Appendix C: Historic Evaluation Reports

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Sept. 27, 2017

Ted McMahon
Bayview Development Group
60 South Market St., Suite 450
San Jose, CA 95113

For 1483 El Camino Properties, LLC

RE: Historic Property Evaluation, 1493 El Camino Real, Santa Clara

Dear Ted:

Please find attached historic property recordation forms (DPR523) prepared for the property located at 1493 El Camino Real, Santa Clara, California. The forms were prepared for your use and incorporation into a draft Initial Study to be submitted to the City of Santa Clara in conjunction with a property entitlement application for the subject property.

The City of Santa Clara utilizes the research, evaluation, and findings of qualified consultants to help them in determining whether a property might be historically significant in terms of local, state and national evaluation criteria. I am qualified to perform this evaluation, and have been preparing evaluations for properties in the City of Santa Clara since 1999. My qualifications include a professional degree in architecture with an area of concentration in Architectural History from the University of California, Berkeley, and I am also listed as an Architectural Historian with the California Historical Resources Information System (CHRIS) (see www.chrisinfo.org). I meet the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities in compliance with state and federal environmental laws. CHRIS utilizes the criteria of the National Park Services outlined in 36 CFP Part 61.

The attached forms constitute an historical and architectural evaluation of the property, based on the "Instructions for Recording Historical Resources," prepared by the Office of Historic Preservation, March 1995. The DPR523 forms, dated September 27, 2017, which I prepared, document the historical and architectural aspects of the property at 1493 El Camino Real in the City of Santa Clara.

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The vacant residential building on this property is a Craftsman design likely built during the second decade of the twentieth century. Surrounding the property is the Santa Clara Civic Center to the west and north and commercial uses along El Camino Real. The subject building appears to have been relocated to this site in the late 1920s from an unknown original location. This area along what was then Clay Street was at the edge of the original city, and under horticultural use at the time.

The DPR523 forms that are attached to this letter provide a history of the building and a detailed visual description of its architectural features. I noted that the family associated with the original ownership remained on the property at least until the 1970s.

The original owners at this location on what is now El Camino Real were John and Anna Ivancovich. John had immigrated from Yugoslavia, and worked in the fruit drying industry.

The property is not noted within the City of Santa Clara Smart Permit Center as being historically significant, and is not currently listed on the City's Historic Resources Inventory. It is not located within one hundred feet of any properties that the City of Santa Clara has identified as historically significant. I have reviewed the building using the City of Santa Clara Inventory designation criteria, which is used to consider historical significance for properties within the Santa Clara city jurisdiction. The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council.

I noted that this building has sufficient integrity to its period of significance to be considered representative of its build date during the second decade of the twentieth century.

The property is not historically significant based on my review, and does not appear eligible for listing on the City of Santa Clara's *Architecturally or Historically Significant Property Inventory*.

As indicated in the DPR523 forms, the property does not appear to qualify for listing on the California or National Registers as an individual property, and demolition would not result in an adverse effect on a historic resource under the California Environmental Quality Act.

Franklin Maggi, Architectural Historian

Attachments: DPR523 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

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

P1. Other Identifier: 1493 Clay St.

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Santa Clara County
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** San Jose West **Date** 1961 (photo revised 1980) **T.**7S.; **R.**1E.; Mount Diablo **B.M.**
c. Address 1493 El Camino Real. City Santa Clara Zip 95050
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 592702mE/ 4134513mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 224-48-006 (superceded),
north side of El Camino Real between Lincoln and Monroe Streets.

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

This one-story vernacular Craftsman house was likely constructed during the second decade of the twentieth century and moved on to subject site around 1926 or 1927. The receiver site was then 2 acres in size along what was then Clay Street northwest of the urbanized Old Quad of the City of Santa Clara. The house is stylistically associated with the residential architecture of the Old Quad during this period, although the original site that it had previously existed at is not known. The house exists today in its original form as placed on the current site, although now vacant and proposed for demolition. A detached garage is located to its rear as well as deteriorated mid-century-built ancillary structures. The remaining lot, that angles back along Civic Center Drive behind strip commercial uses that front El Camino Real, is fallow.

(Continued on page 2, 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 #)

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both

Ca. 1915, about 102 years old, based on visual character.

***P7. Owner and Address:**
1483 El Camino Properties, LLC

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** Sept. 27, 2017

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

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

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

(Continued from page 1, DPR523a, P3a Description)

The character of the surround area has changed since this house was placed on the site. The commercial strip along El Camino Real is a mix of post-World War II buildings, and to the northeast is a mid-century multifamily residential neighborhood. To the west and northwest is the Santa Clara Civic Center, built in 1964. Diverse in character and style, the area is distinctly different from the historical development of Santa Clara's Old Quad. Today the area is undergoing a transition to modern high density residential development.

Craftsman houses are associated with early twentieth century residential development. Houses of this era, from about 1905 to 1925, embody a local design response to the Arts and Crafts Movement, as presented in such historic magazines as *Craftsman*. Large numbers of vernacular houses (such as the subject building) were built in this era, and have character-defining features such as wood columns, soffits with open rafters, and multi-lite windows.

The immediate setting of this south facing house includes a shallow, paved front yard that was clipped when El Camino Real was realigned along the frontage. To the east and north a pervasive and adjacent paved driveway fills the open area along the side and rear. Little vegetation exists that remains from the residential use of the property, with only one mature tree located to the rear of the garage.

