

HISTORICAL RESOURCES EVALUATION

924-940 SAN RAFAEL AVENUE
MOUNTAIN VIEW, SANTA CLARA COUNTY, CA



PREPARED BY:



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PREPARED FOR: DAVID J POWERS & ASSOCIATES
1871 THE ALAMEDA, SUITE 200
SAN JOSÉ, CA 95126

OCTOBER 2025

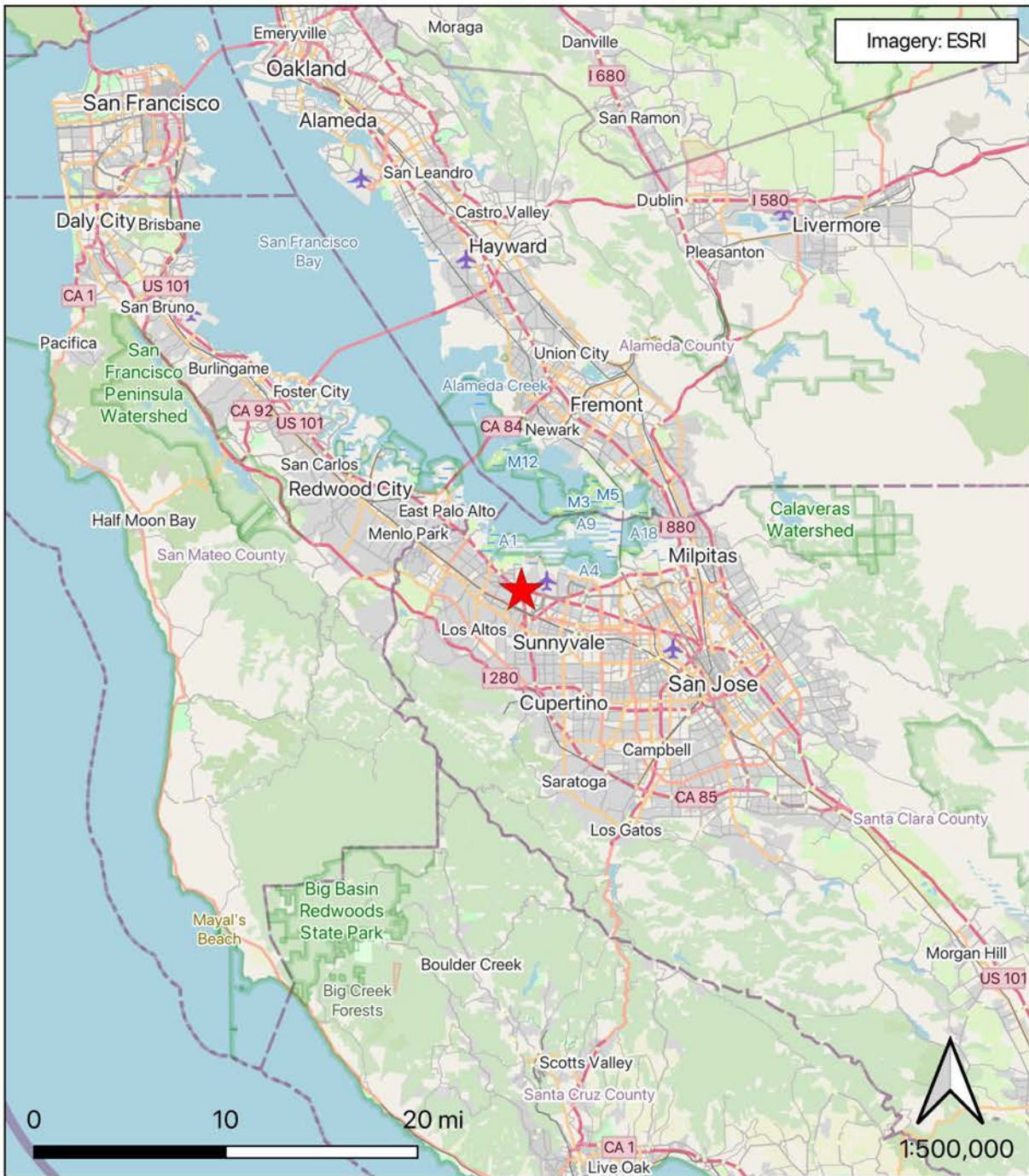
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INTRODUCTION AND SUMMARY OF FINDINGS

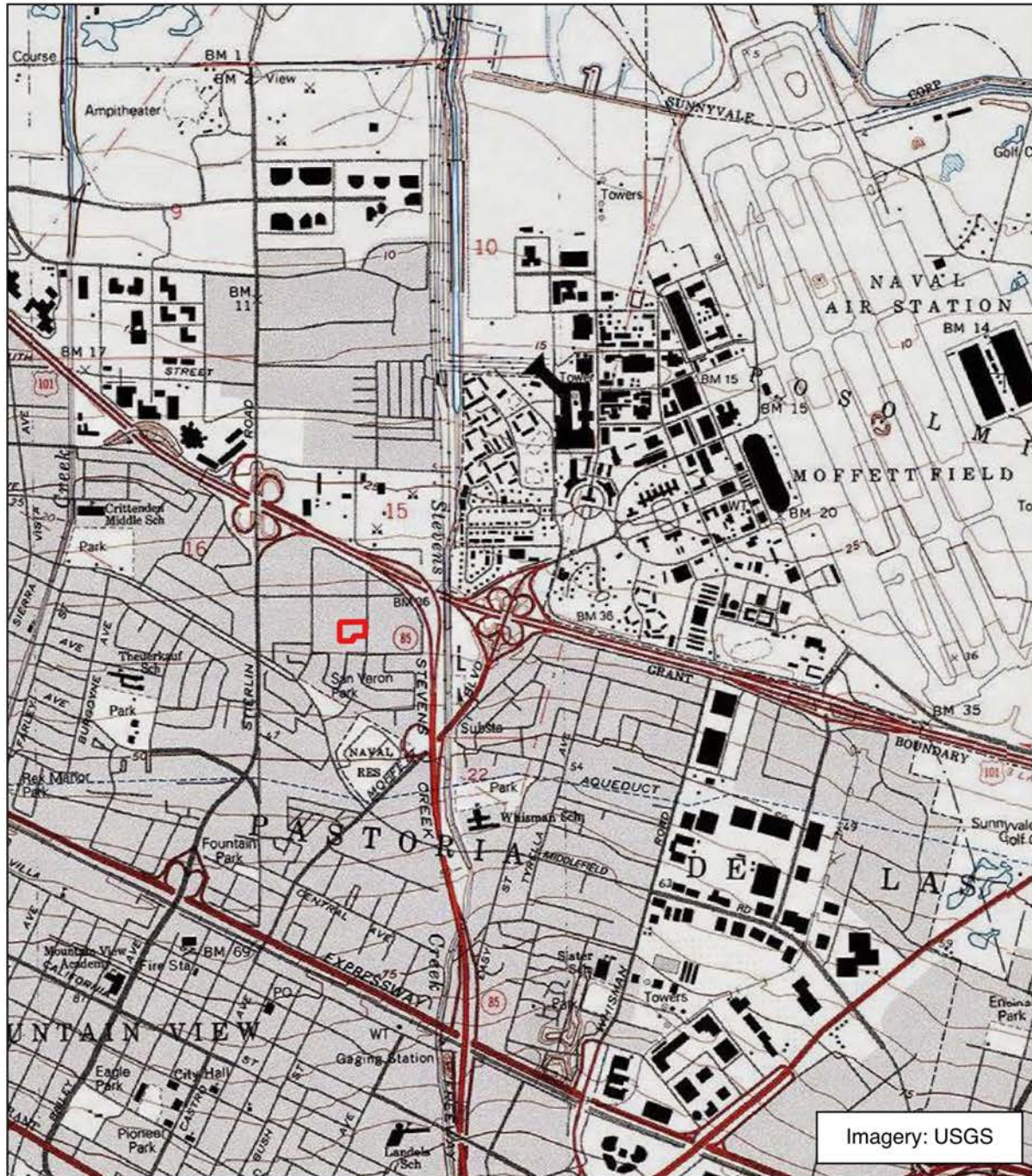
The Project is located at 924-940 San Rafael Avenue in the City of Mountain View (APN 153-17-044 and -045). The 1.8-acre project site is currently developed with two vacant commercial buildings. The proposed project would demolish all structures on the site and construct 36 rowhouse units in five distinct building complexes. The proposed rowhouse units would each be three stories with height varying between approximately 39.25 feet to a maximum height of 40.2 feet. The proposed rowhouse building complexes would have setbacks from the existing adjacent property lines of 14 feet in front, 23.5 feet on the sides, and 25.3 feet in the rear.

