

# HISTORIC RESOURCES EVALUATION

2303 GIANERA STREET  
SANTA CLARA, CA



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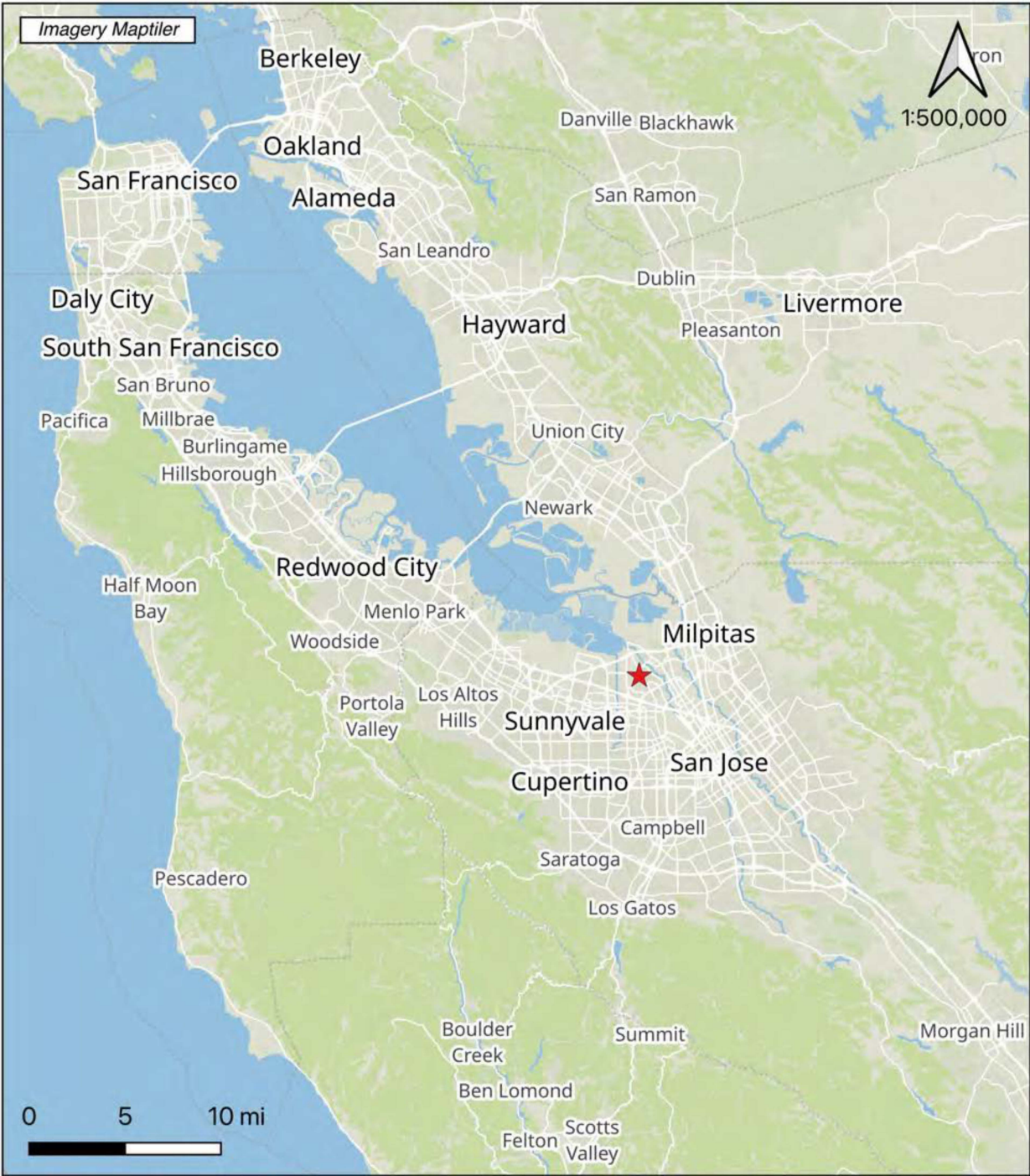
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## INTRODUCTION AND SUMMARY OF FINDINGS

The project at 2303 Gianera Street in Santa Clara (APN 104-06-037) proposes to demolish an existing single-family home and detached garage and construct two three-story townhomes containing a total of eight units. The single family home on site was constructed circa 1970, and the detached garage was constructed in the early 1980s. To ensure that that the proposed project would not cause a substantial adverse change in the significance of a historical or archaeological resource (as defined in the CEQA Guidelines [14 CCR §15064.5]), Archaeological/Historical Consultants (A/HC) of Oakland, California, was retained to evaluate whether the building is eligible for the California Register of Historic Resources (CRHR) and/or the City of Santa Clara Historic Resources Inventory (HRI). Based on a built environment survey and historical research, the buildings at 2303 Gianera Street appear **not eligible** for the CRHR and **not eligible** for listing on the City HRI.



