

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: 645 Benton Street

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County Santa Clara

b. USGS 7.5' Quad San Jose West, Calif. Date 1980 T7S R1W; - ¼ of - ¼ of Sec. 2; Mount Diablo B.M.

c. Address 645 Benton Street City Santa Clara Zip 95050

d. UTM: Zone 10; ___ mE / ___ mN

e. Other Locational Data: _____

APN 230-07-04

P3a. Description

The Bungalow Style house at 645 Benton Street is located on the north side of Benton Street mid-block between The Alameda and Sherman Street (APN 230-07-04). The flat rectangular shaped lot measures approximately 155 feet deep with 50 feet of frontage on the street. The small front yard has a lawn and low shrubs near the house. A small tree is adjacent to the east façade. A concrete path leads from the sidewalk to the front door. A white picket fence is around the perimeter of the yard. A gate in the fence adjacent to the street opens to an asphalt paved driveway on the west side of the house. The driveway leads to a single car garage at the northwest corner of the parcel. The wood-frame garage has a stucco exterior and side gable roof. A single tilt-up door opens on the south and a single hinged door is on the east façade. The rear yard also has a lawn with trimmed hedges around its perimeter. A wood plank fence encloses the rear yard.

The simply detailed, single-family, single-story house has a gently pitched gable roof covered with asphalt shingles. The house is stud-wall wood-frame construction with a perimeter concrete foundation. The exterior is covered with smooth stucco. The roof has wide eaves with exposed rafters on the side. The front (south) façade has a projecting lower gable on the eastern half. Flanking the off-center glazed main entrance door are two double-hung windows on the left and a large modern metal frame window on the east. The double-hung windows are wood-sash, one pane over one. Modern metal awnings are above the front façade windows. The east and west facades also have two pairs of wood-sash double-hung windows. (see continuation sheet)

P3b. Resource Attributes: HP2 — Single Family Property

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



P5b. Description of Photo: _____

View from the southwest

P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1925

P7. Owner and Address

James Viso

3390 The Alameda

Santa Clara, CA 95050

P8. Recorded by:

Ward Hill, M.A.

3124 Octavia Street

San Francisco, CA 94123

P9. Date Recorded May 2015

P10. Survey Type:

Intensive

P11. Report Citation: Historic Architecture Evaluation Report for the Mission Town Center Project, Santa Clara, California

Attachments: ☐ NONE ☒ Location Map ☐ Sketch 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) _____

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE AND OBJECT RECORD

Primary # _____

HRI # _____

NRHP Status Code _____

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Resource Name or #: 645 Benton Street

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Bungalow Style

B6. Construction History:

The house was originally constructed in about 1925. In 1965 the front façade was remodeled. The original front porch entrance was replaced with a projecting front gable with a large modern metal frame window to the east of the front door. The exterior stucco also appears to have been replaced.

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

B8. Related Features:

B9a. Architect: N/A

B9b. Builder: Unknown

B10. Significance: Theme N/A

Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

645 Benton Street was constructed in about 1925. The house was originally part of a row of similar small houses on the north side of Benton Street dating from the teens and 1920s. The first residents of 645 Benton Street identified in the 1926 San Jose City Directory were Louise M. and Henry H. Voltmer (no occupation indicated). The 1910 U.S. Census shows Henry Voltmer, a native of Germany, as a "baker" residing in Santa Clara on Franklin Street. The 1940 U.S. Census shows Mr. Voltmer, 84 years old (no occupation), as the only resident at 645 Benton. Mr. Voltmer continued to live here until about 1946. According to the 1947 City Directory, Evelyn and Norris H. Gile, a carpenter, lived at 645 Benton Street. Violet and Albert Perry, who lived at 625 Benton Street next door beginning in about 1956, purchased the house at 645 Benton Street in the mid-1950s. They filed for building permits to do renovation work in the 1960s. In 1965, they constructed the projecting entrance bay (east half of the front façade) replacing the original entrance porch. The Perrys rented the house to various tenants. The occupants of the house changed every few years: in 1954, Evelyn Brown, employee of E.H. Renzel, lived here; then Evelyn Arrudu in 1959; Laura Jenson in 1963; Wayne Freitas in 1964. Assessor records show the Perrys still owned 645 Benton Street during 1980s. The Perrys also owned 611 Benton Street, which they later demolished and replaced with the duplex at Benton and Sherman Streets in 1970. James Viso purchased 645 Benton Street in the 1990s and the house has continued to be rented to tenants.

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

B12. References:

(see continuation sheet)

B13. Remarks:

B14. Evaluator Ward Hill, Architectural Historian

Date of Evaluation: May 2015

(This space reserved for official comments)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or #: 645 Benton Street

Recorded by Ward Hill

Date: May 2015

☒ Continuation ☐ Update

P3a. Description, cont

Inside there are five rooms: two bedrooms, a living room, a kitchen and a bathroom. The two bedrooms and the bathroom are on the west and the living room and kitchen are on the east. The front door opens directly into the living room which has a fireplace on the north wall. Three doors in the northwest corner of the living room open to the two bedrooms and the kitchen. The doors and windows are framed with plain boards; the bedrooms and living room have hardwood floors.