Archaeological/Historical Consultants (A/HC) of Oakland, California, was retained to complete a historic resources evaluation of the existing buildings on site under the criteria of the California Register of Historic Resources (CRHR). Based on a built environment survey conducted August 27, 2025 and supplementary historical research, our determination is that the buildings at 924-940 San Rafael Avenue are not eligible for the CRHR. The project therefore does not have the potential to cause a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines (14 CCR §15064.5) or the Mountain View Code of Ordinances (Division 15, §36.54.65).



Project Location Map
924-940 San Rafael Avenue
Mountain View, CA

Figure 1: Location Map



Project Vicinity Map

924-940 San Rafael Avenue, Mountain View

0 0.5 1 mi

1:25,000

Legend

Project Area

Figure 2: Vicinity Map



Figure 3: Project Area Limits

DESCRIPTION OF BUILT ENVIRONMENT RESOURCES

SETTING

This property is located in a suburban neighborhood of entirely, or almost entirely, post-World War II buildings. The location is a meeting place of commercial and residential buildings. Typically, buildings to the south are single-family houses, while nearly all to the north are industrial or commercial in character. This pattern is illustrated by the subject and adjacent properties. The property next door to the south, at 918 San Rafael Avenue, is a house; the subject property is commercial; and the lot adjacent to the north, 940 San Rafael, is a vacant lot that has been completely paved with asphalt.

The subject property contains two buildings on an L-shaped lot 365 feet deep (1.8 acres). A small office building is located near the front of the lot, and a warehouse is placed toward the rear.

Nearly all of the lot that is not devoted to the two buildings is paved with asphalt. At the front of the lot, just in front of the office building, there is a landscaped area measuring about 20 feet by 42 feet. It contains two tall trees, a few smaller trees, a bed of ivy, and some pavement. Another landscaped area can be found just in front of the north entrance. Most of it is paved, but the remnants of a few small shrubs flank this pavement. The warehouse to the rear is completely surrounded by pavement.



Figure 4: Facing southwest towards 924 San Rafael with the warehouse in the distance

THE OFFICE BUILDING

The office building measures 62 feet east-west and 34 feet north south. It is set back from the street about 42 feet and is placed ten feet north of the southern lot line. It is one story in height and is clad in stucco. While the structural type is uncertain, it is most likely wood-framed in construction and sits on either a concrete slab or a concrete perimeter foundation.

The roof is front-gabled and is covered with curved, brown-colored tiles that imitate Spanish clay tiles. The eaves on the north and south sides are shallow, projecting only about a foot beyond the wall plane. The short rafter tails are visible from below, and their ends are faced by plain fascia boards. On the east façade, the recessed entrance creates a jog in the building footprint and gives the roofline a double-gable effect.

There are three entrances, all at grade. The front entrance is centered in the east side and is set in a shallow recess. The north entrance is set in a larger recess – measuring about six by seven feet – and is lit by an ornamental light fixture. Due to its larger area, and its proximity to parking, this was likely the primary entrance. A third entrance can be found at the rear of the building. It is sheltered by a shed roof covered by imitation clay tiles and supported by square posts; it also has an ornamental light fixture. All three entrances have doors that are now covered with plywood and so cannot be described.

All eleven windows are also boarded up, but some details are visible. On the east side (facing the street), two windows flank the centered entrance. Each is topped by a tall wooden panel that rises to the roofline, and each has a shallow board sill. On the long north side there are five windows, plus a sixth set in the entrance recess. Each of these has a board sill and is topped by a similar board lintel. A window similar to these is set in the rear (west) wall. Finally, two windows can be found near the rear entrance. Both of these are plain; neither has a sill or lintel.

The building's south wall has no opening and only one feature, a slightly-projecting utility shed sided with stucco and containing utility meters and electrical boxes.

Because of the stucco siding and the imitation clay tile roof, this could be regarded as a modern version of the Mediterranean Revival or Spanish Revival style. The tall wooden panels over the windows in the east side are not characteristic of that style, however.



Figure 5: East façade (front entrance)



Figure 6: North façade



Figure 7: Utility shed on south façade



Figure 8: West façade, looking northeast

THE WAREHOUSE

This one-story building is located near the far southwest corner of the lot and measures 60 by 40 feet. It is surrounded on three sides (all but the south) by pavement. It probably has an internal steel frame to which the standing-seam sheet metal walls are attached. The roof is gabled, with a very shallow pitch. It is also made of sheet metal and extends beyond the wall plane by only a few inches.

There are four openings, including two vehicle doors and two pedestrian doors. The vehicle doors are of roll-up sheet metal and are located in the north and west sides. The pedestrian doors are of solid steel and are in the east and west sides. No openings are in the south side, which is close to the south property line.

This is a typical sheet metal warehouse such as was built in large numbers after World War II and is still very common in industrial areas in the San Francisco Bay Area.