## Project Location Map

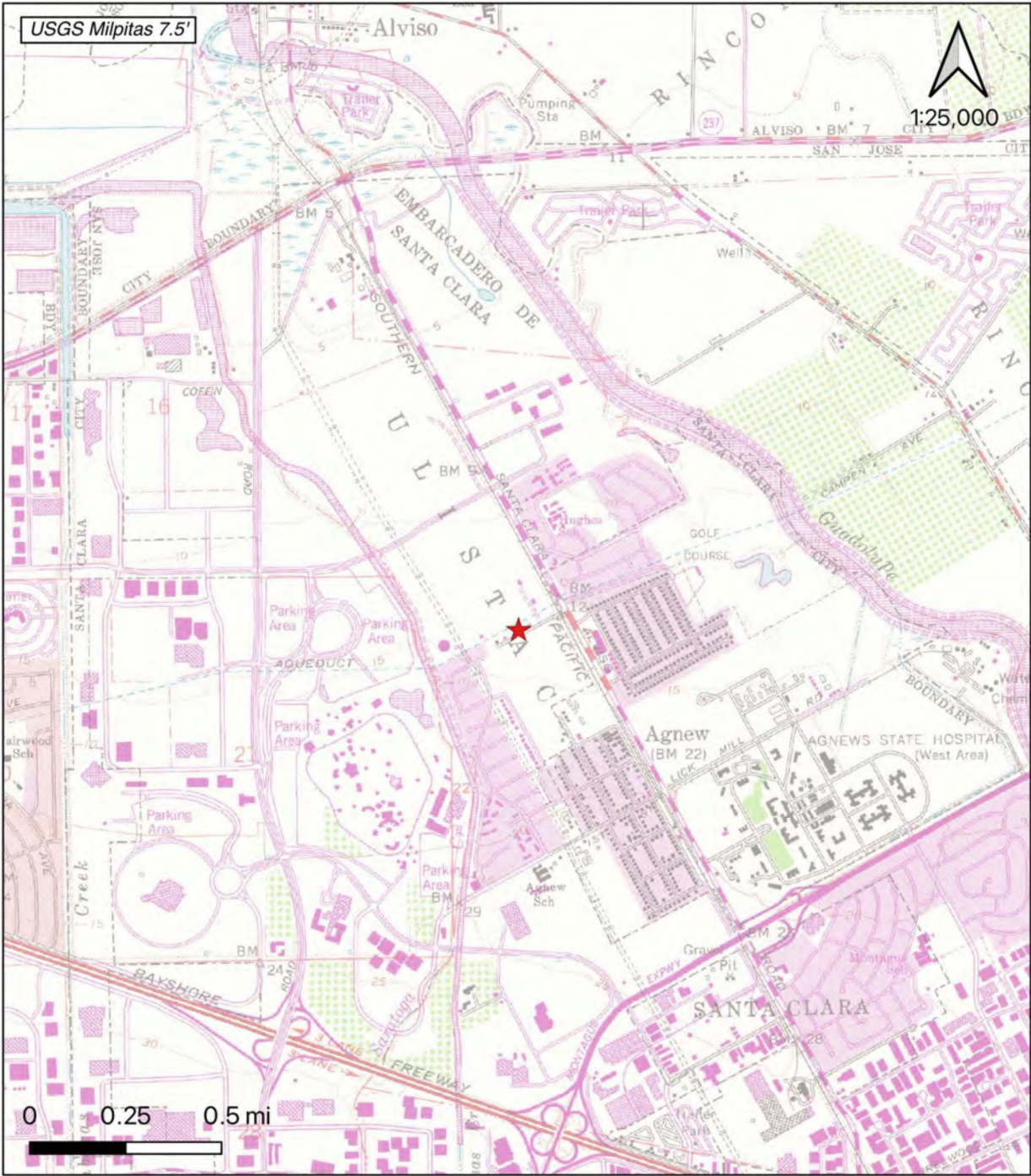
2303 Gianera Street, Santa Clara

### Legend

★ Project Location

Figure 1: Location Map





## Project Vicinity Map

2303 Gianera Street, Santa Clara

### Legend

★ Project Location

Figure 2: Vicinity Map





## Project Area Limits

2303 Gianera Street, Santa Clara

### Legend


 Project Area Limits

Figure 3: Project Area Limits

## HISTORIC CONTEXT

### SANTA CLARA

Santa Clara was first settled in the historic period in 1777, when Mission Santa Clara de Asís was established by Franciscan priests. The mission system was part of a strategic effort to extend Spanish power northward into Alta California against an ongoing Russian advance down the Pacific Coast. The missions, supported with small military detachments, were to convert local Native Americans and establish agricultural plantations using their labor (Shoup and Milliken 1999:17). Native people came into the missions through a mixture of choice, persuasion, and force. They worked at the missions growing grain and tree crops; managing herds of cattle, sheep, and horses; and practicing European crafts including tanning, milling, and blacksmithing (Jackson and Castillo 1995:162; Hoover et al. 1990:7).