This house has a simple deep mostly rectangular shape dominated by a hipped roof. It has a shed addition along the rear. The metal gutters are replacements, and edge open soffits with exposed rafter tails covered with a beaded board underdeck. The front porch protrudes from the building footprint, and is topped by a hipped extension of the roof. The roofing is contemporary composition shingles.

The front porch is braced by three large square columns that rest on a solid balustrade. The columns are flared and have top and bottom trim, and the bases are cladded with siding that matches that of the house. The concrete steps are not original, but likely added at the time of the building relocation as was the concrete foundation. The cladding of the house is original dual-beveled teardrop wood siding that covers the outer walls without segmentation. The siding is continuous into the porch balustrade and above, although the porch base was likely built as a part of the relocation.

Fenestration appears all to be original, although many windows are broken. The windows are mostly fixed, and double-hung wood sash with dog-ears. The front focal windows are tripartite, with a large central pane with transom above. The windows have wide flat casings.

The garage is of similar vintage of the house, and is vernacular is shape and detail. It has a hipped roof and a swing door.

The building appears to be in fair condition but has been recently vandalized.

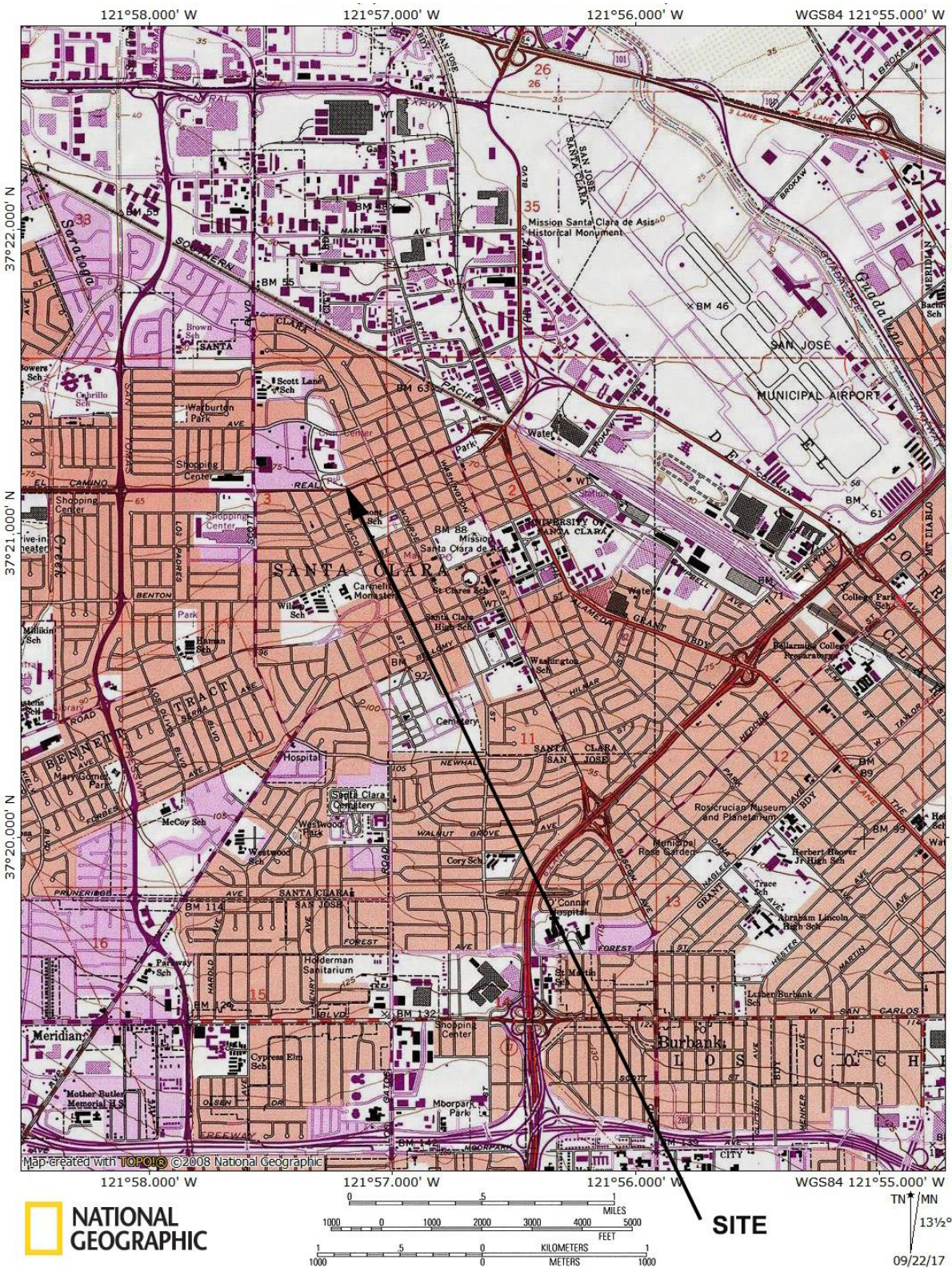
Integrity and character-defining features:
The property has retained some of its historical integrity over time as per the National Register's seven aspects of integrity. The house does not maintain its original location, as it appears to have been relocated to this site. The property is set within a transitional area that has been mostly redeveloped since the placement of this house on the property. The house retains its *ca.* 1915 residential scale and feeling and continues, through its massing and detailing, to illustrate its associations with vernacular Craftsman houses of the early twentieth century in Santa Clara. This building maintains its historic character and composition that is expressed through its preserved materials, workmanship, and vernacular Craftsman style form. The character-defining features of the house include the rectangular main plan, hipped roof form, the beveled wood siding, prominent front porch with columns, open eaves, and original wood windows. The original character-defining materials and workmanship of this house have generally been preserved.