Figure 9: North and East façades, facing southwest



Figure 10: West façade

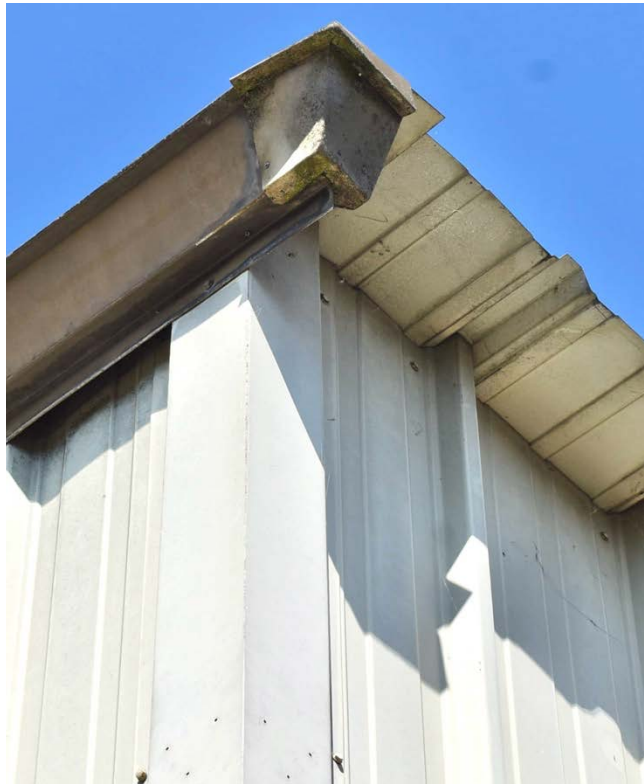


Figure 11: South façade (left); Roof detail (right)

HISTORIC CONTEXT

THE CITY OF MOUNTAIN VIEW

The City of Mountain View was once part of Rancho Pastoria de Las Borregas, the land grant received by Francisco M. Estrada in 1842. Both Francisco and his wife, Inez Castro Estrada, died by 1845 and Francisco's father transferred the land to Inez's father, Mariano Castro, who had been Alcalde of San José Pueblo in 1827. Castro used the land for raising livestock and growing a few crops, with the family's main house and buildings located in modern Mountain View (Hoover et al. 2002:430).

The earliest settlement in Mountain View, "Old Mountain View", was established around 1850 along El Camino Real between Calderon Street and Stevens Creek. A stagecoach stop was built in 1852 and a Post Office in 1854. The San Francisco-San José Rail Road, however, bypassed this settlement and built a station at Castro Street and what is now Central Expressway in 1864, after which "New Mountain View" became the commercial and residential center (Ignoffo 2002:50). This new town became a transportation and agricultural service center, where agricultural products were processed and shipped via the railroad. It was also a distribution hub for imported goods and the local seat of financial, legal, real estate, and other services (Broek 1932:92).

The city was incorporated in 1902 and over the course of the 20th century grew from a small town of some 1,000 people supporting an agricultural region to a city of 12 square miles with a population of over 70,000 in the heart of Silicon Valley (Ignoffo 2002:77, 164). In the 1930s, the construction of the Naval Air Station (Moffett Federal Airfield) and Ames Research Laboratory just outside the city established Mountain View's connection to the growing defense industry (Ignoffo 2002:xviii, 117). Post World War II, the city's expansion was not only aided by the population boom, but also an ambitious annexation campaign inspired by the example of neighboring cities San José and Sunnyvale (Ignoffo 2002:128-131). Shockley Semiconductor Laboratory, the first company to use silicon in electrical components, was founded in 1955 in Mountain View. Shockley was followed by GTE Sylvania, Fairchild Semiconductors, and Intel. These companies, along with others located nearby in the 1950s and -60s such as Hewlett Packard, General Electric, Varian, Raytheon, Signetics, and National Semiconductor, formed the nucleus of Silicon Valley (Ignoffo 2002: 127, 133-35; Winslow 1993:208-212; Payne 1987:171-173). Today Mountain View is home to the headquarters of some of the world's largest technology companies.

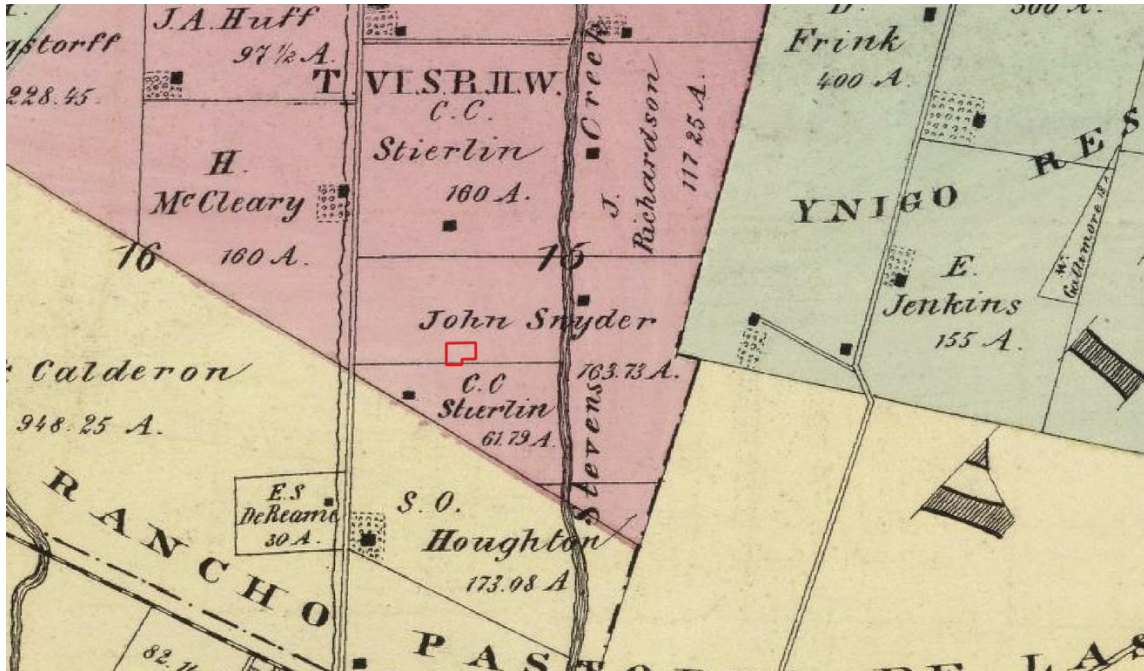


Figure 12: 1876 Thompson & West map with the project area outlined in red

HISTORY OF THE PROJECT AREA

EARLY HISTORY

While most of Mountain View was once part of Rancho Pastoria de Las Borregas, the land grant received by Francisco M. Estrada in 1842, the project area is in an area of ungranted land between the Rancho and the shoreline (Hoover et al. 2002:430).

By 1876 the project area was on 163.73 acres belonging to John Snyder (1828-1901). Snyder was born in Indiana and spent his early years in Iowa. He came west to California in 1849 and had settled in the Santa Clara Valley by 1855. He married Martha Kifer (1837-1918), and they first lived and farmed on land near Santa Clara (Guinn 1904). The nearly 165-acre parcel that included the project area was a comparatively small piece of the Snyder holdings; the ranch where Martha continued to live after his death was originally 1,160 acres. From 1859 to 1865, the Snyder family lived in the residence depicted on the 1876 map on the east side of Stevens Creek (Figure 12), outside of the project area (US Census 1860; Thompson & West 1876; Guinn 1904). The land was used to farm hay and other grain (Guinn 1904).