Santa Clara was thus an established community when California became a state in 1850. In 1851, Mission Santa Clara became Santa Clara College (now Santa Clara University), and the town was incorporated the following year (City of Santa Clara 2010:3-2; Payne 1987:148). In the 1850s and 1860s, the area was predominantly agricultural. After the Gold Rush, former miners settled down to farm in Santa Clara Valley, and the economy – long dominated by stock raising – gave way to wheat production (Laffey 1992). However, by the 1870s, the arrival of the transcontinental railroad in the region meant that fruit could now be quickly transported to distant markets, and soon orchards replaced wheatfields across Santa Clara Valley (Broek 1932).

Industry in the city of Santa Clara reflected this shift, and included seed and fruit packing as well as leather tanning and wood products. Cherries, pears, apricots, and prunes were the most common fruits grown and packed in Santa Clara (City of Santa Clara 2010:3-2). Regionally, the canning and drying industries grew quickly, along with other light manufacturing to support the fruit industry – such as box, basket, and can production. By the 20<sup>th</sup> century, neighboring San José had become a hub for one of the nation’s premiere fruit-growing and exporting regions (Arbuckle 1986; Broek 1932).

The advent of World War II led to growth of a more diverse industrial base in Santa Clara and surrounding cities, including Fairchild Semiconductor, Intel, IBM, General Electric, Kaiser Permanente Cement, Hewlett-Packard, and the development of Moffett Field and the Ames Aeronautical Laboratory (later NASA Ames Research Center). The defense industry continued to dominate the region’s economy after the war, displacing fruit processing and leading to technological innovations that sowed the seeds for the later development of Silicon Valley (Payne 1987:173-175). New industrial and engineering jobs, combined with the post-war population boom, led to a period of extensive growth for Santa Clara. The city’s population, which had remained under 10,000 for the first part of the 20<sup>th</sup> century, ballooned to 86,000 in 1970. Its geographical boundaries expanded as well, going from 3.1 square miles of urbanized area in 1953 to 14.9 in 1980 (City of Santa Clara 2010:3-3).

The physical landscape of Santa Clara also changed immensely during this period of growth. The historic downtown, considered “blighted”, was demolished as part of a federal Urban Renewal



Program in the 1960s, but never redeveloped (City of Santa Clara 2010:3-3). Development consisted primarily of single-family subdivisions. Near the project area, the 112-acre Great America amusement park opened in 1976, Mission College campus in 1979, and Levi's Stadium in 2014.

## HISTORY OF THE PROJECT AREA

The project area is part of the former Rancho Ulistac, originally granted in 1845 to two Santa Clara Mission Indians named Marcello and Cristobal, who built houses on the west bank of the Guadalupe River. In 1850, Jacob D. Hoppe (d. 1853) had acquired the rancho. Hoppe came to California in 1846 and served as San José's first American postmaster and a delegate to the Constitutional Convention. He died in the explosion of the steamer ship *Jenny Lind* in San Francisco Bay in 1853. His land passed to his heirs and was patented to them in 1868 (Hoover et al. 1966:444). The Ulistac rancho was used primarily for cattle ranching and grain growing during this early period, with the ranch house located on the Guadalupe River (Hendry and Bowman 1940:872).

The main thoroughfare near the project area is Lafayette Street, which was laid out by the 1850s and was formerly known as the Santa Clara-Alviso Road. The South Pacific Coast Railroad completed its narrow-gauge railroad running parallel to the road by 1876, connecting the two towns (Thompson & West 1876). The first development in the vicinity was Agnew's, a small settlement on Abram Agnew's land near the railroad station (Gudde 1969). In 1885, the Agnews Residential Facility, also known as the Agnews Insane Asylum, had opened on the east side of the railroad (Guinn 1904:267-268).

In 1876, the project area was at the southern edge of a 90-acre farm owned by M.E. Parsons, which included the land that is now Levis Stadium, the City of Santa Clara's Northern Receiving Station (an electrical substation), and the northern side of Gianera Street. No structures are depicted on the map and the land appears to have been used for agriculture. By 1885, Parsons had expanded his holdings to 175 acres by purchasing land west of San Tomas Aquino Creek (now the Great America parking lots) (Thompson and West 1876; Brainard 1885).

By 1893, Parsons' 175-acre farm was jointly owned by Aimee Johnson and William Billings, and L.W. Ortle and Abbie Wright. Aimee L. Johnson (b. 1865) and William Billings (b. 1867) were brother and sister and lived on the farm from the 1890s until the 1920s (Herrmann Bros. 1890; McMillan 1903; McMillan 1914). Their parents, John (1840-1898) and Aimee L. Billings (1840-1887), were resident in Santa Clara County by 1870. In 1900 the household consisted of Aimee Johnson, her children Reynolds B. and Ralph W. Johnson, William Billings, boarder Catherine Husk, and domestic workers Sim Toy and Pong Gee Yung. They appear to have remained on the property until 1920, when the household consisted of Aimee Johnson and William Billings (US Census 1870, 1900, 1920). A 1939 aerial photograph shows what is likely the Johnson-Billings farmhouse about 400 feet west of the project area, near the intersection of Gianera Street and Lakeshore Drive (Fairchild Aerial Surveys 1939).

