Tribune* (ret)

"There is so much delight and poetry and wisdom to be found in the garden and in this book!" Sharon Abe, CA Academy of Sciences (ret)

The Story of Our Butterflies: Mourning Cloaks in Mountain View, "This is a wonderful book. I look forward to sharing it with the rest of our staff here." Joe Melisi, Center for Biological Diversity, (national conservation organization)

"Leslie Friedman is an historian, a dancer and choreographer, and now a perceptive writer about nature...in a second splendid work she takes wing into the world of butterflies...One is grateful for this delightful book, so well written and illustrated." Peter Stansky, Author, Historian, Prof. Stanford

On Thursday, September 11, 2025 at 11:29:44 AM PDT, Kerachian, Elaheh <elaheh.kerachian@mountainview.gov> wrote:

Hi Leslie,

Thanks for providing the information. I forwarded the information to P&T. I will update you as they provide feedback and updates to me. Feel free to contact me anytime.

Thanks,

Ela

From: Leslie Friedman [REDACTED]
Sent: Thursday, August 28, 2025 12:40 PM
To: Kerachian, Elaheh <elaheh.kerachian@mountainview.gov>
Subject: Historic homes

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Hello, Ms Kerachian,

Thank you for the good meeting we had on the 25th.

I would greatly appreciate some of your time to learn what I could do to get attention to this very old house.

You may or may not remember the other part of the importance of the house. An artist has lived in this house since 1974. His work is in important museums around the US and other countries. The work has been done in his studios behind the house in Mountain View.

Please let me know if I could meet you before the next meeting on Sept. 3.

Thank you for your kind attention to this request.

Yours truly,

Leslie Friedman

Leslie Friedman, Ph.D., History, Stanford University

Dancer: "with her strong technique and capacity for expression she was simply a joy to watch!"—*The Times*,
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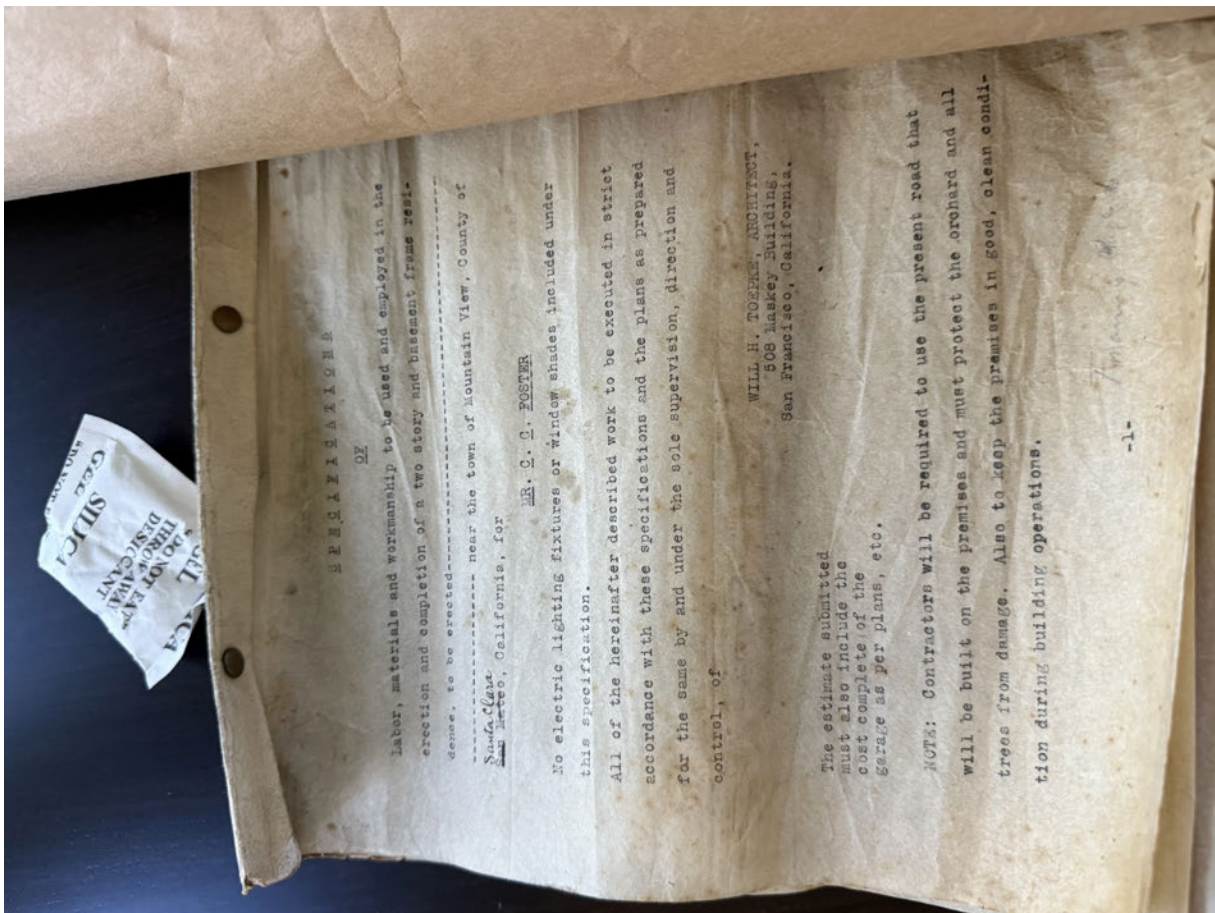
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From: [Laura DeBacker](#)
To: [Kerachian, Elaheh](#)
Subject: Re: Historic Property on Lloyd Way
Date: Wednesday, August 20, 2025 3:35:24 PM