The Snyders' son Arthur (1859-1922) worked with his mother, Martha, to manage the properties after his father's death. By 1900, he had taken over ownership of the land east of Stevens Creek and by 1914, he had sold off the eastern land and taken over the remaining acreage on Stierlin Road (now Shoreline Boulevard) (McMillan 1903, 1914; US Census 1900). Arthur did not live on the project area, instead living in the house east of Stevens Creek before moving closer to modern day Los Altos (US Census 1910). The obituary of his daughter, Elizabeth, noted that he farmed the land, including the project area off Stierlin Road (PTT 1979). Arthur died in 1922 and the 80 acres west of Stevens Creek was sold and portioned into Terra Bella Acres (Figure 13).

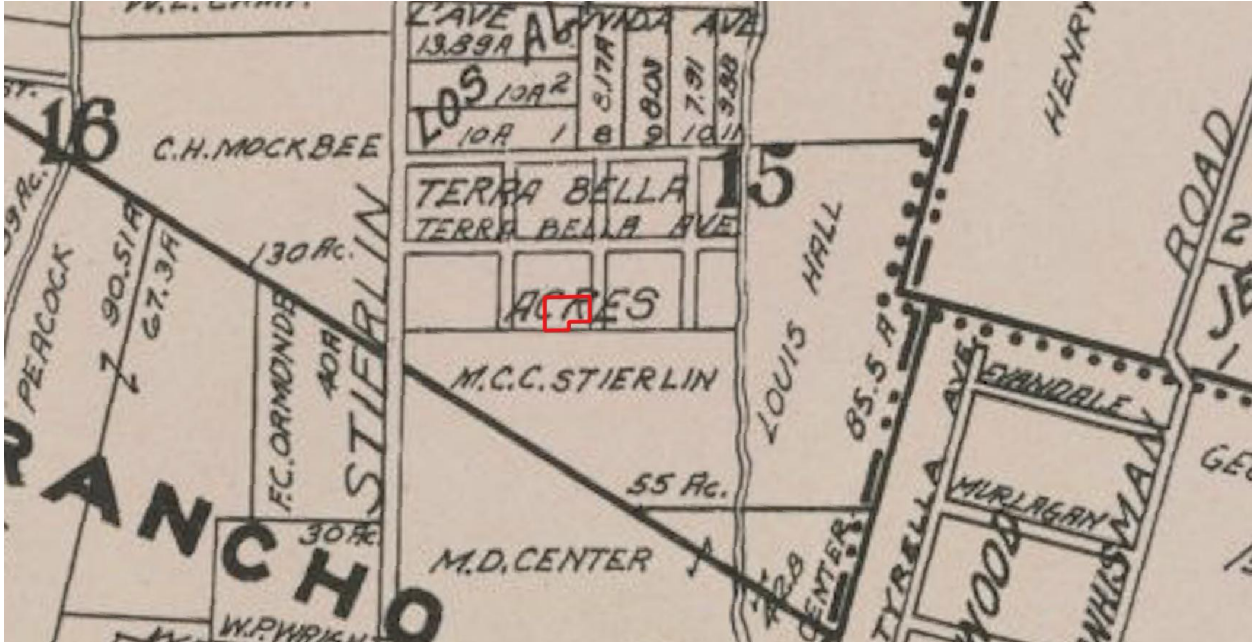


Figure 13: 1929 Drake map with the project area outlined in red

TERRA BELLA ACRES AND THE HUNTLEY FAMILY

By 1931, the project area was part of a 2.5-acre lot on the northwest side of San Rafael Avenue in the Terra Bella Acres subdivision (Figures 13 and 14). In the early 1930s, Alfred Huntley (1881-1969) and his wife, Lulu Cozad (1882-1971) purchased the southern half of the 2.5-acre lot, which included the project area (US Census 1940). A residence and shed were located on the project area (at what is now 924 San Rafael Avenue) by 1931, and was expanded by 1939 (Fairchild Aerial Surveys 1931, 1939). The Huntleys built a new home at the southeast corner of their property in 1948 (outside the project area), which is now 918 San Rafael Avenue.

The pre-1931 farmhouse is visible on aerial photographs through 1968, and was demolished by 1980 (Aero Services Corporation 1956; Cartwright Aerial Surveys 1968; Western Aerial Photos 1980). On the northern half of the project area, at 940 San Rafael Avenue, a residence was present by 1948 (EXXON 1948). The property was owned by several different people over the years and was often rented out, in whole or in part (R.L. Polk 1962, 1966, 1968). The residence is still visible in a 1980 aerial photograph but was razed by 1991 and paved over to become private parking (Western Aerial Photos 1980; Google Earth 1991).

EL CAMINO PAVING

The current office building and storage building at 924 San Rafael Avenue were constructed circa 1980 (Santa Clara County Assessor 2025; Western Aerial Photos 1980). By 1993, the property was the office building for El Camino Paving, an asphalt contractor. Research did not identify an architect, builder, or building permits for the property. The building became vacant by 2024.



Figure 14: 1931 aerial photograph with project area outlined in red (Fairchild Aerial Surveys 1931)



Figure 15: 1965 aerial photograph with the project area outlined in red (Cartwright Aerial Surveys 1965)

SIGNIFICANCE EVALUATION AND RECOMMENDATIONS

924-940 San Rafael Avenue has not been previously 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.¹

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 Register were published January 1, 1998. Under the regulations, a number of historic resources are automatically eligible or presumed to be eligible for the CRHR 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 CRHR. 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.

¹ 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.

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).

The California Register regulations define “integrity” as “. . . the authenticity of a property’s physical identity, evidenced by the survival of characteristics that existed during the property’s period of significance,” that is, it must retain enough of its historic character or appearance to be recognizable as an historical resource. Following the National Register integrity criteria, California Register regulations specify that integrity is a quality that applies to historic resources in seven ways: location, design, setting, materials, workmanship, feeling and association.²

INTEGRITY STATEMENT

Though original plans were not available, the two buildings on site have the same plan as they did in 1980, and there are no obvious additions. Apart from the boarded-up windows and doors, they would be clearly recognizable to a visitor from the time of construction. Neither building has been moved, and the overall setting remains a mix of commercial and single-family residential buildings. 924-940 San Rafael Avenue thus retains integrity of location, design, materials, workmanship, setting, feeling, and association.

CRHR SIGNIFICANCE EVALUATION

Criterion 1. The property is associated with commercial development in Mountain View. However, the buildings on site have no specific associations with this trend or with important events in the area. Therefore, the building is not eligible under CRHR Criterion 1.

Criterion 2. The buildings on site are most closely connected with El Camino Paving, an asphalt contractor. Research did not reveal any individuals associated with this company or with the project area buildings who have achieved significance in the history of Mountain View, California, or the nation. For these reasons, it is not eligible under CRHR Criterion 2.