The owners of the other half-interest in the property appear never to have lived there. Lucy W. Ortle (1863-1934) was raised in Alviso, where her father John was a boat captain. In 1893, she was working as a bookkeeper and stenographer at Luther and Schroeder in San José and residing on N. 5<sup>th</sup> Street,



in 1900 she lived with her sister Emily Ortley and niece Curry French at 118 E. St. James Street (Polk-Husted 1893, 1900). She appears never to have married, and died after being struck by a car in 1934 (1870 Census; 1900 Census; San José Evening News 1934). No information about the fourth owner, Abbie Wright, could be identified.

The property remained in agricultural use into the late 20<sup>th</sup> century. Circa 1950, the San Francisco Public Utilities Commission constructed an underground pipeline facility immediately to the north of the project parcel (USGS 1953). The north side of Gianera Street was subdivided after 1968. The house on the project area was constructed between 1968 and 1974, and the detached garage was built between 1980 and 1985 (Cartwright Aerial Surveys 1968; NASA 1974; Western Aerial Photos 1980; Western Aerial Contractors 1985). The area from Gianera Street south to Third Street was developed in the mid-1990s, and the Northern Receiving Station electrical substation was constructed in 2002 (Google Earth 2024).

A search of newspaper articles and city directories did not reveal information about residents at 2303 Gianera Street. José Trinidad Nuno owned the property prior to its sale in 2020 (Stiefel and Neilson 2022). Public records show that he and other members of the Nuno family lived there, possibly as early as 1981 (Ancestry.com 2010, 2020). In recent years the property was the listed address for general contractor José T Nuno, doing business as Trinity General Contractor and Trinity Roofing Services.

## DESCRIPTION OF RESOURCES

### SETTING

2303 Gianera Street contains a single-family house and a detached garage (converted into apartments) on a 0.39-acre lot. The property is located between Lafayette Street and San Tomas Aquino Creek. To the south is a residential neighborhood along Cheeney Street; to the north is the Northern Receiving Facility electrical substation and Levi's Stadium. The Great America amusement park is located about  $\frac{1}{4}$ -mile to the west across San Tomas Aquino Creek. The 0.39-acre lot is flat, and measures 120 feet east-west and 141 feet north-south. The house faces Gianera Street and is set back 20 feet from the sidewalk; the detached garage is in the northeast quarter of the property. Landscaping includes bushes and shrubs in the front of the house, with cypress, loquat, magnolia, and palm trees behind the house, and several large cacti along the fence lines in the backyard.



*Figure 4: Front (south) façade*

## THE HOUSE

2303 Gianera Street is a one-story wood-frame Ranch style house measuring 88 feet east-west and 34 feet north-south. It has a rectangular plan with a shallow extension on the northwest. The roof is covered in asphalt shingles, and is side-gabled with a moderate pitch that becomes flatter to the rear of the house, which has deep eaves. The gables have bargeboards covering the purlins. The house is sided in stucco, with a lower course of brick veneers on the front façade and a full-height brick veneer on the recessed entryway. The windows include aluminum sliders on the south, west, and north sides, and vinyl sliders on the east and north sides.

The front (south) side of the house has an attached two-car garage at right and a covered porch along the remaining length of the façade. The attached garage appears to be a later addition. A recessed entry porch 5 feet deep and 17.5 feet wide leads to the front door and a large aluminum-frame picture window that lights the living room. There are three aluminum windows between the attached garage and the entry porch. The east side has a vinyl entry door and a small vinyl window; the west side has three aluminum slider windows. The rear (north) side of the house has two small additions covered in T-111 siding and a mix of vinyl and aluminum windows. A larger stuccoed addition is at the west side of the north façade.

Inside, the house has a central living room with two bedrooms and a two bathrooms on the west side, a kitchen and dining area to the east, and two additional rooms between the kitchen and attached garage. The attached garage was not accessible during the site visit.





*Figure 5: Recessed entry and front door*



*Figure 6: East side, with door leading into attached garage*





*Figure 7: West side*



*Figure 8: East side (left) and north side (right)*



Figure 9: Living room, looking east toward kitchen



Figure 10: Kitchen, looking south





*Figure 11: Bedroom on south side of house*



*Figure 12: Bedroom at northwest corner of house*

### THE DETACHED GARAGE

Behind the house, the detached garage is a wood-frame building 40 feet square, with a moderately-pitched asphalt roof and gables facing west and east. The siding is T-111, and the two east-facing garage doors have been blocked off with painted plywood. Two plywood-sided storage additions are on the north side, and a metal porch is on the west side. The interior of the detached garage has been subdivided into two apartments. The western apartment was accessible during the site visit and contained two bedrooms, a living room, a kitchen, and a small bathroom; the finishing suggests that the apartments were created in the last 20 years. A concrete patio is on the north and east sides of the detached garage.



*Figure 13: Detached garage, south and east sides*





*Figure 14: Detached garage, east side*



*Figure 15: Detached garage, east and north sides*



*Figure 16: Detached garage, east and north sides*

## SIGNIFICANCE EVALUATIONS AND RECOMMENDATIONS

The buildings at 2303 Gianera Street have not been previously evaluated or listed under any local, State, or Federal historic resource designation criteria.