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

Primary #
HRI #
Trinomial

***Resource Name or #** (Assigned by recorder) Ivancovich House

***Map Name:** USGS San Jose West ***Scale:** n.t.s. ***Date of Map:** 1961 (photo revised 1980)



State of California – The Resources Agency **Primary #**
DEPARTMENT OF PARKS AND RECREATION **HRI #**

BUILDING, STRUCTURE, AND OBJECT RECORD

 ***NRHP Status Code** 6z

***Resource Name or #** (Assigned by recorder) Ivancovich House

B1. Historic Name: John and Anna Ivancovich House
B2. Common Name: None
B3. Original use: Single family residential B4. Present Use: Vacant
***B5. Architectural Style:** Craftsman
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Appears to have been relocated onto this site around 1926-1927. No significant alterations.

***B7. Moved?** ☐ No ☒ Yes ☐ Unknown **Date:** around 1926-1927 **Original Location:** Not known
***B8. Related Features:**

Garage and ancillary structures.

B9a Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** Architecture and Shelter **Area** El Camino Real Precise Plan area
Period of Significance *ca.* 1915 **Property Type** Residential **Applicable Criteria** None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residential structure at 1493 El Camino Real appears to have been constructed in the second decade of the twentieth century and was apparently moved onto this property around 1926 or 1927. The address first appears in local Polk directories in 1927 when John and Annie Ivancovich are listed as residents. The building sits on a larger open parcel that had once been associated with a fruit drying operation. The property is southeast of the Santa Clara Civic Center in a northwest portion of the city that began development around World War II when El Camino Real was realigned with Clay Street into the thoroughfare that exists today.

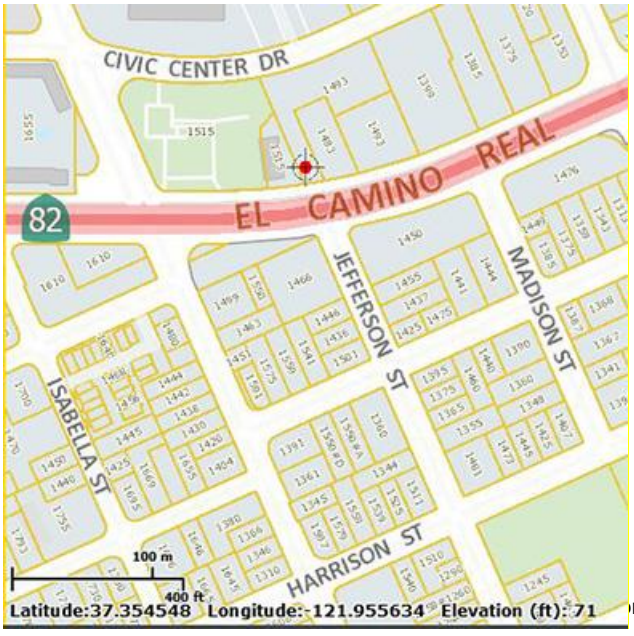
The subject property is located in an area to the west of Scott's Addition (named for early landowner Henry Scott) and comprised the area north of El Camino Real within what was originally Sublot 17 of the Town of Santa Clara. This area is shown on the 1876 Thompson and West Atlas as undeveloped property owned by a person named Benson and remains in the same configuration and ownership into the 1890s and later. This early farm had a house that was located about where Civic Plaza Park is located today.

(Continued on next page)

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

***B12. References:**
B13. Remarks: None

(See page 8, DPR523L Continuation Sheet)



***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** 9/27/2017

(This space reserved for official comments.)

(Continued from previous page, DPR523b, B10 Significance)

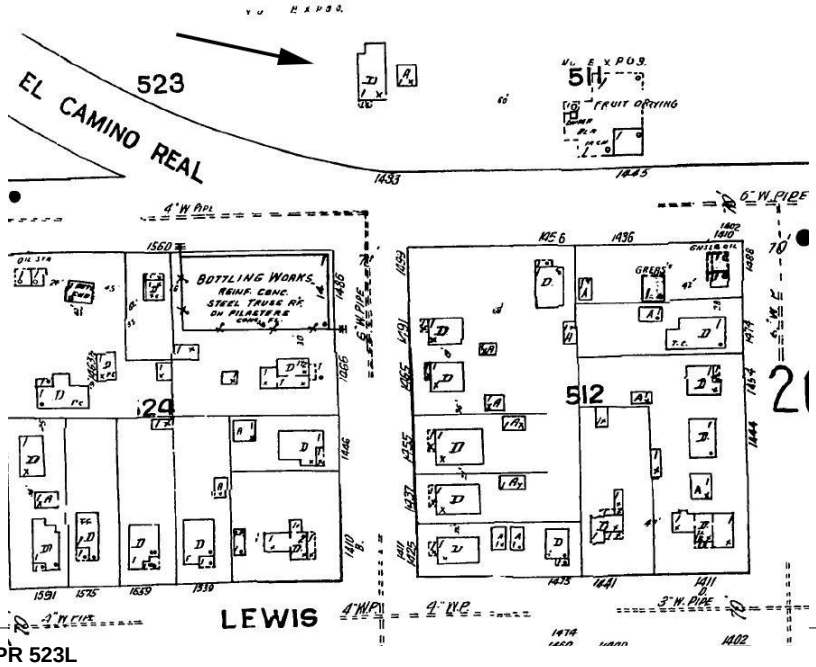
While the Old Quad, including Scott's Addition began to develop during the Nineteenth Century, other nearby areas such as this outer area to the northwest of the Old Quad developed during the first and second halves of the twentieth century. Today, the area consists of large commercial strip to the east of the Civic Center and an apartment district north of El Camino Real that is to the west of Monroe Street.