Criterion 3. The office building was constructed circa 1980. It has two elements that relate it to Spanish and Mediterranean-styled buildings of the 1920s and 1930s, namely, its stucco coating and its roof of curved tiles. Besides these, detailing is limited to the panels over the windows that rise to the roofline on the east side, and the recessed entrances on the east and north sides. The only ornamental elements, the light fixtures at two of the entrances, seem perfunctory.

The massing of the building is notably Modern in style, with the recesses at the north and east entrances, the double-gable effect at the front and rear, and in the length of the gabled roof. However, the form of the building does not rise to a level of distinction, and the building is not a notable example

² The definition of integrity under the California Register follows National Register of Historic Places criteria. Detailed definitions of the qualities of historic integrity are in National Register Bulletin 15, *How to Apply National Register Criteria for Evaluation*, published by the National Park Service.

of either modernism or a Spanish Revival style. For this reason, the building is not eligible for the California Register under Criterion 3.

The sheet-metal warehouse building at the rear of the project area is typical of those that were built in large numbers in industrial areas around the Bay Area after World War II. It is built from common materials, is functional in design, and lacks distinguishing features of any kind. Thus, it is not eligible for the California Register under Criterion 3.

Criterion 4. This criterion is usually used to evaluate archaeological sites. In some cases, a built environment resource may contain useful information about construction techniques or the use of materials by builders. However, the buildings on site were constructed using materials and techniques that were typical of their periods. Therefore, it is not eligible under CRHR Criterion 4.

Please see the accompanying Archaeological Sensitivity Assessment for a discussion of the archaeological potential of the property.

MOUNTAIN VIEW REGISTER OF HISTORIC RESOURCES

Mountain View Register of Historic Resources is established in Code of Ordinances Division 15 §36.54.65 and parallels the language of the California Register. A building, structure, site or other improvement may be designated as a historic resource and placed on the Mountain View Register if the city council finds that it meets one or more of the following criteria:

- a. 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;
- b. Is the site of a significant historic event in the city's past.
- c. 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; or
- d. Has yielded, or may be likely to yield, information important to the city's prehistory or history.

The California Register evaluation language also applies to evaluation under the Mountain View register, because the property does not have any qualities that would make it significant under local criteria.

FINDINGS AND CONCLUSIONS

This Historic Resource Evaluation of 924-940 San Rafael Avenue in Mountain View has determined that the buildings on the project area are not eligible to the California Register of Historical Resources because they are not individually significant under California Register Criteria 1, 2, 3 or 4. They are not potential contributors to a historic district. Furthermore, it is not eligible for listing in the Mountain View Register of Historic Resources. Since no historical resources are present on the property, the proposed project would not adversely impact historical resources as defined in the CEQA Guidelines (14 CCR §15064.5) or the Mountain View Code of Ordinances (Division 15, §36.54.65).

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1953 Mountain View 7.5' Quadrangle (1:24,000)

1961 Mountain View 7.5' Quadrangle (1:24,000)

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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 _____

Page 1 of 16

***Resource Name or #:** 924-940 San Rafael Avenue

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

***a. County** Santa Clara **and**

***b. USGS 7.5' Quad** Mountain View **Date** 2021 **T** 6S **R** 2W Sec. 15 **M.D.B.M.**

c. Address 924-949 San Rafael Avenue **City** Mountain View **Zip** 94043

d. UTM: Zone mE / mN

e. Other Locational Data: APN 153-17-044 and -045

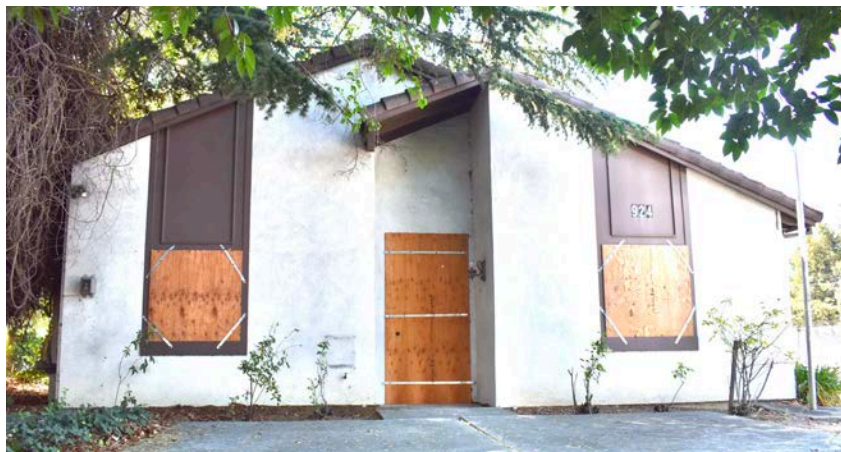
***P3a. Description:** This property is located in a suburban neighborhood of entirely, or almost entirely, post-World War II buildings. The location is a meeting place of commercial and residential buildings. Typically, buildings to the south are single-family houses, while nearly all to the north are industrial or commercial in character. This pattern is illustrated by the subject and adjacent properties. The property next door to the south, at 918 San Rafael Avenue, is a house; the subject property is commercial; and the lot adjacent to the north, 940 San Rafael, is a vacant lot that has been completely paved with asphalt. [See Continuation Sheets]

***P3b. Resource Attributes:** (HP6) 1-3 story commercial building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo:

East façade of 924 San Rafael Avenue 08/27/25



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

☒ Historic ☐ Prehistoric ☐ Both
1980 (aerial photographs)

***P7. Owner and Address:**

San Rafael Ave Pavco LP
924 San Rafael Avenue
Mountain View, CA 94043

***P8. Recorded by:**

William Kostura
Archaeological/Historical Consultants
609 Aileen Street,
Oakland, CA 94609
www.ahc-heritage.com

***P9. Date Recorded:** August 27, 2025

P10. Survey Type: Intensive

***P11. Report Citation:** Shoup, Daniel, William Kostura, and Jennifer Pennell. 2025 *Historical Resources Evaluation Report: 924-940 San Rafael Avenue, Mountain View, Santa Clara County, CA*. Archaeological/Historical Consultants, Oakland, 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): Sketch Map

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 924-940 San Rafael Avenue

*NRHP Status Code

6Z

Page 2 of 16

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. **Architectural Style:** Commercial Modern (Buildings A, B, and C); Mid-century Modern (Building D); Postmodern (Building E)

*B6. **Construction History:** The office building and the warehouse were built in 1980 according to aerial photography.

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

Original Location:

*B8. **Related Features:**

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance:**
Period of Significance

Theme

Property Type

Area
Applicable Criteria

HISTORIC CONTEXT

The City of Mountain View

The City of Mountain View was once part of Rancho Pastoria de Las Borregas, the land grant received by Francisco M. Estrada in 1842. Both Francisco and his wife, Inez Castro Estrada, died by 1845 and Francisco's father transferred the land to Inez's father, Mariano Castro, who had been Alcalde of San José Pueblo in 1827. Castro used the land for raising livestock and growing a few crops, with the family's main house and buildings located in modern Mountain View (Hoover et al. 2002:430). [See Continuation Sheets]

B11. **Additional Resource Attributes:**

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

B13. **Remarks:**

*B14. **Evaluator:** Daniel Shoup

***Date of Evaluation:** October 2025

(Sketch Map with north arrow required.)