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES

In September 1992, Governor Wilson signed Assembly Bill 2881 which created more specific guidelines for identifying historic resources during the project review process under the California Environmental Quality Act (CEQA):

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources.<sup>1</sup>

Consequently, under Public Resources Code Section 21084.1, an historic resource eligible for the California Register of Historical Resources (CRHR) would by definition be an historic resource for purposes of CEQA compliance. The Final Guidelines for nominating resources to the California

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<sup>1</sup> California State Assembly, Assembly Bill 2881, Frazee, 1992. An Act to Amend Sections 5020.1, 5020.4, 5020.5, 5024.6 and 21084 of, and to add Sections 5020.7, 5024.1, and 21084.1 to, the Public Resources Code, relating to historic resources.

Register were published January 1, 1998. Under the regulations, a number of historic resources are automatically eligible or presumed to be eligible for the California Register if they have been listed under various state, national, or local historic resource criteria. An historic resource listed in or determined eligible for the National Register is by definition also eligible for the California Register. An historic resource listed in a local historic resources inventory is presumed to be historically or culturally significant unless the preponderance of the evidence demonstrates that it is not historically or culturally significant (CEQA Guidelines Section 15064.5(a)(2)).

In order for a resource to be eligible for the California Register, it must satisfy all of the following three criteria (A, B, & C):

- A. A property must be significant at the local, State, or national level, under one or more of the following four “Criteria of Significance” (these are essentially the same as National Register criteria with more emphasis on California history):
  - 1. the resource is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States.
  - 2. the resource is associated with the lives of persons important to the nation or to California’s past.
  - 3. the resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
  - 4. the resource has the potential to yield information important to the prehistory or history of the State or the nation (criterion 4 applies primarily to archaeological sites and not historic buildings).
- B. the resource retains historic integrity; and,
- C. it is 50 years old or older (except for rare cases of structures of exceptional significance).

### CRHR SIGNIFICANCE EVALUATION

2303 Gianera Street was constructed during a period of rapid suburban growth in the Santa Clara Valley during the 1960s and 1970s. However, it is not an important example of that trend, and no important historical events are associated with the property. It therefore does not appear to be eligible for the CRHR under Criterion 1.

Research did not identify any persons associated with 2303 Gianera Street who were significant locally, regionally, or nationally; thus the property does not appear to be eligible for the CRHR under Criterion 2.

The house is a Ranch-style home constructed of common materials on a simple rectangular plan. It lacks stylistic details and is not architecturally distinguished. The detached garage is a simple square frame structure clad in T-111 siding. Accordingly, neither building appears to be eligible for CRHR under Criterion 3.



The buildings at 2303 Gianera Street were built using materials and techniques common during their period of construction. They do not contain useful information about construction techniques or the use of materials by builders. The property therefore does not appear to be eligible under CRHR Criterion 4.

### CITY OF SANTA CLARA CRITERIA

The Santa Clara Zoning Code establishes criteria for inclusion of a property in the Historic Resources Inventory (Municipal Code §18.106.040). A building should be 50 years of age or older, retain historic integrity, and meet the criteria for historic or cultural significance, architectural significance, geographic significance, or archaeological significance.

### EVALUATION 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 an 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 is directly associated 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.

2303 Gianera Street lacks distinctive character and is not associated with events, groups, activities, patterns of history, or historical relationships. It is **not eligible** under this set of criteria.

### CRITERIA 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 has unique or uncommon building materials or a historically early or innovative method of construction or assembly.



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

2303 Gianera Street is built in a vernacular Ranch style and does not exhibit unique craftsmanship, unusual materials, spatial relationships, special attributes, or visual appeal. It is **not eligible** under this set of criteria.

### CRITERIA FOR GEOGRAPHIC SIGNIFICANCE

To be geographically significant, a property must have at least one of the following features:

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

2303 Gianera Street is not part of a distinctive neighborhood and does not relate to existing significant historical structures or landscaping. It is the only ranch house of its age in the vicinity: the townhouses to the west were constructed in 1991, the house to the east in 1985, and the neighborhood to the south in 1998. It is therefore **not eligible** under this set of criteria.

In sum, the subject property does not meet any criteria that would make it eligible for inclusion in the Santa Clara Historic Resources Inventory.

## FINDINGS AND CONCLUSIONS

In conclusion, the single-family house and detached garage at 2303 Gianera Street appear **not eligible** for the California Register because they are not significant under California Register Criteria 1, 2, 3 or 4. The buildings on the property appear not eligible for inclusion in the Santa Clara HRI because they do not meet the criteria for historical, cultural, architectural, or geographical significance.