The current property is a remnant of a larger agricultural property north of El Camino Real. This larger area west of Monroe Street and north of El Camino Real remained in agricultural use until the late 1950s. During the 1960s, additional construction occurred near and along El Camino Real to the west and east of the subject property, and coinciding with the 1964 establishment of the Santa Clara Civic Center. The area was almost completely built out by 1980.

John and Annie (Anna) Ivancovich are first identified as living at this address (then called Clay Street) in 1927. John is noted as working at a fruit dryer, and a large dryer had been located during these years to the east at 1451 Clay Street. He had previously been a laborer. Information in census enumerations and directories is somewhat conflicting, as there were more than one John Ivancovich listings, but in the 1930s census John is listed as born in Dalmatia, Slavonia. The census takers noted that John and Annie had married in 1926 and owned their home. John had purchased the property, then consisting of two acres, in 1923 (OR Book 22 Page 527, 4/12/1923) from Kate C. Towle, a resident of San Rafael.

By the time of World War II, the Ivancovichs had apparently constructed a secondary unit to the rear of the house that was rented to Refugio Omara and then Le and Myrtle Sexton. The tenants were for short stays, and subsequent directories list John Gonzales, and then other Ivancovich family members such as children Helen, Nicholas, and Marie. The actual location of this rental is not clear, as aerials and historic maps are inconclusive. The garage had originally been located east of the house, but was moved back to accommodate the construction of a car wash.

During this later period John is identified as a fruit farmer. Following John's death in 1964 at age 72, Anna continued living at the subject house. Anna lived another thirty years after her husband's death, remaining at the subject property at least until the mid-1970s. The property was listed as owned by Ivancovich Properties, LLC when acquired by the current owners in 2017.



EVALUATION

The City of Santa Clara's online Smart Permit System does not identify the property at 1493 El Camino Real as "Historically Significant." The parcel is not listed on the City of Santa Clara Planning Department Historic Resources Inventory.

The property has not been previously evaluated, listed, or designated as a part of any local, state, or national survey of historic resources as well as can be determined. The preparer of this report reviewed the subject property under state, local, and federal criteria to analyze eligibility for listing or designation as a historic property.

1493 El Camino Real is not individually representative of any important patterns of development within the City of Santa Clara. Residential properties in neighborhoods such as that along this portion of El Camino Real have not been identified as contributing to the historic setting and an understanding of the early pattern of development within Santa Clara. Properties like 1493 El Camino Real are not primary resources that help establish the significance of a historic district if it were to be established, or are not associated with significant events, under Criterion A of the National Register of Historic Places, or Criterion (1) of the California Register of Historic Resources.

John and Anna Ivancovich are associated with the original use of this property during its historic period from around 1927 to the 1960s. In considering them for historical significance, neither appear in local histories, or have been identified with any other contributions to the community other than working in the dried fruit industry. As local personages, they would not in themselves enable eligibility for the National Register of Historic Places or the California Register of Historic Resources under Criterion B or (2) based on important persons.

The building is a vernacular Craftsman building and is not a distinguished entity among others of this period. The building continues to represent its original character, but since it is not a distinctive representative of Craftsman design, the property would not qualify for the National Register under Criterion C, or the California Register under Criterion (3).

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

In considering the significance of the property based on the City of Santa Clara's Criterion for Historical or Cultural Significance, the property was not found to have individual character and interest that reflects the heritage and cultural development of the City. It is neither associated with a historical event, important individual or group or other activity, and does not have a direct association with broad patterns of local area history. The site was also considered for original native trees, topographical features, or outbuildings, but none were found.

Within the Criterion for Geographic Significance under the Criteria for Local Significance adopted by the Santa Clara City Council, the property would not individually meet the eligibility requirements for a Qualified Historic Resource.

Under the City of Santa Clara's Criterion for Architectural Significance, the building at 1493 El Camino Real characterizes an architectural style associated with a particular era, but is vernacular in design and only associated with Craftsman architecture in its multi-lite windows and some exposed structural members. The building does not meet the Criterion for Architectural Significance, and would therefore not eligible for the Inventory under current City policies.

(Continued from page 4, DPR523a, B12 References)

City of Santa Clara Building Permits.

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

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

Polk San Jose and Santa Clara County Directories, 1959-1979.

San Jose Mercury News, Chiyo Higuchi, obituary, Feb. 4, 2009.

Santa Clara County Recorded Maps and Deeds.

Warburton, Austen D. *Santa Clara Sagas*. Cupertino: California History Center Foundation, 1996.

View from El Camino Real, viewed facing northwest.

West elevation, viewed facing east.

East side elevation, viewed facing northwest.

Rear elevation, viewed facing southeast.

Rear elevation, viewed facing south.

TREANORHL

October 18, 2018

1433-1463 El Camino Real
1483 El Camino Real
Santa Clara, California

UPDATE LOCAL SIGNIFICANCE EVALUATION

INTRODUCTION

In 2016, David J. Powers & Associates requested Carey & Co.'s assistance in evaluating five properties in Santa Clara, 1375-1483 El Camino Real, that were older than 50 years of age. The evaluation report, dated May 3, 2016, evaluated each property to determine its historic significance and its eligibility to be listed as a historic resource based on Santa Clara's local significance criteria. In October 2018, David J. Powers & Associates requested TreanorHL (formerly Carey & Co.) to update the 2016 report for two of the properties: 1433-1463 and 1483 El Camino Real.