[See Sketch Map Page 16]

(This space reserved for official comments.)

CONTINUATION SHEET

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*P3a. Description (Continued):

The subject property contains two buildings on an L-shaped lot 365 feet deep (1.8 acres). A small office building is located near the front of the lot, and a warehouse is placed toward the rear.

Nearly all of the lot that is not devoted to the two buildings is paved with asphalt. At the front of the lot, just in front of the office building, there is a landscaped area measuring about 20 feet by 42 feet. It contains two tall trees, a few smaller trees, a bed of ivy, and some pavement. Another landscaped area can be found just in front of the north entrance. Most of it is paved, but the remnants of a few small shrubs flank this pavement. The warehouse to the rear is completely surrounded by pavement.



Facing southwest towards 924 San Rafael with the warehouse in the distance

The Office Building

The office building measures 62 feet east-west and 34 feet north south. It is set back from the street about 42 feet and is placed ten feet north of the southern lot line. It is one story in height and is clad in stucco. While the structural type is uncertain, it is most likely wood-framed in construction and sits on either a concrete slab or a concrete perimeter foundation.

The roof is front-gabled and is covered with curved, brown-colored tiles that imitate Spanish clay tiles. The eaves on the north and south sides are shallow, projecting only about a foot beyond the wall plane. The short rafter tails are visible from below, and their ends are faced by plain fascia boards. On the east façade, the recessed entrance creates a jog in the building footprint and gives the roofline a double-gable effect.

There are three entrances, all at grade. The front entrance is centered in the east side and is set in a shallow recess. The north entrance is set in a larger recess – measuring about six by seven feet – and is lit by an ornamental light fixture. Due to its larger area, and its proximity to parking, this was likely the primary entrance. A third entrance can be found at the rear of the building. It is sheltered by a shed roof covered by imitation clay tiles and supported by square posts; it also has an ornamental light fixture. All three entrances have doors that are now covered with plywood and so cannot be described.

All eleven windows are also boarded up, but some details are visible. On the east side (facing the street), two windows flank the centered entrance. Each is topped by a tall wooden panel that rises to the roofline, and each has a shallow board sill. On the long north side there are five windows, plus a sixth set in the entrance recess.

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Each of these has a board sill and is topped by a similar board lintel. A window similar to these is set in the rear (west) wall. Finally, two windows can be found near the rear entrance. Both of these are plain; neither has a sill or lintel.

The building's south wall has no opening and only one feature, a slightly-projecting utility shed sided with stucco and containing utility meters and electrical boxes.

Because of the stucco siding and the imitation clay tile roof, this could be regarded as a modern version of the Mediterranean Revival or Spanish Revival style. The tall wooden panels over the windows in the east side are not characteristic of that style, however.



East façade (front entrance)

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North façade



Utility shed on south façade

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West façade, looking northeast

The Warehouse

This one-story building is located near the far southwest corner of the lot and measures 60 by 40 feet. It is surrounded on three sides (all but the south) by pavement. It probably has an internal steel frame to which the standing-seam sheet metal walls are attached. The roof is gabled, with a very shallow pitch. It is also made of sheet metal and extends beyond the wall plane by only a few inches.

There are four openings, including two vehicle doors and two pedestrian doors. The vehicle doors are of roll-up sheet metal and are located in the north and west sides. The pedestrian doors are of solid steel and are in the east and west sides. No openings are in the south side, which is close to the south property line.

This is a typical sheet metal warehouse such as was built in large numbers after World War II and is still very common in industrial areas in the San Francisco Bay Area.



North and East façades, facing southwest

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West façade



South façade (left); Roof detail (right)

CONTINUATION SHEET

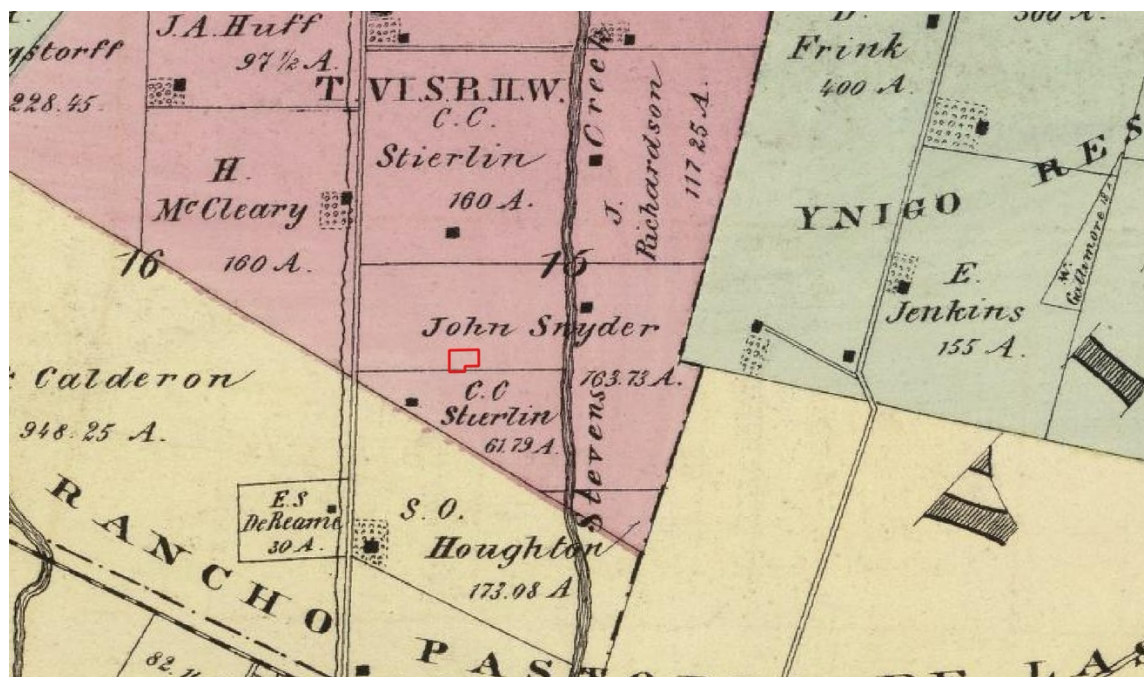
Property Name: 924-940 San Rafael Avenue

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*B10. Significance (Continued):

The earliest settlement in Mountain View, “Old Mountain View”, was established around 1850 along El Camino Real between Calderon Street and Stevens Creek. A stagecoach stop was built in 1852 and a Post Office in 1854. The San Francisco-San José Rail Road, however, bypassed this settlement and built a station at Castro Street and what is now Central Expressway in 1864, after which “New Mountain View” became the commercial and residential center (Ignoffo 2002:50). This new town became a transportation and agricultural service center, where agricultural products were processed and shipped via the railroad. It was also a distribution hub for imported goods and the local seat of financial, legal, real estate, and other services (Broek 1932:92).

