

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 24 *Resource Name or #: (Assigned by recorder) 944 San Leandro Avenue

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 Location: ☐ Not for Publication ☒ Unrestricted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 944 San Leandro Avenue City Mountain View Zip 94043

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)
APN 153-18-031

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

The subject property is located in an area that was described as part of the artesian belt-- a general area in the Santa Clara Valley with nutrient-rich soil. The site was part of the Stierlin Estates, which appear to be a reference to the Stierlin Family who owned the land in the late 19th to early 20th century. The estates were sold for approximately \$32,000 to a developer in 1911. (See Continuation Sheet.)

*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 #)

East elevation of 944 San Leandro Avenue, Treanor, December 2024.

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both

Historic aerial photographs

*P7. Owner and Address: _____

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

Treanor,
351 California St. Suite 800, San Francisco

*P9. Date Recorded: February 6, 2025

*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): _____

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



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 944 San Leandro Avenue *NRHP Status Code _____
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B1. Historic Name: _____
B2. Common Name: 944 San Leandro Avenue
B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Eclectic (Classical and Art Deco) with vernacular influences, and Minimal Tradition

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed prior to 1948 and c. 1956. (See Continuation Sheet.)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme _____ Area _____
Period of Significance. _____ Property Type Residential Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
After the sale, an initial 10 acres were subdivided into small tracts for public sale. The rest of the area was rented on long-term leases for growing flowers, vegetables, or fruit.¹ The single-family house at 944 San Leandro Avenue was constructed prior to 1948 on the lot and contained orchards in the west (rear) end. Orchard trees appear to have been maintained until they were cleared by the late 1960s. (See Continuation Sheet.)

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

*B12. References:

See Continuation Sheets.

B13. Remarks:

*B14. Evaluator: Treanor *Date of Evaluation: February 6, 2025

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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Property Name: 944 San Leandro Avenue

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*P3a. Description, Continued:

The subject property is in the northern area of Mountain View, located on a block bounded by Terra Bella Avenue to the north, San Leandro Avenue to east, San Pablo Drive to the south, and San Rafael to the west. The property stands south and east of highways 101 and 85. The block contains surface parking lots, single-family houses, commercial buildings, and light industrial buildings. The parcel (APN 153-18-031) contains two single-family houses, a detached garage, two utilitarian outbuildings, and a large area of greenery.

944 San Leandro Avenue (APN 15318031)

Constructed prior to 1948, this one-story-over-basement single-family house has a flat roof and features an eclectic mix of styles with some vernacular influences. Clad in stucco, the building is roughly rectangular in plan. The main massing of the building is capped by a flat roof, while the one-story-over-basement addition that projects from the south elevation features a shed roof. There is a mix of wood window types. Landscaping is present on the east front yard and around the building.

The asymmetrical main (east) façade contains three openings: an off-center main door flanked by divided lite casement and fixed windows. Accessing the raised double door is a set of concrete stairs with a decorative iron railing. The doors stand behind a double-door wood screen and are placed within a recessed doorway with quoin-like detailing at its surrounds. Above each opening are three quatrefoil details and a belt course. The wall terminates at a simple cornice.

The north elevation contains a band of fenestration on the first floor and another along the basement floor. The majority of windows are wood-sash divided-lite casement; however one window is an aluminum-sash sliding window. The west elevation (rear) contains a mix of wood-sash windows, some with awnings. Two wood doors are at the south end, one of which is partially raised from the ground. The south elevation has a two-story shed-roof volume on the west end that projects from the main massing of the building. More wood-sash windows punctuate these walls.

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Figure 1. The main (east) façade of 944 San Leandro Avenue.



Figure 2. The north elevation of 944 San Leandro Avenue.

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Figure 3. The west (rear) elevation of 944 San Leandro Avenue.



Figure 4. The south elevation of 944 San Leandro Avenue.

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Figure 5. Detail of the two-story addition on the south elevation of 944 San Leandro.