TreanorHL prepared this update by conducting a new survey of the buildings. The site visit was completed on October 12, 2018. During the site visit, no physical changes to the actual buildings were noted at either site; their existing condition appeared to remain the same as observed in 2016. At 1483 El Camino Real, minor changes to the site occurred and include the removal of planters and signs and the erection of new fencing.

The update below presents the original evaluation followed by a comment about the current validity of the 2016 evaluation.

REGULATORY FRAMEWORK

The criteria for local significance were adapted on April 20, 2004, by the City of Santa Clara City Council. Any building, site, or property in the City that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archeological significance is potentially eligible.

Criterion for Historical or Cultural Significance

To be historically or culturally significant, a property must meet at least one of the following criteria:

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

2. The property is associated with a historical event.

3. The property is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.

4. The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.

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

6. A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.

Criterion for Architectural Significance

To be architecturally significant, a property must meet at least one of the following criteria:

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

2. The property is identified with a particular architect, master builder or craftsman.

3. The property is architecturally unique or innovative.

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

5. The property has a visual symbolic meaning or appeal for the community.

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

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

Criterion for Geographic Significance

To be geographically significant, a property must meet at least one of the following criteria:

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

2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.

3. An intact, historical landscape or landscape features associated with an existing building.

4. A notable use of landscaping design in conjunction with an existing building.[1]

Criterion for Archaeological Significance

For the purposes of CEQA, an "important archaeological resource" is one which:

1. Is associated with an event or person of
   a. Recognized significance in California or American history, or
   b. Recognized scientific importance in prehistory.

2. Can provide information, which is both of demonstrable public interest, and useful in addressing scientifically consequential and reasonable or archaeological research questions;

3. Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind;

4. Is at least 100 years old and possesses substantial stratigraphic integrity; or

5. Involves important research questions that historical research has shown can be answered only with archaeological methods.

[1] City of Santa Clara, "City of Santa Clara General Plan – 8.9 Historic Preservation and Resource Inventory," p 8.9-18 and 8.9-19.

EVALUATION

1433-1463 El Camino Real

Criterion for Historical or Cultural Significance

1. *The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.*
   The building, constructed in 1959 and expanded in 1965, reflects the post-World War II expansion of the commercial corridor along El Camino Real. However, it does not reflect the development of the city of Santa Clara as a whole.

2. *The property is associated with a historical event.*
   Research has not indicated the building is associated with a particular historical event.

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

4. *The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.*
   The building is only loosely associated with the commercial development along El Camino Real; it does not relate to the commercial development of the city as a whole.

5. *A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.*
   This building is not associated with development patterns of the city of Santa Clara.

6. *A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.*
   This building lacks a historical relationship with its immediate environment.

1433-1463 El Camino Real does not appear to be eligible for local listing under historical or cultural significance.

Update

No physical changes to 1433-1463 El Camino Real since 2016 were observed during the October 12th site visit. Therefore, the evaluation of historical and cultural significance remains valid.

Criterion for Architectural Significance

To be architecturally significant, a property must meet at least one of the following criteria:

1. *The property characterizes an architectural style associated with a particular era and/or ethnic group.*
   Overall the building lacks a distinct style. It is not associated with a particular era and/or ethnic group.

2. *The property is identified with a particular architect, master builder or craftsman.*
   Local contractor Pelkam Mouchin is listed on the building permit; however, he is not considered a master builder.

3. *The property is architecturally unique or innovative.*
   The style of the structure does not appear to be architecturally unique or innovative.

4. *The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.*
   The building does not appear to have any relationship to other potentially eligible areas.

5. *The property has a visual symbolic meaning or appeal for the community.*
   The building does not appear to have any visual symbolic meaning or appeal for the community.

6. *A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.*
   The building appears to have been of common construction and materials and is not unique or innovative in construction or assembly for its time.

7. *A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.*
   The structure is ordinary with no notable or special attributes.

1433-1463 El Camino Real does not appear eligible for listing for architectural significance.

Update

No physical changes to 1433-1463 El Camino Real since 2016 were observed during the October 12th site visit. Therefore, the evaluation of architectural significance remains valid.

Criterion for Geographic Significance

To be geographically significant, a property must meet at least one of the following criteria:

1. *A neighborhood, group or unique area directly associated with broad patterns of local area history.*
   In this case, the property is a single building and not a neighborhood, group, or unique area, and therefore is not associated with broad patterns of the local area.

2. *A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.*
   1433-1463 El Camino Real is compatible with the surrounding commercial buildings and landscape; most buildings are similar in scale and material. However, the connection is minimal, and this does not create a significant visual link with the adjacent buildings.

3. *An intact, historical landscape or landscape features associated with an existing building.*
   There are no intact historical landscapes or landscape features associated with 1433-1463 El Camino Real.

4. *A notable use of landscaping design in conjunction with an existing building.*
   1433-1463 El Camino Real does not have a notable use of landscape design.

1433-1463 El Camino Real does not appear eligible for listing for geographic significance.

Update

No physical changes to 1433-1463 El Camino Real since 2016 were observed during the October 12th site visit. Therefore, the evaluation of geographic significance remains valid.