The city was incorporated in 1902 and over the course of the 20th century grew from a small town of some 1,000 people supporting an agricultural region to a city of 12 square miles with a population of over 70,000 in the heart of Silicon Valley (Ignoffo 2002:77, 164). In the 1930s, the construction of the Naval Air Station (Moffett Federal Airfield) and Ames Research Laboratory just outside the city established Mountain View’s connection to the growing defense industry (Ignoffo 2002:xviii, 117). Post World War II, the city’s expansion was not only aided by the population boom, but also an ambitious annexation campaign inspired by the example of neighboring cities San José and Sunnyvale (Ignoffo 2002:128-131). Shockley Semiconductor Laboratory, the first company to use silicon in electrical components, was founded in 1955 in Mountain View. Shockley was followed by GTE Sylvania, Fairchild Semiconductors, and Intel. These companies, along with others located nearby in the 1950s and -60s such as Hewlett Packard, General Electric, Varian, Raytheon, Signetics, and National Semiconductor, formed the nucleus of Silicon Valley (Ignoffo 2002: 127, 133-35; Winslow 1993:208-212; Payne 1987:171-173). Today Mountain View is home to the headquarters of some of the world’s largest technology companies.



1876 Thompson & West map with the project area outlined in red

History of the Project Area

Early History

While most of Mountain View was once part of Rancho Pastoria de Las Borregas, the land grant received by Francisco M. Estrada in 1842, the project area is in an area of ungranted land between the Rancho and the

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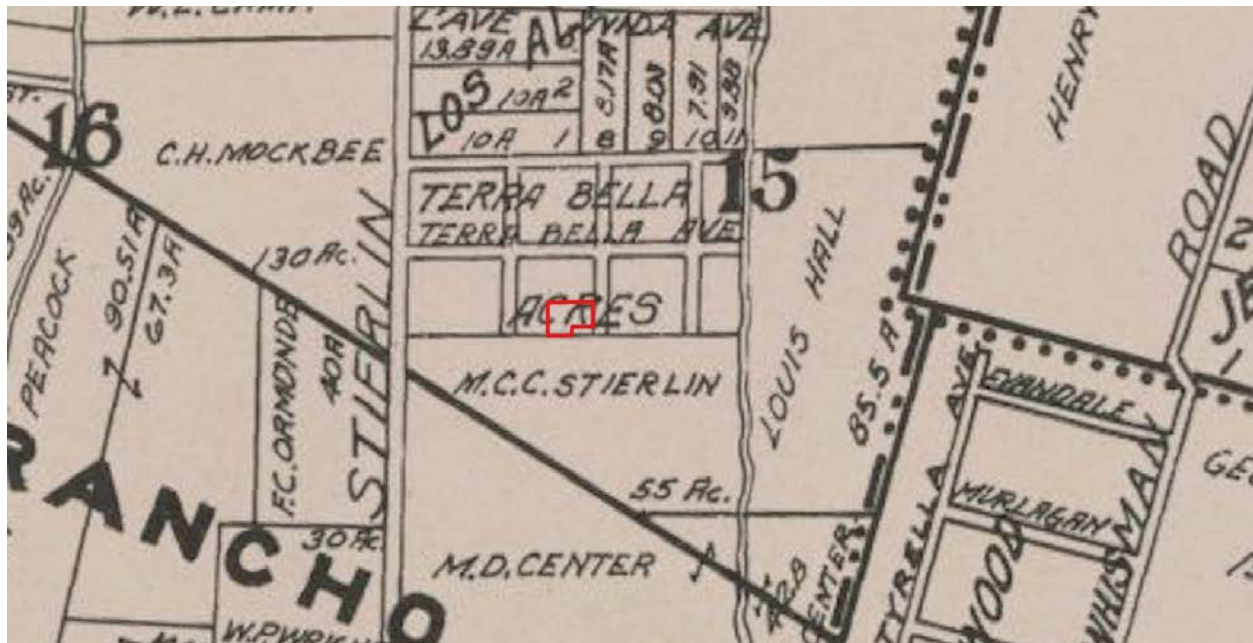
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shoreline (Hoover et al. 2002:430).

By 1876 the project area was on 163.73 acres belonging to John Snyder (1828-1901). Snyder was born in Indiana and spent his early years in Iowa. He came west to California in 1849 and had settled in the Santa Clara Valley by 1855. He married Martha Kifer (1837-1918), and they first lived and farmed on land near Santa Clara (Guinn 1904). The nearly 165-acre parcel that included the project area was a comparatively small piece of the Snyder holdings; the ranch where Martha continued to live after his death was originally 1,160 acres. From 1859 to 1865, the Snyder family lived in the residence depicted on the 1876 map on the east side of Stevens Creek (See figure above), outside of the project area (US Census 1860; Thompson & West 1876; Guinn 1904). The land was used to farm hay and other grain (Guinn 1904).

The Snyders' son Arthur (1859-1922) worked with his mother, Martha, to manage the properties after his father's death. By 1900, he had taken over ownership of the land east of Stevens Creek and by 1914, he had sold off the eastern land and taken over the remaining acreage on Stierlin Road (now Shoreline Boulevard) (McMillan 1903, 1914; US Census 1900). Arthur did not live on the project area, instead living in the house east of Stevens Creek before moving closer to modern day Los Altos (US Census 1910). The obituary of his daughter, Elizabeth, noted that he farmed the land, including the project area off Stierlin Road (PTT 1979). Arthur died in 1922 and the 80 acres west of Stevens Creek was sold and portioned into Terra Bella Acres (See figure below).



1929 Drake map with the project area outlined in red

Terra Bella Acres and the Huntley Family

By 1931, the project area was part of a 2.5-acre lot on the northwest side of San Rafael Avenue in the Terra Bella Acres subdivision (Figures 5 and 6). In the early 1930s, Alfred Huntley (1881-1969) and his wife, Lulu Cozad (1882-1971) purchased the southern half of the 2.5-acre lot, which included the project area (US Census 1940). A residence and shed were located on the project area (at what is now 924 San Rafael Avenue) by 1931, and was expanded by 1939 (Fairchild Aerial Surveys 1931, 1939). The Huntleys built a new home at the southeast corner of their property in 1948 (outside the project area), which is now 918 San Rafael Avenue.

The pre-1931 farmhouse is visible on aerial photographs through 1968, and was demolished by 1980 (Aero

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Services Corporation 1956; Cartwright Aerial Surveys 1968; Western Aerial Photos 1980). On the northern half of the project area, at 940 San Rafael Avenue, a residence was present by 1948 (EXXON 1948). The property was owned by several different people over the years and was often rented out, in whole or in part (R.L. Polk 1962, 1966, 1968). The residence is still visible in a 1980 aerial photograph but was razed by 1991 and paved over to become private parking (Western Aerial Photos 1980; Google Earth 1991).

El Camino Paving

The current office building and storage building at 924 San Rafael Avenue were constructed circa 1980 (Santa Clara County Assessor 2025; Western Aerial Photos 1980). By 1993, the property was the office building for El Camino Paving, an asphalt contractor. Research did not identify an architect, builder, or building permits for the property. The building became vacant by 2024.