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Hey Ela,

Here is a screen shot of the architect spec for the house. :) We also have the blue prints. So cool



[Sent from Yahoo Mail for iPhone](#)

On Wednesday, August 20, 2025, 1:35 PM, Laura DeBacker <laura.debacker@yahoo.com> wrote:



[Sent from Yahoo Mail for iPhone](#)

On Wednesday, August 20, 2025, 1:21 PM, Kerachian, Elaheh
<elaheh.kerachian@mountainview.gov> wrote:

Hi Laura,

Thanks for contacting me. Please feel free to share your information with me. I am managing this project.

Thanks,
Ela

From: Laura DeBacker [REDACTED]
Sent: Tuesday, August 19, 2025 4:29 PM
To: Kerachian, Elaheh <elaheh.kerachian@mountainview.gov>
Subject: Re: Historic Property on Lloyd Way

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Hi again - just thought I'd check in. I've looked through some of the documentation and can't see who else to contact to give more details on our house. Please let me know at your earliest convenience and thank you. Unfortunately I am unable to attend the upcoming meeting.

Thanks again,

Laura

[Sent from Yahoo Mail for iPhone](#)

On Friday, August 15, 2025, 2:29 PM, Laura DeBacker
[REDACTED] wrote:

Hi Elaheh,

My husband and I are the owners of 1655 Lloyd Way and have gotten information on the Preservation and Ordinance update. In looking at the draft evaluation of our

house, I'm excited to say that I have more information on the origin and owners! Is there someone you could put me in touch with to give more details? I have the original blue prints as well as the complete design spec from the architect which is pretty fascinating. The architect actually designed the Flat Iron Building in San Francisco (William H. [Topeka](#))

I'd love to see this house get more recognition as it is so cool. Not sure the process to add it to a California registry as well?

Anyway, let me know thoughts and THANK YOU!

Laura

9/20/2025

To Whom It May Concern:

We were very saddened to hear that our home at 336 Mariposa Avenue was found to no longer qualify for historic designation following the City of Mountain View's recent historical assessment.

We have been residents of Mountain View for 13 years. We built our lives and careers here, and have started raising our three children here. When Covid hit in the spring of 2020, we decided to explore what it would take to purchase a house with space and a yard for the kids. During our house hunt we were surprised and delighted to discover the house at 336 Mariposa. Not only did it have the space we were looking for, but it also had a charm and history that captured us.

We put a great deal of thought into the decision to purchase a historical property, researching the Mills Act and the house. We understood the responsibility we were taking on to keep the home well maintained and true to its Craftsman style. We heavily deliberated on whether we could afford it, but ultimately found the property tax benefits enabled us to make the numbers work.

Losing our Mills Act contract will increase the cost of home ownership for us by 35%-40%¹, a very large and unexpected change to our family expenses. Interest rates have also increased significantly since we got our mortgage in 2020, making moving to a new home within Mountain View, especially within the kids' school zone, a difficult financial proposition.

Given these factors, we appreciate that the City is considering a grace period. We ask that a 10-year grace period for our home be considered. That period would allow our 3 kids (currently in 2nd and 3rd grade at Landels Elementary) to continue with their peer group, while giving us time to see if our careers can grow to support the continued ownership of our home.

In addition, we understand the City is clarifying the rules regarding which exterior modifications are exempt from detailed review. As a party who has been in active discussions with the city for 5 years regarding the relocation some non-historic exterior windows and doors on the rear (non-public-facing) side of the house, we believe it would be helpful to distinguish non-public facing elements with low historical value from those that are essential to the public, historic character of the house.

Thank you for your time and consideration,



Alyssa and David Garver

336 Mariposa Avenue, Mountain View CA

¹ In 2024, we paid \$129,408 in mortgage and \$5,513 in property tax. If we estimate a 1.25% effective property tax at the 2020 purchase price, that would be \$52,750. $(129408+52750)/(129408+5513) - 1 = 35\%$ increase. If the assessed value includes a retroactive compounded 2% yearly appreciation since the purchase date, this number will be ~39.1% increase.

From: [REDACTED]
To: [Kerachian, Elaheh](#)
Subject: 134 Castro St. Historic Status Comments
Date: Friday, September 26, 2025 12:46:54 AM

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Dear Planning Division Members,

We are writing in regard to the proposed designation of 134 Castro Street as a historic resource. We received the City's notification only 10 days ago and missed the community meetings that were held.