950 San Leandro Avenue (APN 15318031)

Constructed c. 1956, this one-story single-family Minimal Traditional house is roughly rectangular in plan and clad in stucco. The building features two volumes, the main being capped by a moderately-pitched asphalt-clad gable roof while the attached garage at the rear has a partial hipped roof with the same cladding. A slight eave overhang is present on the north and south elevations. The primary window type is wood-sash one-over-one which open to screens in aluminum frames. The main (east) façade has an off-centered recessed entryway with an aluminum frame screen door. A six-over-six and a six-lite casement window stand on either side of the main door. The south elevation faces the driveway and presents a mix of windows. A hipped roof volume is located on the west and contains one multi-lite window. The north elevation features two wood-sash windows.



Figure 6. The east (main) and north elevations of the house at 950 San Leandro Avenue.

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Figure 7. The rear (west) elevations of the house at 950 San Leandro Avenue (left) and the detached garage (right).



Figures 8 and 9. South elevation, west end (left) and east end (left).

A detached garage stands between the houses at 944 and 950 San Leandro Avenue. This front-gabled wood-frame structure is clad in stucco and has a wood garage door that faces San Leandro Avenue. A wood door and wood-sash multi-lite casement window are found on the south elevation of the garage. Two outbuildings are located behind the detached garage and the houses at 944 and 950 San Leandro Avenue. They are utilitarian, have shed roofs, and are clad in sheet metal. The buildings are sited on the east end of the parcel. The rest of the parcel contains a mix of vegetation.

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Figure 10. The east façade of the detached garage between 944 and 950 San Leandro Avenue elevation of 944 San Leandro Avenue.



Figures 11 and 12. Two outbuildings behind 944 and 950 San Leandro Avenue.

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Figure 13. The west end of the subject parcels/backyard.

***B6. Construction History, Continued:**

According to the 1948 aerial photographs, the area surrounding the subject property consisted of farm or orchard land, with the occasional structure. The subject property and its surrounding area were known as the Terra Bella acres in the mid-20th century, which were a series of grouped lots that were annexed to the City of Mountain View in the late 1950s to early 1960s.² The ordinance for the annexation describes the area as uninhabited. Debate on the zoning of the area, between industrial or residential, was recorded in newspaper articles from the 1950s and 1960s. A mix of residential and industrial buildings were added over time, but a spike in development occurred in the 1960s. The house at 950 San Leandro Avenue was constructed c. 1956 on the same parcel as the 944 San Leandro Avenue property. The parcel to the south held small structures on the east end that were constructed by 1948 and removed in the late 1960s or 1970s. According to historic aerials, little has changed within the parcel lines after the 1970s. The surrounding area has experienced commercial, residential, and some light industrial development.

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Figure 14. January 1956 aerial photograph of the subject property, parcels are outlined in dashed red (University of California, Santa Barbara Geospatial Collection).



Figure 15. May 1965 aerial photograph of the subject property, parcels are outlined in dashed red (University of California, Santa Barbara Geospatial Collection).

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Figure 16. May 1968 aerial photograph of the subject property, parcels are outlined in dashed red (University of California, Santa Barbara Geospatial Collection).



Figure 17. October 1980 aerial photograph of the subject property, parcels are outlined in dashed red (University of California, Santa Barbara Geospatial Collection).

Construction Chronology

944 San Leandro Avenue

944 San Leandro Avenue was constructed prior to 1948. The addition was added sometime between 1968 and 1980. The original construction permit was not found for the property. The permit history for this property is outlined below.

1978 Permit application for a reroofing. City of Mountain View, Building Inspection, Permit No. 18763.

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1991 Permit application for a reroofing. City of Mountain View, Building Permit No. 91901778.

950 San Leandro Avenue

The single-family house at 950 San Leandro was constructed between c. 1956. No permits were found for the property.

***B10. Significance, Continued:**

Agricultural Development of the Santa Clara Valley

The history of land use in the Santa Clara Valley can be divided into essentially two parts: agricultural and urban, with World War II being the pivotal event between the two.³ After first being a Spanish colony and then a Mexican territory, the region was officially acquired by the United States in 1848 following the war with Mexico. Soon after, in 1850, California achieved statehood. Santa Clara was established as a county, and the largest development within Santa Clara County, San Jose, was named the state capital. After the discovery of gold in California in 1849, the region began developing rapidly both as a political and commercial center. Santa Clara County offered the last urban area on the route to the southern Mother Lode.