Evaluation

The historic integrity of 645 Benton Street has been compromised by the significant remodeling of the front façade in 1965. The projecting gabled front gable replaced the original front porch entrance, compromising the original design integrity. Also the original exterior stucco may have been replaced. Even if the house retained a higher level of historic integrity, it is not an exceptional or distinguished example of the Bungalow Style in Santa Clara, thus it does not appear to be eligible under California Register Criterion 3. The house individually also does not appear to have significant associations with local themes or cultural patterns of significance, thus the house does not appear to be eligible for the California Register under Criterion 1. The occupants of the house changed frequently since its construction in 1920. The original occupants of the house and subsequent owners do not appear to be significant figures in local history, thus the house does not appear to be significant under California Register Criterion 2.

In conclusion, 645 Benton Street is not eligible for the California Register because it is not significant under California Register Criteria 1, 2 or 3. The house also is not a contributing resource to a California Register eligible historic district. The house also does not appear to be eligible under the City of Santa Clara "Criteria for Local Significance" because it lacks history integrity.

B12. References, continued

City of Santa Clara Application for Building Permit # 25790, April 9, 1963, garage plastering, owner Albert Perry

City of Santa Clara Application for Building Permit # 29852, August 31, 1965, front porch remodeling, owner Albert Perry

City of Santa Clara Application for Building Permit # 36028, October 7, 1969, demolition of 611 Benton Street, owner A. Perry

City of Santa Clara Application for Building Permit # 36173, November 24, 1969, erect duplex, owner and contractor: Albert P. Perry (final inspection October 1, 1970)

Obituary for Violet Perry, *San Jose Mercury News*, February 28, 2008

San Jose City Directory (Santa Clara County section) 1890-1960

Santa Clara County Assessor Records, 1987

Santa Clara Sanborn Fire Insurance Maps: 1915, 1932, 1950, 1962

U.S. Census data 1910-1940

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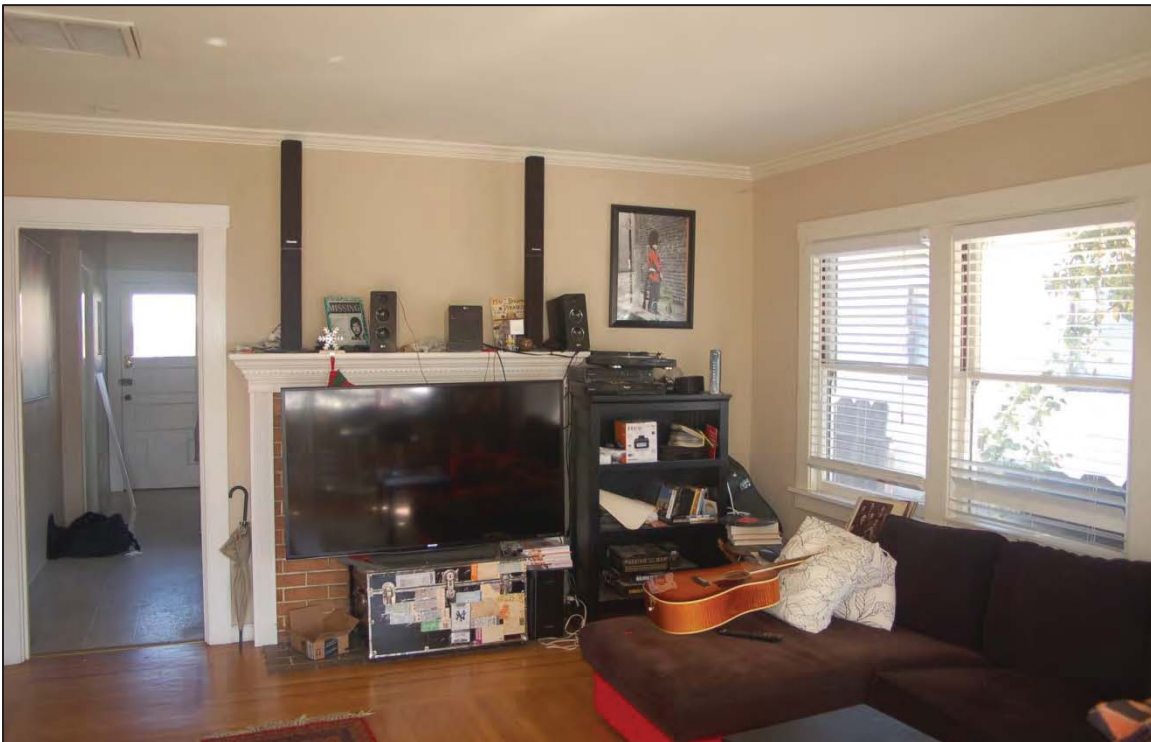
Date: May 2015

☒ Continuation ☐ Update

P5a. Photos



645 Benton Street – rear façade and back yard



645 Benton Street – living room