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## APPENDIX 1: DPR 523 FORMS

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\*Resource Name or #: 2303 Gianera Street

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Santa Clara and

\*b. USGS 7.5' Quad Milpitas Date 2012 T 06S ; R 01W Sec. 22 ; Rancho Ulistac; MD B.M.

c. Address 2303 Gianera Street City Santa Clara Zip 95045

d. UTM: Zone mE / mN

e. Other Locational Data: APN 104-06-037

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

2303 Gianera Street contains a house and a detached garage (converted into apartments) on a 0.39-acre lot. The property is located between Lafayette Street and San Tomas Aquino Creek. To the south is a residential neighborhood along Cheeney Street; to the north is the Northern Receiving Facility electrical substation and Levi's Stadium. The Great America amusement park is located about ¼-mile to the west across San Tomas Aquino Creek. The 0.39-acre lot is flat, and measures 120 feet east-west and 141 feet north-south. The house faces Gianera Street and is set back 20 feet from the sidewalk; the detached garage is in the northeast quarter of the property. Landscaping includes bushes and shrubs in the front of the house, with cypress, loquat, magnolia, and palm trees behind the house, and several large cacti along the fence lines in the backyard. [See continuation sheet]

\*P3b. Resource Attributes: HP 2 (Single-Family Property), HP 3 (Multi-Family Property)

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



**P5b. Description of Photo:**

Front(south) façade

**\*P6. Date Constructed/Age and Source:**

☒ Historic ☐ Prehistoric ☐ Both  
Constructed ca 1970 (aerial photos)

**\*P7. Owner and Address:**

Gianera Street Estate, LLC  
798 N. First Street  
San José, CA 95112

**\*P8. Recorded by:**

Daniel Shoup  
609 Aileen Street  
Oakland, CA 94609  
www.ahc-heritage.com

\*P9. Date Recorded: May 2024

P10. Survey Type: Architectural

\*P11. Report Citation: Shoup Daniel and Fierer-Donaldson Molly (2024) *Historic Resources Evaluation: 2302 Gianera Street, Santa Clara, CA.*

\*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 # 2303 Gianera Street

\*NRHP Status Code

6Z

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B1. Historic Name: 2303 Gianera Street

B2. Common Name:

B3. Original Use: Single-Family Dwelling

B4. Present Use: Multi-Family Dwelling

\*B5. Architectural Style: n/a

\*B6. Construction History:

Built circa 1970; likely modified by the homeowner during the 1980s/1990s

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: G. Unknown

*B10. Significance:	Theme	n/a	Area	n/a
Period of Significance		n/a	Property Type	n/a
			Applicable Criteria	n/a

The project area is part of the former Rancho Ulistac, originally granted in 1845 to two Santa Clara Mission Indians named Marcello and Cristobal, who built houses on the west bank of the Guadalupe River. In 1850, Jacob D. Hoppe (d. 1853) had acquired the rancho. Hoppe came to California in 1846 and served as San José's first American postmaster and a delegate to the Constitutional Convention. He died in the explosion of the steamer ship *Jenny Lind* in San Francisco Bay in 1853. His land passed to his heirs and was patented to them in 1868 (Hoover et al. 1966:444). The Ulistac rancho was used primarily for cattle ranching and grain growing during this early period, with the ranch house located on the Guadalupe River (Hendry and Bowman 1940:872).

[SEE CONTINUATION SHEET]

B11. Additional Resource Attributes:

\*B12. References: [SEE CONTINUATION SHEETS]

B13. Remarks:

\*B14. Evaluator: Daniel Shoup

\*Date of Evaluation: April 15, 2024

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

## CONTINUATION SHEET

Property Name: 2303 Gianera Street

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### \*P3a. Description (Continued):

2303 Gianera Street is a one-story wood-frame Ranch style house measuring 88 feet east-west and 34 feet north-south. It has a rectangular plan with a shallow extension on the northwest. The roof is covered in asphalt shingles, and is side-gabled with a moderate pitch that becomes flatter to the rear of the house, which has deep eaves. The gables have bargeboards covering the purlins. The house is sided in stucco, with a lower course of brick veneers on the front façade and a full-height brick veneer on the recessed entryway. The windows include aluminum sliders on the south, west, and north sides, and vinyl sliders on the east and north sides.

The front (south) side of the house has an attached two-car garage at right and a covered porch along the remaining length of the façade. The attached garage appears to be a later addition. A recessed entry porch 5 feet deep and 17.5 feet wide leads to the front door and a large aluminum-frame picture window that lights the living room. There are three aluminum windows between the attached garage and entry porch. The east side has a vinyl entry door and a small vinyl window; the west side has three aluminum slider windows. The rear (north) side of the house has two small additions covered in T-111 siding and a mix of vinyl and aluminum windows. A larger stuccoed addition is at the west side of the north façade.

Inside, the house has a central living room with two bedrooms and a two bathrooms on the west side, a kitchen and dining area to the east, and two additional rooms between the kitchen and attached garage. The attached garage was not accessible during the site visit.