Prior to the California Gold Rush of 1849, the sparsely settled Santa Clara Valley landscape was part of the Mexican-era land grant system with missions and ranchos. The vastly undeveloped land was used primarily to graze cattle, and the only farms of note were small subsistence gardens kept by residents or missionaries. Organized farming in the area began as Americans took control of the land and realized its commercial potential.⁴ Further, with the discovery of gold at Sutter's Mill, many local settlers first left for the mountains to mine, and then soon realized they could additionally profit from feeding the masses of miners. Property owners began raising grains and quickly discovered the rich quality of soil available to them within the Santa Clara Valley. Over the next two decades the land was subdivided from the large family-held tracts into smaller parcels for individual settlements and farms. At the end of the 19th century the number of small farms in Santa Clara County exploded from approximately 700 in 1880 to over 3,000 by 1900.⁵

Grains, namely wheat, barley, and oats, were the primary investment crop during the valley's first agricultural phase. Wheat was very easy to cultivate with little capital investment due to the high fertility of the soil in the valley. By 1854, Santa Clara County was producing thirty percent of California's total wheat crop.⁶

In the subsequent decades several factors led to the transition from grains to fruit. First, through various farmers experimenting in growing fruit trees, it became increasingly evident that the soil and climate were favorable to producing these more delicate and profitable crops. Second, the development of the railroad in the 1860s allowed for the shipping of produce to distant markets. Third, the establishment of canning methods and canneries allowed for the product to be preserved. Finally, the abundant and accessible water supply throughout the valley was fundamental in growth of orchards. By the beginning of the Twentieth Century, fruit farming had replaced the majority of grain farms in Santa Clara County.⁷

Fruit farming in the Santa Clara Valley was an enormous success. The area became known as the "Valley of Heart's Delight" and reached its agricultural peak in the late 1920s. During this period the number of fruit orchards rapidly increased. Large farms that evolved in the nineteenth century out of the ranchos were no longer necessary with the increased ratio to crop value to land unit. Large farmlands were

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subdivided into highly specialized farms that were significantly smaller in scale than the previous ranches and grain fields. The typical fruit farm ranged from just three to fifty acres, thereby affording the opportunity to farm to a greater population.⁸

Interest in fruit farming, and agriculture in general, in the area began to decline in the 1930s.⁹ The trend away from agriculture came in part from the Great Depression and in part from the rise of new high-technology research in the region that would escalate through World War II and the home front mobilization effort. The business community began actively campaigning to attract new non-agricultural related industries, and soon numerous industries established plants within the County. The establishment of these companies necessitated new residential and commercial construction. Suburban growth quickly took over the agricultural lands. The focus on high-technology, electronics, and industry has continued through to today and Santa Clara County is now known worldwide as “Silicon Valley” for its significant technological advancements.

Town Development

Like large and small towns throughout California, Mountain View residents made a concerted effort to develop their city. Beginning in the 1880s, real estate developers, city boosters, business and political leaders, and civic-minded residents advocated for and sometimes succeeded in realizing improvements that attracted further settlement and development. They focused on everything from business and residential developments, road improvements, sewer systems, and educational and cultural institutions. By 1887, Mountain View was booming, led by the sale of new lots in the downtown area and streets that were laid out in a more regular grid pattern.¹⁰

The subject property sits south and east of Highways 101 and 85. In the 19th century, the most direct travel route between San Francisco and San Jose was the Old Summer Road, also known as Camino Antiquo Vernano. During the rainy season, the road became difficult to pass, and El Camino Real became the more favored path. The Bayshore Highway (U.S. Highway 101) follows the Old Summer Road alignment, and was one of California’s earliest state routes, having been adopted in 1909. Construction for the highway began in 1924 and by 1930, had reached Mountain View. Upgrades were made to the highway in the 1950s and 1960s, including the clover interchanges east of the subject parcel at Moffett Boulevard and west of the property at Shoreline Boulevard. The construction of Bayshore and the paving of Mountain View roads in the 1920s and 1930s gave way to the construction of more houses and places of businesses outside the urban core. By 1966, complaints by residents in the neighborhood were made about the safety of the Stevens Creek Freeway (part of Highway 85). Several cars were described as accidentally driving off the freeway into the yards and roads of the neighborhoods below. The matter appears to have been addressed with the addition of a guard rail, estimated to be added in the 1960s or 1970s.¹¹