1931 aerial photograph with project area outlined in red (Fairchild Aerial Surveys 1931)

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1965 aerial photograph with the project area outlined in red (Cartwright Aerial Surveys 1965)

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CALIFORNIA REGISTER SIGNIFICANCE EVALUATION

Based on a built environment survey conducted August 27, 2025, and Historical Research has determined that the buildings on the project area appear to be not eligible for the California Register because they are not significant under California Register Criteria 1, 2, 3 or 4.

Integrity Statement

Though original plans were not available, the two buildings on site have the same plan as they did in 1980, and there are no obvious additions. Apart from the boarded-up windows and doors, they would be clearly recognizable to a visitor from the time of construction. Neither building has been moved, and the overall setting remains a mix of commercial and single-family residential buildings. 924-940 San Rafael Avenue thus retains integrity of location, design, materials, workmanship, setting, feeling, and association.

CRHR Significance Evaluation

Criterion 1. The property is associated with commercial development in Mountain View. However, the buildings on site have no specific associations with this trend or with important events in the area. Therefore, the building is not eligible under CRHR Criterion 1.

Criterion 2. The buildings on site are most closely connected with El Camino Paving, an asphalt contractor. Research did not reveal any individuals associated with this company or with the project area buildings who have achieved significance in the history of Mountain View, California, or the nation. For these reasons, it is not eligible under CRHR Criterion 2.

Criterion 3. The office building was constructed circa 1980. It has two elements that relate it to Spanish and Mediterranean-styled buildings of the 1920s and 1930s, namely, its stucco coating and its roof of curved tiles. Besides these, detailing is limited to the panels over the windows that rise to the roofline on the east side, and the recessed entrances on the east and north sides. The only ornamental elements, the light fixtures at two of the entrances, seem perfunctory.

The massing of the building is notably Modern in style, with the recesses at the north and east entrances, the double-gable effect at the front and rear, and in the length of the gabled roof. However, the form of the building does not rise to a level of distinction, and the building is not a notable example of either modernism or a Spanish Revival style. For this reason, the building is not eligible for the California Register under Criterion 3.

The sheet-metal warehouse building at the rear of the project area is typical of those that were built in large numbers in industrial areas around the Bay Area after World War II. It is built from common materials, is functional in design, and lacks distinguishing features of any kind. Thus, it is not eligible for the California Register under Criterion 3.

Criterion 4. This criterion is usually used to evaluate archaeological sites. In some cases, a built environment resource may contain useful information about construction techniques or the use of materials by builders. However, the buildings on site were constructed using materials and techniques that were typical of their periods. Therefore, it is not eligible under CRHR Criterion 4.

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LOCATION MAP

Primary #

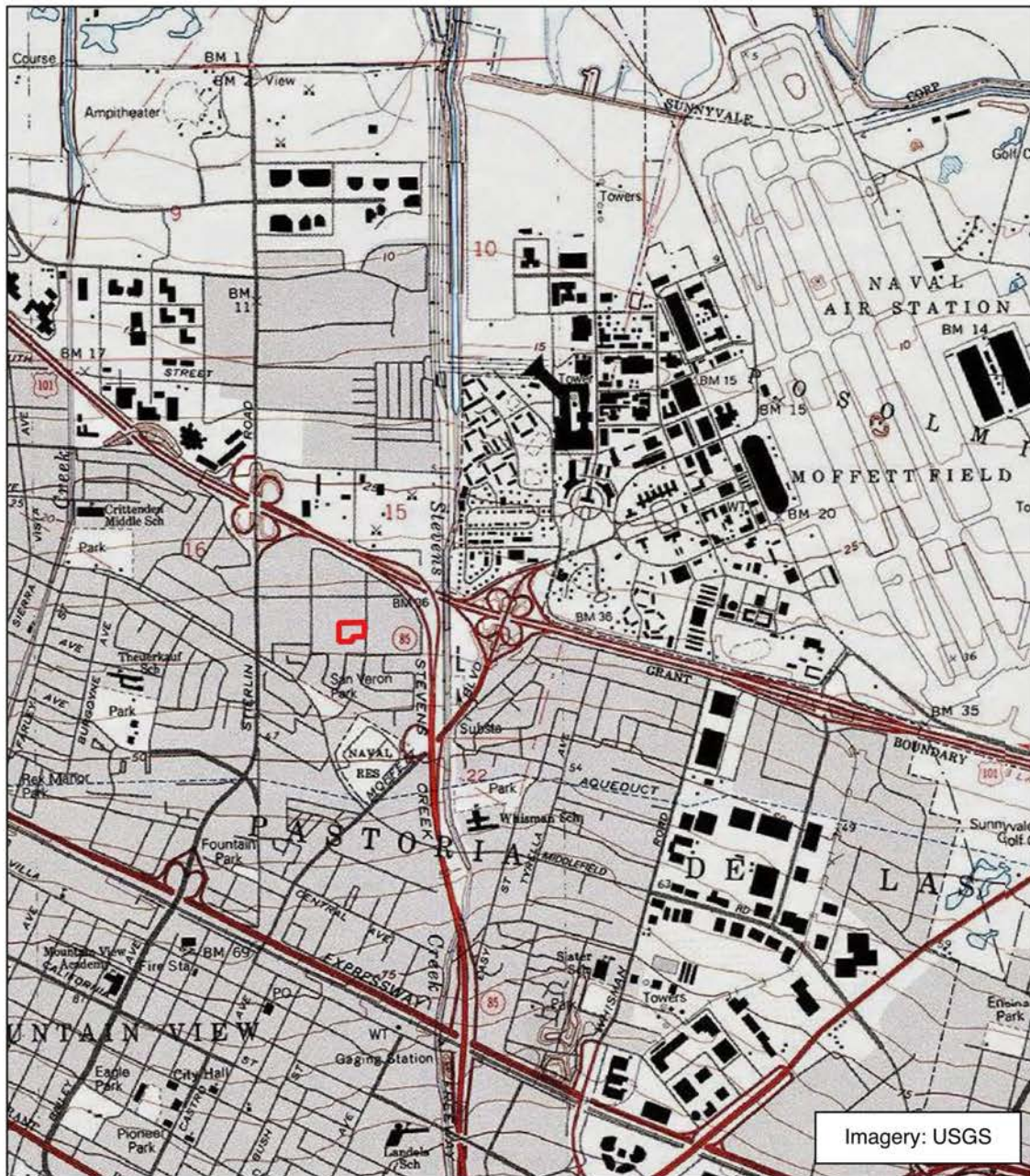
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*Resource Name or # 924-940 San Rafael Avenue

*Map Name: Project Vicinity Map *Scale: 1:25,000 *Date of map: October 2025



Project Vicinity Map

924-940 San Rafael Avenue, Mountain View

0 0.5 1 mi

1:25,000

Legend

Project Area



Project Area Limits

924-940 San Rafael Avenue,
Mountain View, CA



Legend

 Project Area