*Recessed entry and front door*

## CONTINUATION SHEET

Property Name: 2303 Gianera Street

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*East side (left) and north side (right)*



*Living room, looking east toward kitchen*



## CONTINUATION SHEET

Property Name: 2303 Gianera Street

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*Kitchen, looking south*



*Bedroom on south side of house*

## CONTINUATION SHEET

Property Name: 2303 Gianera Street

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*Bedroom at northwest corner of house*

### **The Detached Garage**

Behind the house, the detached garage is a wood-frame building 40 feet square, with a moderately-pitched asphalt roof and gables facing west and east. The siding is T-111, and the two east-facing garage doors have been blocked off with painted plywood. Two plywood-sided storage additions are on the north side, and a metal porch is on the west side. The interior of the detached garage has been subdivided into two apartments. The western apartment was accessible during the site visit and contained two bedrooms, a living room, a kitchen, and a small bathroom; the finishing suggests that the apartments were created in the last 20 years. A concrete patio is on the north and east sides of the detached garage.

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Property Name: 2303 Gianera Street

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*Detached garage, south and east sides*



*Detached garage, east side*



## CONTINUATION SHEET

Property Name: 2303 Gianera Street

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*Detached garage, east and north sides*



*Figure 1: Detached garage, east and north sides*

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Property Name: 2303 Gianera Street

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### \*B10. Significance (Continued):

The main thoroughfare near the project area is Lafayette Street, which was laid out by the 1850s and was formerly known as the Santa Clara-Alviso Road. The South Pacific Coast Railroad completed its narrow-gauge railroad running parallel to the road by 1876, connecting the two towns (Thompson & West 1876). The first development in the vicinity was Agnew's, a small settlement on Abram Agnew's land near the railroad station (Gudde 1969). In 1885, the Agnews Residential Facility, also known as the Agnews Insane Asylum, had opened on the east side of the railroad (Guinn 1904:267-268).

In 1876, the project area was at the southern edge of a 90-acre farm owned by M.E. Parsons, which included the land that is now Levis Stadium, the City of Santa Clara's Northern Receiving Station (an electrical substation), and the northern side of Gianera Street. No structures are depicted on the map and the land appears to have been used for agriculture. By 1885, Parsons had expanded his holdings to 175 acres by purchasing land west of San Tomas Aquino Creek (now the Great America parking lots) (Thompson and West 1876; Brainard 1885).

By 1893, Parsons' 175-acre farm was jointly owned by Aimee Johnson and William Billings, and L.W. Ortley and Abbie Wright. Aimee L. Johnson (b. 1865) and William Billings (b. 1867) were brother and sister and lived on the farm from the 1890s until the 1920s (Herrmann Bros. 1890; McMillan 1903; McMillan 1914). Their parents, John (1840-1898) and Aimee L. Billings (1840-1887), were resident in Santa Clara County by 1870. In 1900 the household consisted of Aimee Johnson, her children Reynolds B. and Ralph W. Johnson, William Billings, boarder Catherine Husk, and domestic workers Sim Toy and Pong Gee Yung. They appear to have remained on the property until 1920, when the household consisted of Aimee Johnson and William Billings (US Census 1870, 1900, 1920). A 1939 aerial photograph shows what is likely the Johnson-Billings farmhouse about 400 feet west of the project area, near the intersection of Gianera Street and Lakeshore Drive (Fairchild Aerial Surveys 1939).

The owners of the other half-interest in the property appear never to have lived there. Lucy W. Ortley (1863-1934) was raised in Alviso, where her father John was a boat captain. In 1893, she was working as a bookkeeper and stenographer at Luther and Schroeder in San José and residing on N. 5<sup>th</sup> Street, in 1900 she lived with her sister Emily Ortley and niece Curry French at 118 E. St. James Street (Polk-Husted 1893, 1900). She appears never to have married, and died after being struck by a car in 1934 (1870 Census; 1900 Census; San José Evening News 1934). No information about the fourth owner, Abbie Wright, could be identified.

The property remained in agricultural use into the late 20<sup>th</sup> century. Circa 1950, the San Francisco Public Utilities Commission constructed an underground pipeline facility immediately to the north of the project parcel (USGS 1953). The north side of Gianera Street was subdivided after 1968. The house on the project area was constructed between 1968 and 1974, and the garage was built between 1980 and 1985 (Cartwright Aerial Surveys 1968; NASA 1974; Western Aerial Photos 1980; Western Aerial Contractors 1985). The area from Gianera Street south to Third Street was developed in the mid-1990s, and the Northern Receiving Station electrical substation was constructed in 2002 (Google Earth 2024).

A search of newspaper articles and city directories did not reveal information about residents at 2303 Gianera Street. José Trinidad Nuno owned the property prior

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to its sale in 2020 (Stiefel and Neilson 2022) Public records show that he and other members of the Nuno family lived there, possibly as early as 1981 (Ancestry.com 2010, 2020). In recent years the property was the listed address for general contractor José T Nuno, doing business as Trinity General Contractor and Trinity Roofing Services.

### Significance Evaluation

The buildings at 2303 Gianera Street have not been previously evaluated or listed under any local, State, or Federal historic resource designation criteria.

2303 Gianera Street was constructed during a period of rapid suburban growth in the Santa Clara Valley during the 1960s and 1970s. However, it is not an important example of that trend, and no important historical events are associated with the property. It therefore does not appear to be eligible for the CRHR under Criterion 1.