Mountain View grew steadily and prospered during the first third of the twentieth century. It officially incorporated on November 7, 1902, with a population of 610. Large groups of Japanese, Filipino, Spanish, Eastern European, Italian, Portuguese and Mexican immigrants, who came to the area for agricultural work, soon expanded the city’s population. The Pacific Press’ arrival in 1908 introduced a significant and influential population of Seventh Day Adventists.¹² With the growth of the town came more substantial architecture too. Commercial buildings, a city hall, churches, and schools were all constructed during this period and often followed the Mission Style to varying degrees.

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Great Depression and World War II

Mountain View's fruit industry felt the effects of the Depression particularly hard. Farmers, especially small farmers, could barely make out a living. Demand for fresh and canned fruit declined, and prices plummeted. Still, fruit had to be harvested if farmers hoped to sustain productive lands and earn any income at all. Harvesting required labor, and laborers had to be paid. Even as surplus labor drove wages down, farmers found it difficult to earn any profits. Banks forced some farmers into foreclosure for a different reason entirely: they knew that the government planned to expand the naval air station at Moffett Field (see below) and refused to offer loans to farmers who would likely be forced off their fields, and therefore, be unable to pay off their loans.¹³

Farm workers fared poorly as well. In addition to Chinese and Japanese laborers, Filipino and Mexican laborers comprised the work force in the orchards and canneries in and around Mountain View. Ethnic diversity, however, generally did not lead to ethnic tensions in the fields. The influx of migrant farm workers from the dust bowl changed these dynamics. By 1934, there were 142 laborers for every 100 agricultural jobs in the state. Wages plummeted below subsistence levels and living conditions grew increasingly dire. American-born white laborers complained that foreigners stole their jobs, and supervisors were known to exploit ethnic tensions to drive down wages even further or splinter worker solidarity. Conditions like these led to the rise of organized labor – dominated first by the Communist Cannery and Agricultural Workers Industrial Union (CAWIU) and later by the Congress of Industrial Organizations (CIO) – and frequent, though usually unsuccessful, strikes.¹⁴

As tumultuous as these events were for the otherwise quiet town of Mountain View, another event more accurately portended the city's fate: In 1931, President Herbert Hoover established the Naval Air Station Sunnyvale (NAS Sunnyvale) to house the dirigible *USS Macon*. Local residents welcomed the airbase, for its construction provided hundreds of jobs and potentially thousands of personnel would spend their weekends and their money in town. On this site grew a futuristic wonder: a hangar that stood 198 feet high at its peak and in which ten football fields could fit comfortably. Today, the hangar is listed as a Navy Historical Monument and on the National Register of Historic Places. NAS Sunnyvale was formally commissioned on April 12, 1933, eight days after Rear Admiral William A. Moffett and 73 others were killed in the crash of the *USS Akron*, the *Macon*'s sister ship. A month later, the landing field was named after Admirable Moffett, and nine years later NAS Sunnyvale was rechristened NAS Moffett Field.¹⁵

The subject property stands just southwest of Sunnyvale Naval Air Station and the Ames Research Center, constructed in 1933 and 1939. In 1933, Moffett Boulevard was paved and served as the first arterial street into Moffett Airfield.¹⁶ The Great Depression negatively affected the agricultural industry of Santa Clara County. Many cities in the county, including Mountain View, exported fruit, which was viewed as a luxury during the Great Depression. The construction of the Naval Air Station and Research Center provided employment for residents and brought in a diverse workforce once the facilities were completed. The presence and success of both the military and aeronautics fields represented a shift in the primarily agriculturally based industry of the area to a technology-based industry.¹⁷ After World War II, Moffett Field and the Ames Research Center still played a prominent role in Mountain View's economy, however the technology field grew with competing private companies.¹⁸