Criterion for Archeological Significance

1433-1463 El Camino Real was not evaluated for archeological significance.

Update

No additional archaeological investigation was conducted as part of the October 12, 2016 update.

1483 El Camino Real

Criterion for Historical or Cultural Significance

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

The building, constructed ca. 1956, reflects the post-World War II expansion of the commercial corridor along El Camino Real. However, it does not reflect the development of the city of Santa Clara as a whole.

2. *The property is associated with a historical event.*
   Research has not indicated the building is associated with a particular historical event.

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

4. *The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.*
   The building is only loosely associated with the commercial development along El Camino Real; it does not relate to the commercial development of the city as a whole.

5. *A building's direct association with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.*
   This building is not associated with development patterns of the city of Santa Clara.

6. *A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.*
   This building lacks a historical relationship with its immediate environment.

1483 El Camino Real does not appear to be eligible for local listing under historical or cultural significance.

Update

No physical changes to the building at 1483 El Camino Real since 2016 were observed during the October 12th site visit. Therefore, the evaluation of historical and cultural significance remains valid.

Criterion for Architectural Significance

To be architecturally significant, a property must meet at least one of the following criteria:

1. *The property characterizes an architectural style associated with a particular era and/or ethnic group.*
   Overall the utilitarian building lacks a distinct style. It is not associated with a particular era and/or ethnic group.

2. *The property is identified with a particular architect, master builder or craftsman.*
   No design professionals are associated with the building.

3. *The property is architecturally unique or innovative.*
   The style of the structure does not appear to be architecturally unique or innovative.

4. *The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.*
   The building does not appear to have any relationship to other potentially eligible areas.

5. *The property has a visual symbolic meaning or appeal for the community.*
   The building does not appear to have any visual symbolic meaning or appeal for the community.

6. *A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.*
   The building appears to have been of common construction and materials and is not unique or innovative in construction or assembly for its time.

7. *A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.*
   The structure is ordinary with no notable or special attributes.

1483 El Camino Real does not appear eligible for listing for architectural significance.

Update

No physical changes to the building at 1483 El Camino Real since 2016 were observed during the October 12th site visit. Therefore, the evaluation of architectural significance remains valid.

Criterion for Geographic Significance

To be geographically significant, a property must meet at least one of the following criteria:

1. *A neighborhood, group or unique area directly associated with broad patterns of local area history.*
   In this case, the property is a single building and not a neighborhood, group, or unique area, and therefore is not associated with broad patterns of the local area.

2. *A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.*
   1483 El Camino Real is compatible with the surrounding commercial buildings and landscape; most buildings are similar in scale and material. However, the connection is minimal, and this does not create a significant visual link with the adjacent buildings.

3. *An intact, historical landscape or landscape features associated with an existing building.*
   There are no intact historical landscapes or landscape features associated with 1483 El Camino Real.

4. *A notable use of landscaping design in conjunction with an existing building.*
   1483 El Camino Real does not have a notable use of landscape design.

1483 El Camino Real does not appear eligible for listing for geographic significance.

Update

No physical changes to the building at 1483 El Camino Real since 2016 were observed during the October 12th site visit. Therefore, the evaluation of geographic significance remains valid.

Criterion for Archeological Significance

1483 El Camino Real was not evaluated for archeological significance.

Update

No additional archaeological investigation was conducted as part of the October 12, 2016 update.

CONCLUSION

Carey & Co. determined none of the buildings are eligible for listing on the City of Santa Clara's local resource inventory.

Update

The Conclusion remains valid for the properties at 1433-1463 El Camino Real and 1483 El Camino Real.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Review Code | Reviewer | Date | Listings

Page 1 **of** 7 ***Resource Name or #:** (Assigned by recorder) 1433-1463 El Camino Real
P1. Other Identifier:

***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** **Date** **T** ; **R** ; **of** **of Sec** ; **B.M.**
c. Address 1433-1463 El Camino Real City Santa Clara Zip 95050
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

1433-1463 El Camino Real is located on a square lot with 145' frontage on the north side of El Camino Real. This one-story commercial/industrial building is rectangular in plan. The reinforced concrete block building has a flat roof with a parapet. The full-width red tile overhang with wood brackets is attached to the south parapet and shelters the entrances. The front (south) elevation includes three roll-up garage doors and aluminum-sash storefronts in different sizes. A one-story attached shed and a one-story high partial-width canopy are located on the north side of the building. The building is in good overall condition.

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

***P3b. Resource Attributes:** (List attributes and codes)
***P4.Resources Present:** ✓ Building Structure Object Site District Element of District Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) South and east elevations. Carey & Co. 2016
***P6. Date Constructed/Age and Source:** ✓ Historic Prehistoric Both
1959 and 1965 – Building permits & Sanborn maps
***P7. Owner and Address:**
***P8. Recorded by:** (Name, affiliation, and address)
Carey & Co., Inc.
460 Bush Street San Francisco, CA
***P9. Date Recorded:**
March 30, 2016
***P10. Survey Type:** (Describe)
Intensive survey

***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 Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 1433-1463 El Camino Real ***NRHP Status Code**
Page 2 **of** 7

B1. Historic Name: 1433-1463 El Camino Real
B2. Common Name:
B3. Original Use: Industrial and commercial B4. Present Use: Industrial and commercial
***B5. Architectural Style:** Commercial
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1959 as an auto service shop, expanded towards east in 1965 (muffler shop). A paint spray booth was installed in 1974, equipment added in 1985, interior alterations completed in 2012.[1]