Research did not identify any persons associated with 2303 Gianera Street who were significant locally, regionally, or nationally; thus the property does not appear to be eligible for the CRHR under Criterion 2.

The house is a Ranch-style home constructed of common materials on a simple rectangular plan. It lacks stylistic details and is not architecturally distinguished. The detached garage is a simple square frame structure clad in T-111 siding. Accordingly, neither building appears to be eligible for CRHR under Criterion 3.

The buildings at 2303 Gianera Street were built using materials and techniques common during their period of construction. They do not contain useful information about construction techniques or the use of materials by builders. The property therefore does not appear to be eligible under CRHR Criterion 4.

In conclusion, the single-family house and detached garage at 2303 Gianera Street appear **not eligible** for the California Register because they are not significant under California Register Criteria 1, 2, 3 or 4.

### \*B12. References:

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Property Name: 2303 Gianera Street

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Property Name: 2303 Gianera Street

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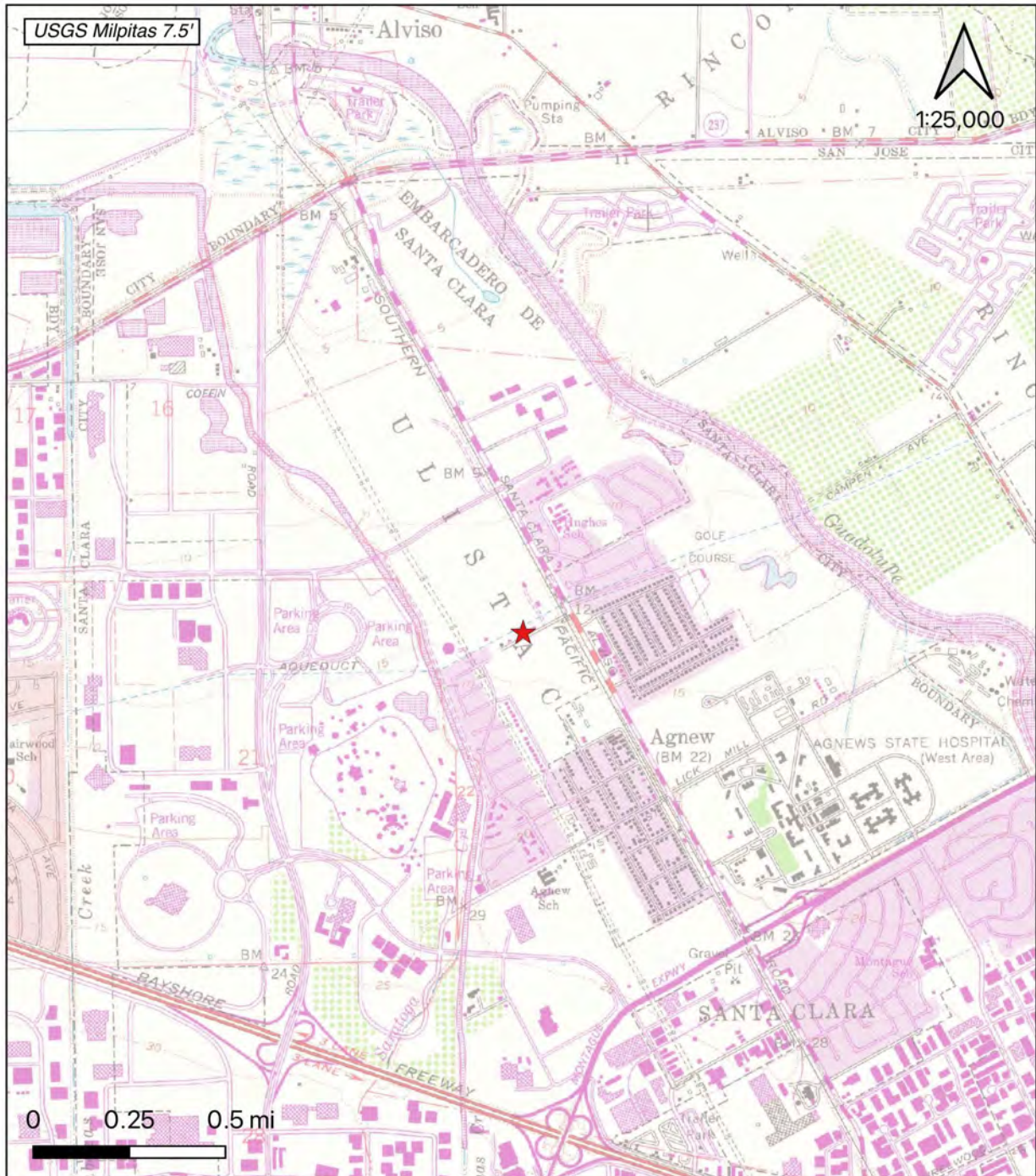
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## Project Vicinity Map

2303 Gianera Street, Santa Clara

## Legend

★ Project Location





## Project Area Limits

2303 Gianera Street, Santa Clara

## Legend

Project Area Limits