Though the *Macon* crashed off the coast of California in 1935, leading to the end of the Navy's dirigible program, Moffett Field remained a Navy facility and inaugurated Mountain View's long history with the aeronautics industry. The air station brought economic viability to the Mountain View area during the

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Great Depression, providing jobs for many local residents, and marked a shift away from the previously agricultural emphasis of the area. In 1939, the Ames Research Center grew up beside Moffett Field.¹⁹

World War II changed the landscape of Mountain View. In response to the bombing of Pearl Harbor in December of 1941 and the entry of the United States into war, President Franklin D. Roosevelt issued Executive Order 9066, forcing the evacuation of Japanese residents from towns large and small all along the Pacific Coast. Most of Mountain View's Japanese residents had to abandon their jobs, homes, and most of their belongings; they spent the duration of the war at internment camps in Arizona, Utah, Wyoming, and Colorado. The rest of Mountain View's residents experienced the war as most other Americans did: planting victory gardens, submitting to food and gasoline rationing, and hoping that the war would end soon. The most enduring legacy of World War II in Mountain View, however, was the increased activity at Moffett Field and the Ames Research Center.²⁰

Postwar Urbanization of the Santa Clara Valley

While historians generally mark World War II as a watershed moment in California's demographic and economic growth, it was during the postwar period that Mountain View and the Santa Clara Valley experienced phenomenal change. Between 1930 and 1940, Santa Clara County's population grew by 20 percent, and the following decade witnessed a growth rate of 60 percent. During the 1950s, however, Santa Clara County's population grew from 290,547 to 642,315, or a giant leap of 121 percent. The population of Mountain View grew from 6,500 to 31,000, or by 500 percent. Santa Clara County's population growth slowed after 1960, but it remained the fastest growing county in the state until 1970.²¹ The introduction of a new economy accounts for the tremendous population growth in Mountain View and Santa Clara County.²² Further following the national trend there was a boom in suburban construction that was based on Americans new reliance on the automobile. Agricultural lands were transformed into commercial, industrial and residential uses en masse, and new roads and expanded freeways also began to eat away at the valley's horticultural heritage. The statistics illustrating the decline of fruit and nut production within the county postwar are dramatic. In 1941, the county reported 100,529 harvested acres devoted to fruit and nut crops. By 1971 that number had dwindled to 32,476 acres and by 2011 only 2,652 acres remained.²³

Although a few important precedents for the new economy were set before the war – the invention of the vacuum tube, the first television transmission, and the founding of Hewlett Packard – it was during the postwar period that the economic landscape of the Santa Clara Valley transformed from an agricultural-based economy to a high-technology one. Mountain View played a significant role in this revolution. Inventor William Shockley co-invented the transistor, which revolutionized computer technology, while working at Bell Telephone Laboratories in New Jersey. In 1955 he established the first silicon-device research and manufacturing laboratory in an apricot storage barn on San Antonio Road in Mountain View.²⁴ Shockley Semiconductor Laboratories did not last long, but it spawned Fairchild Semiconductor, a leader in the electronics industry throughout the 1960s, as well as the motto that has enabled the industry to continue to produce such internationally renowned companies as Intel, Siemens, Tyco Electronics, Oracle, Apple, Yahoo, and Google: "To do creative work, one must overextend oneself. One must count on falling on his face."²⁵ Rapid development of the computer and electronics industries and produced job opportunities in research, manufacturing, sales, and services. So complete was the transformation of the Santa Clara Valley's economy that in the 1970s the "Valley of Heart's Delight" was rechristened as the "Silicon Valley."²⁶

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Stimulated by the emerging technology industries, offices, manufacturing facilities, and laboratories were established in the City in the 1950s and 1960s. Corporate campuses and office parks were constructed in the City beginning in the 1960s continuing into the 1970s.²⁷ Closest to the subject property is a 56-acre office park near Terra Bella Avenue and N. Shoreline Boulevard. Numerous technology companies occupied the development, including Spectra-Physics, a commercial laser company, and Data-Memory Inc., a magnet disc recording system manufacturer.²⁸

The population explosion that accompanied returning war veterans, the postwar baby boom, and the burgeoning electronics and defense industries, spurred Mountain View to join neighboring cities in the annexation, subdivision, and development of previously unincorporated areas of the county. Orchards quickly began to disappear as iconic structures of postwar America took their place. Numerous public and private schools were built during this period, and strip malls and indoor malls also cropped up on Mountain View's landscape too.²⁹ El Camino Real resumed its role as Mountain View's main street in the mid-twentieth century, with much commercial development along its length.