***B7. Moved?** ✓ **No** **Yes** **Unknown** **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: b. Builder: Pelkam Mouchin
***B10. Significance: Theme** **Area**

Period of Significance **Property Type** **Applicable Criteria**
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The town of Santa Clara began to take shape in the 1850s. The town site was surveyed into lots, and one lot was given to each citizen to build a house on it. A schoolhouse and a church were built, several hotels erected, and mercantile businesses established. In 1851, Santa Clara College was established on the old mission site and became a prominent feature of the developing town. Santa Clara incorporated as a town in 1852, and became a state-chartered city in 1862. As the town grew, it was supported by a variety of manufacturing, seed, and fruit industries. The immediate vicinity around Santa Clara became well-known for its orchards and farms. By 1906, the population of the city had grown to nearly 5,000. The population remained fairly stable and did not increase greatly until after World War II when the city outgrew its 19th century boundaries and expanded to open lands north and west of the original city limits. The farms and orchards began to accommodate the burgeoning population.[2]

Soon after World War II, the business community launched an active campaign to attract new non-agricultural related industries to Santa Clara County. Early industries that established plants in the Santa Clara Valley included Chicago's International Mineral and Chemical Corporation's Accent plant, the General Electric plant, and IBM. (See Continuation Sheets.)

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

***B12. References:**
See Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** Carey & Co., Inc.
***Date of Evaluation:** March 30, 2016

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

***B10. Significance, Continued:**

By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950. Between 1950 and 1969, residential subdivisions replaced orchards at an amazing speed. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and automobile salesrooms. Santa Clara County cities and towns along major transportation arteries grew exponentially. Major and minor strip mall shopping centers sprung up to serve outlying residential areas throughout the County, attracting additional residential and commercial development.[3]

The subject lot featured a one-story structure that was used for fruit drying in the early 1950s. 1453-1463 El Camino Real was constructed as an auto service shop in 1959; Pelham Mouchin was the applicant on the original building permit. The building featured two shops: an auto muffler service and an auto upholsterer. The building expanded towards east in 1965 to house more businesses; Mouchin was the builder of this later addition. The property was used for auto repair and auto upholstery businesses. In 2012, the middle unit (1453 El Camino Real) was altered to house a grocery store.[4] The property was occupied by United Auto Group (auto sales), A1 Halal (grocery store), and All Volvo (auto repair) at the time of the site visit.

Pelkam (Pelham) Mouchin was noted as a general contractor in the 1959 San Jose City Directory.

CRHR Evaluation
1433-1463El Camino Real does not appear eligible for listing under Criterion 1 (Events). Constructed in 1959 and expanded in 1965, the building was part of the growth of Santa Clara and the expansion of the commercial corridor along El Camino Real in the post-World War II years. However, the building is not associated with the history of the city in an individually significant way.

No persons of significance are known to be associated with the property; thus, it does not appear to be eligible for listing under Criterion 2 (Persons).

The building fails to be a distinctive example of a style, the work of a master, or architecturally significant in any other respect; therefore, it does not appear eligible for listing under Criterion 3 (Architecture/Design).

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4 (Information Potential).

***B12. References (Endnotes):**

[1] Building permits for APN 224-48-004. City of Santa Clara Smart Permit Center. http://smartpermit.santaclaraca.gov/tm_bin/tmw_cmd.pl?tmw_cmd=QueryForm&tmw_query=Parcel. Accessed February 25, 2016.

[2] Summarized from "Santa Clara: The Mission City," City of Santa Clara Website, accessed March 21, 2016, http://santaclaraca.gov/about/city-history/the-mission-city.

[3] Summarized from Archives & Architecture, LLC., *County of Santa Clara, Historic Context Statement,* December 2004 (updated February 2012), 46-47.

[4] Sanborn Maps January 1950, February 1950, 1952, 1955, 1962, and 1966; San Jose (Santa Clara County, Calif.) City and Suburban City Directories, 1956-1972.

Update Information About 1433-1463 El Camino Real

The following update conforms to the guidelines set forth in "Updating Information About a Resource" contained in the Office of Historic Preservation's manual: *Instructions for Recording Historical Resources*.

Resource Name: 1433-1463 El Camino Real

Location: Santa Clara, Santa Clara County, California

Date of Field Visit: October 12, 2018

Preparer: TreanorHL, 460 Bush Street, San Francisco, CA 94108

Comments on Data Fields: P3a. Description and B.10. Significance

P3a. Description
The description of the building continues to be accurate.

B.10. Significance
Since the building remains unchanged from March 2016, the conclusion that the property does not appear eligible for listing under any of the criteria for the California Register of Historical Resources remains valid.

Figure 1. South elevation. 1433-1463 El Camino Real. October 2018.

Figure 2. North elevation. 1433-1463 El Camino Real. October 2018.

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** 7 ***Resource Name or #:** (Assigned by recorder) 1483 El Camino Real
P1. Other Identifier:

***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** **Date** **T** ; **R** ; **of** **of Sec** ; **B.M.**
c. Address 1483 El Camino Real City Santa Clara Zip 95050
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

1383 El Camino Real is located on a rectangular lot with 80' frontage on the north side of El Camino Real. Oriented in north-south direction, 1483 El Camino Real occupies the western half of the lot. This one-story industrial building is roughly T-shaped in plan. The reinforced concrete block building has a flat roof. A garage door on the south elevation provides access to the car wash area. The primary window type is aluminum-sash. A wood trellis shelters the east elevation. The building is in good overall condition.