Since, its construction 58 years ago, the property, as described in the consultant's report, has never experienced any historical event. It has no association with notable figures, nor does it hold significant ties to Mountain View's Chinese-owned business community. The building's material is standard and overall craftsmanship is basic. Interior and exterior design do not reflect any historic style or unique features. In fact, a few years ago, renowned Chinese designer Liang Zhiming reviewed the property on-site and gave it a negative design assessment.

Historic designation would place unnecessary restrictions on the property. It would reduce the property's value, limit opportunities for future tenants and obstruct future renovations while providing no significant public benefit. If the building stays with the current appearance, that would be only fit for a Chinese restaurant and not appealing to other types of tenants. In addition, the building owners would like to reserve the right to do renovations in the near future to use the property for other types of businesses aside from Chinese restaurants.

With great respect for Mountain View's history and its preservation, we request the city to decline the designation of 134 Castro Street as a historic resource. Please let us know of any update. Thank you for your time.

Best regards,

Donna Ha, Audrey Ha, Elaine Yu, Kevin Ha, Sylvia Ha

From: [REDACTED]
To: [Kerachian, Elaheh](#)
Subject: Update for HP 696 California Street Object Record
Date: Monday, September 29, 2025 4:15:58 PM

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Hi Ela,

Per your request I am submitting some photos and information on the nomination of 696 California Street for eligibility on the MV Historic Register in advance of the October 1st EPC meeting..

Please see attached before fire, during remodel and after completion photos of property.

Please note that the current object record states 696 "is an exceptionally intact example that, while modest in scale, has several unique features that are characteristic of the style, including flared eaves, decorative shingling at the cornice and gable ends, tripartite arched wood vents in gable ends...". While remodeled to reflect that Queen Anne 1906 style most of the building has been rebuilt (except for the parts of the façade) during the remodel by a 2012 designer with current materials.

Complete replacement of roof, gutters, gables, windows, doors, foundation, skirt, electrical, front and back stairs, fireplace, plumbing and interior which all had to be upgraded to current building codes. The fireplace and brick stairs were not part of the original design.

The current object record states "The property retains all aspects of historic integrity and overall retains integrity for listing in the National Register and California Register." All aspects of integrity are defined as:

"Historical preservation integrity is the authenticity of a historic building's physical characteristics that convey its past importance, evaluated across seven aspects: location, setting, design, workmanship, materials, association, and feeling. The weight given to each aspect depends on why the property is significant, with, for example, location being crucial for a site significant for its association."

While 696 is in the same location its design and materials have been dramatically changed after the 2011 fire. After consulting with the MV Council members years ago, it was removed from the register. I still maintain it does not have sufficient integrity and age to be a MV historic resource.

Please let me know what the updated object record will say after Page & Turbull have evaluated my input and if they have any further questions.

Thank you,

Suzette Spencer

Owner 696 California Street

[REDACTED]

[REDACTED]

From: [Planning Division](#)
To: [Kerachian, Elaheh](#); [Anderson, Eric B.](#)
Cc: [Pancholi, Diana](#)
Subject: FW: Additional comment on Item 5.1: Historic Preservation Ordinance and Historic Register Update: Ineligible properties
Date: Tuesday, September 30, 2025 4:19:27 PM

From: [REDACTED]
Sent: Tuesday, September 30, 2025 4:15 PM
To: epc@mountainview.gov
Cc: [REDACTED]
Subject: Additional comment on Item 5.1: Historic Preservation Ordinance and Historic Register Update: Ineligible properties

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Chair Gutierrez, Vice Chair Nunez, and Members of the EPC,

In addition to the letter written by Livable Mountain View, which we sent earlier today, we would like to add some comments about the five properties described as “ineligible properties” on pages 13-15 of the staff report. The staff report states: “Staff recommends developing a process whereby these properties have an opportunity to improve their integrity within five years before being removed from the MV Register. The property owners of these five properties would need to submit an application with an analysis showing that the improvements would return sufficient integrity to be eligible for continued listing in the MV Register. “

The architectural integrity of the building is not the sole criterion by which the historical status of the building should be judged. For example, the Rogers building at 142-156 Castro Street is historically significant because it was the site of Mountain View’s first post office. Furthermore, the building, which was constructed in 1894 and rebuilt after the 1906 earthquake, is an integral part of Mountain View’s historic retail district H. Allowing it to be demolished would destroy the look and feel of the core of that district. Furthermore, this property has already been granted Mills Act status. Removing that status without the consent of the owner could be viewed as a taking, subjecting the city to lawsuits. For these reasons,

we oppose revoking the building's Mills Act status.

As for the four other buildings, the staff report does not include enough information to determine whether their historic merits rise above the narrow characterization of historic status based on architectural integrity alone. More detailed analysis of these buildings, Mills Act implications, and related issues should be done by staff and the consultants before the EPC and council deems these buildings to be "ineligible properties".

Robert Cox and Louise Katz