Architect/Builder

No architects or builders were found to have been associated with the subject buildings at 944 and 950 San Leandro Avenue.

Architectural Style

944 San Leandro Avenue

Constructed prior to 1948, the single-family house at 944 San Leandro exhibits an eclectic mix of styles. Classical influences are seen at the quoins at the door surrounds, the raised entryway, and quatrefoils; while the geometric ornamentation on the door recalls the Art Deco style. The divided-lite windows, flat roof, and stucco finish are not specific to an architectural style but can be considered vernacular to Mountain View.

950 San Leandro Avenue

Although the single-family house at 950 San Leandro Avenue was constructed c. 1956, the building exhibits characteristics of the Minimal Traditional architectural style, commonly built in the U.S. between c. 1935-1950. The style was a response to the need for small, quickly-built housing that average Americans could afford. The Federal Housing Administration developed a method for insuring long-term housing with low-interest rates during the Great Depression. The style again was utilized during World War II when production-plant workers were relocated across the country and were in need of housing.³⁰ Character-defining features of the style, as exhibited on the subject property are:

- Small massing, one-story height
- Intermediate-pitched gable roof
- Roof eaves with little to no overhang
- Multipane windows, usually double-hung
- Minimal architectural detail³¹

Occupancy History

944 San Leandro Avenue

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Dates	Occupants
1962	Emilie W. Gabler
1964	Walter F. Siebeneicher
1966-1968	Karl A. Gabler
<i>950 San Leandro Avenue</i>	
Dates	Occupants
1962	Anthony E. Merrill
1964	Darius E. Lively
1966-1968	Arthur Cossey

Current Historic Status

The subject property at 944 and 950 San Leandro Avenue have not previously been identified on any local, state, or national historic resources inventory.

Significance Evaluation – California Register of Historical Resources (CRHR) Evaluation³²

Criterion 1 – Association with significant events

944 San Leandro Avenue

The subject property developed during the agricultural period during which orchards and farms were cultivated in the Santa Clara Valley. The house at 944 San Leandro Avenue was constructed prior to 1948. Historic aerials show a small orchard at the rear until the 1960s when it was cleared, however that area of the parcel has remained generally undeveloped. Although the property is associated with the agricultural period in Mountain View, research did not show that the building at 944 San Leandro Avenue is associated with the period in an individually significant way. This single-family house is one among a number of dwellings constructed during this period.

950 San Leandro Avenue

The house at 950 San Leandro Avenue was constructed c. 1956, around the time the neighborhood was annexed to the City of Mountain View. During the 1950s and 1960s, the neighborhood underwent a wave of development of industrial and residential buildings. The acceleration of development was supported by the construction and upgrades of the nearby freeways which connected Mountain View to the rest of the Bay Area. While the single-family house was constructed during a time of development in the neighborhood and during the overall economic growth of the City, it was not found to be associated with this era in an individually significant way.

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Therefore, the subject property (944 and 950 San Leandro Avenue) does not appear eligible for listing on the CRHR under Criterion 1.

Criterion 2 – Persons

944 and 950 San Leandro Avenue

No persons of known historical significance appear to have been associated with the subject property. None of the occupants uncovered during research are known as important figures in the history of Mountain View or California. Therefore, the property does not appear eligible for listing on the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

944 San Leandro Avenue

Constructed prior to 1948, the house embodies a mix of Classical and Art Deco architectural styles as exhibited through the quatrefoil, quoin, geometrical ornamentation. These elements are minimal and the house is overall vernacular in its simple wood-sash divided-lite windows and simple rectangular form. The house does not feature details that make the structure stand out as an exemplary extant illustration of any of the styles in the area. The building is of common construction and materials. No architect or builder has been identified for the building.