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

***P3b. Resource Attributes:** (List attributes and codes)
***P4.Resources Present:** ✓ Building Structure Object Site District Element of District Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) South and east elevations. Carey & Co. 2016
***P6. Date Constructed/Age and Source:** ✓ Historic Prehistoric Both
ca. 1956 – Sanborn maps
***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Carey & Co., Inc.
460 Bush Street San Francisco, CA
***P9. Date Recorded:**
March 30, 2016
***P10. Survey Type:** (Describe)
Intensive survey
***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 Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 1483 El Camino Real ***NRHP Status Code**
Page 2 **of** 7

B1. Historic Name: 1483 El Camino Real
B2. Common Name:
B3. Original Use: Industrial B4. Present Use: Industrial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed ca. 1956.[1] Gas storage tanks and pumps, and the aluminum canopy were installed in 1963; the lattice trellis was installed in 1983.[2]

***B7. Moved?** ✓ **No** **Yes** **Unknown** **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: b. Builder:
***B10. Significance: Theme** **Area**

Period of Significance **Property Type** **Applicable Criteria**
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The town of Santa Clara began to take shape in the 1850s. The town site was surveyed into lots, and one lot was given to each citizen to build a house on it. A schoolhouse and a church were built, several hotels erected, and mercantile businesses established. In 1851, Santa Clara College was established on the old mission site and became a prominent feature of the developing town. Santa Clara incorporated as a town in 1852, and became a state-chartered city in 1862. As the town grew, it was supported by a variety of manufacturing, seed, and fruit industries. The immediate vicinity around Santa Clara became well-known for its orchards and farms. By 1906, the population of the city had grown to nearly 5,000. The population remained fairly stable and did not increase greatly until after World War II when the city outgrew its 19th century boundaries and expanded to open lands north and west of the original city limits. The farms and orchards began to accommodate the burgeoning population.[3]

Soon after World War II, the business community launched an active campaign to attract new non-agricultural related industries to Santa Clara County. Early industries that established plants in the Santa Clara Valley included Chicago's International Mineral and Chemical Corporation's Accent plant, the General Electric plant, and IBM. (See Continuation Sheets.)

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

***B12. References:**
See Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** Carey & Co., Inc.
***Date of Evaluation:** March 25, 2016

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

***B10. Significance, Continued:**

By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950. Between 1950 and 1969, residential subdivisions replaced orchards at an amazing speed. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and automobile salesrooms. Santa Clara County cities and towns along major transportation arteries grew exponentially. Major and minor strip mall shopping centers sprung up to serve outlying residential areas throughout the County, attracting additional residential and commercial development.[4]

1483 El Camino Real was constructed ca.1956 as a car wash, replacing the garage of the dwelling towards west. The building was occupied by Santa Clara Four Minute Car Wash between 1960 and 1969; and has been occupied by Santa Clara Car Wash since 1970.[5]

CRHR Evaluation
1483 El Camino Real does not appear eligible for listing under Criterion 1 (Events). Constructed ca. 1956, the building was part of the growth of Santa Clara and the expansion of the commercial corridor along El Camino Real in the post-World War II years. However, the building is not associated with the history of the city in an individually significant way.

No persons of significance are known to be associated with the property; thus, it does not appear to be eligible for listing under Criterion 2 (Persons).

The building fails to be a distinctive example of a style, the work of a master, or architecturally significant in any other respect; therefore, it does not appear eligible for listing under Criterion 3 (Architecture/Design).

The property is unlikely to yield information that is significant to history or prehistory and does not appear to be eligible under Criterion 4 (Information Potential).

***B12. References (Endnotes):**

[1] February 1955 and November 1956 Sanborn Maps. 2016. NETR Online Historic Aerials. http://www.historicaerials.com/. Accessed March 3, 2016.

[2] Building permits for APN 224-48-005. City of Santa Clara Smart Permit Center. http://smartpermit.santaclaraca.gov/tm_bin/tmw_cmd.pl?tmw_cmd=QueryForm&tmw_query=Parcel. Accessed March 8, 2016.

[3] Summarized from "Santa Clara: The Mission City," City of Santa Clara Website, accessed March 21, 2016, http://santaclaraca.gov/about/city-history/the-mission-city.

[4] Summarized from Archives & Architecture, LLC., *County of Santa Clara, Historic Context Statement,* December 2004 (updated February 2012), 46-47.

[5] Sanborn Maps January 1950, February 1950, 1952, 1955, 1962, and 1966; San Jose (Santa Clara County, Calif.) City and Suburban City Directories, 1956-1972.

Update Information About 1483 El Camino Real

The following update conforms to the guidelines set forth in "Updating Information About a Resource" contained in the Office of Historic Preservation's manual: *Instructions for Recording Historical Resources*.

Resource Name: 1483 El Camino Real

Location: Santa Clara, Santa Clara County, California

Date of Field Visit: October 12, 2018

Preparer: TreanorHL, 460 Bush Street, San Francisco, CA 94108

Comments on Data Fields: P3a. Description and B.10. Significance

P3a. Description
The description of the building continues to be accurate. Minor changes to the site include the removal of planters, benches and signs, and the erection of new fencing.

B.10. Significance
Since the building remains unchanged from March 2016, the conclusion that the property does not appear eligible for listing under any of the criteria for the California Register of Historical Resources remains valid.

Figure 1. South and east elevations. 1483 El Camino Real. October 2018.

Figure 2. East elevation. 1483 El Camino Real. October 2018.

Figure 3. East elevation. 1483 El Camino Real. October 2018.