950 San Leandro Avenue

Constructed c. 1956, the single-family house at 950 San Leandro Avenue is Minimal Traditional in architectural style as shown in its small massing, roof eaves with little to no overhang and minimal architectural detail. The house does not feature details that make the structure stand out as an exemplary extant illustration of the style in the area. The building is of common construction and materials. No architect or builder has been identified for the building.

Therefore, the subject property (944 and 950 San Leandro Avenue) does not appear eligible for listing on the CRHR under Criterion 3.

Criterion 4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the CRHR under Criterion 4.

Integrity

944 San Leandro Avenue

The building at 944 San Leandro Avenue retains integrity of location since it has not been moved. It retains integrity of association and feeling because it has remained a single-family house since its construction and still expresses the character and aesthetic of the early 20th century. The building continues to illustrate its eclectic architectural style, and retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been greatly compromised by the construction of freeways, and

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the change from orchard or farmland to industrial and residential.

950 San Leandro Avenue

The building at 950 San Leandro retains integrity of location since it has not been moved. It retains its integrity of association and feeling because it has remained a single-family house since its construction c. 1956 and still expresses the character and aesthetic of the mid-20th century. The building continues to illustrate its Minimal Traditional architectural style, and retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been drastically compromised by the construction of freeways, and the surrounding blocks' change from agricultural to residential and commercial/light industrial.

Mountain View Historic Resource Evaluation

1. *Is strongly identified with a person who, or an organization which, significantly contributed to the culture, history, or development of the City of Mountain View.*

944 and 950 San Leandro Avenue

There is no person or organization of significance individually associated with the property. The house was occupied by a number of people over the years, none of whom are known as important figures in the history of Mountain View or California.

2. *Is the site of a significant historic event in the City's past.*

944 and 950 San Leandro Avenue

The property is not linked specifically to any significant historic events.

3. *Embodies distinctive characteristics significant to the City in terms of a type, period, region, or method of construction or representative of the work of a master or possession of high artistic value.*

944 San Leandro Avenue

Constructed prior to 1944, the single-family house at 944 San Leandro Avenue embodies an eclectic mix of architectural styles with some vernacular influences. This is presented through quatrefoil, quoin, and geometric ornamentation. The house does not illustrate distinctive characteristics of an architectural style significant to the City, nor is it distinguished in type or method of construction. It is a modest example of these styles found within the City. No architect, designer, or builder was found to be associated with the house.

950 San Leandro Avenue

Constructed c. 1956, the single-family house at 950 San Leandro Avenue is an example of a Minimal Traditional dwelling. It embodies some elements of the architectural style as evident in its small massing, roof eaves with little to no overhang, and minimal architectural detail. The design is characteristic of the mid to late 20th century, however it does not illustrate distinguishing characteristics of an architectural type that would elevate it to appear as a local historic resource. It is a modest example of the style found within the City, and does not exhibit distinctive methods of construction. No architect, designer, or builder was found to be associated with the house.

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4. *Has yielded, or may be likely to yield, information important to the City's prehistory or history.*

944 and 950 San Leandro Avenue

Archeology was beyond the scope of this report, but archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

In conclusion, the subject property (944 and 950 San Leandro Avenue) cannot be considered historic resources since they do not appear eligible for listing on the CRHR or as a Mountain View Historic Resource, as they do not have significance under any criteria.

Conclusion

Based on the evaluation above of the property of 944 and 950 San Leandro Avenue, it does not appear that the subject property possesses sufficient historical significance for listing on the CRHR. The property is not associated with the residential growth of the area of Mountain View in an individually significant way. No persons of significance are known to be directly associated with the property. Although the buildings are examples of the Minimal Traditional and eclectic architectural styles, they fail to be exemplary representatives of the styles. No master architect, designers, or builders have been associated with either building. The property is unlikely to yield information important to the prehistory or history of the area. Therefore, the subject property, 944 and 950 San Leandro Avenue, does not appear to be eligible for listing on the CRHR.

The subject property also does not appear to be individually eligible as City of Mountain View Historical Resources as it does not have significance under local criteria.

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