

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 22

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

P1. Other Identifier: *1176 Lincoln St., Santa Clara. CA.*

*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 Location: Not for Publication Unrestricted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 San Jose West Date 1980 photo revised T 7S; R 1W; unsectioned; Mt. Diablo B.M.

c. Address 1176 Lincoln Street City Santa Clara Zip 95054

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, etc., as appropriate)

Assessor's Parcel Number: *269-12-041*

West side of Lincoln Street between Benton and Fremont Streets

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

The property at 1176 Lincoln Street is located in the urban setting of a small, historic subdivision that was primarily developed between 1912 and 1925. The majority of the lots are 42' x 156.50,' and the homes have similar setbacks from the street with urban sized front yards. Although there are some recent infill buildings in the area, the majority of the homes are original, similar in age, style and scale. This results in a pleasant streetscape that evokes the sense of an early twentieth century working-man's neighborhood.

The primary building on the site is a 735 sq. ft., one-story house, which was constructed circa 1923 in the California Bungalow architectural style, popular at the time.

(Continued on page 2, form 523L)

*P3b. Resource Attributes: (List attributes and codes) *HP2 Single – Family Property*

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

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



*P5b. Description of Photo: (view, date, accession #)

Front façade (Camera pointing SW) Photo No: 100_2593, 07/2020

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
ca, 1923

Assessor's Records, City Directories

*P7. Owner and Address:

*Anthony Carnesecca and Elizabeth McMahon
1176 Lincoln Street
Santa Clara, CA 95050*

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

*Lorie Garcia
Beyond Buildings
P.O. Box 121
Santa Clara, California 95052*

*P9. Date Recorded: *July 24, 2020*

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

*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):

(Continued from page 1, Form 523A, P3a. Description)

The house fronts roughly east onto Lincoln Street and is set back from the street, towards the front of a 44.71' x 140,' 6,259.4 sq. ft. lot, allowing for a modest lawn area and a narrow planting bed. A straight, concrete walkway leads from the Lincoln Street sidewalk to the front entry porch. A medium-sized street tree, set in the parking strip between the walkway and driveway provides a visual barrier from the street. A wide driveway paved with deteriorated asphalt, which is located on the south side of the house and opens on to Lincoln Street, leads to a detached wood-framed garage. Concrete walkways surround the house with an open side yard area between the walkway and the north property line. Fencing, consisting mainly of wood with some chain link sections, defines the southern, western and northern property lines. A high wooden fence with a gate between the rear south-west corner of the house and the front north-east corner of the garage, along with a similar fence and gate that runs from the north-west corner of the house to the north property line, secures access to the rear yard. The extensive rear yard includes a concrete patio adjacent to the house, a large open area with raised planting beds and large trees

The plan of this wooden single-family residence is rectangular. It is set over a full unfinished basement that elevates the main body of the house approximately 18" above the ground. The front gabled roof is low-pitched (a character-defining feature). The eaves of the main body of the house are medium-width and unenclosed (a character-defining feature). The rake eaves of the main body of the house, both front and rear, have wide, plain bargeboards (a character-defining feature). A decorative 5-sided cap covers their junction at the apex. Projecting from the front-facing gable end is a partial-width front porch with a low-pitched front gabled roof (a character-defining feature). The porch's eaves are identical to those of the house (a character-defining feature). Unique to the California Bungalow architectural style, a pair of sloping (battered) columns that rest on squared piers, which extend to the ground, (original) support the porch roof. A solid balustrade encloses the porch (a character defining feature). A pair of fixed windows, each with 3 large horizontal panes separated by muntins, fills the space between the front column and house at the closed end of the porch.

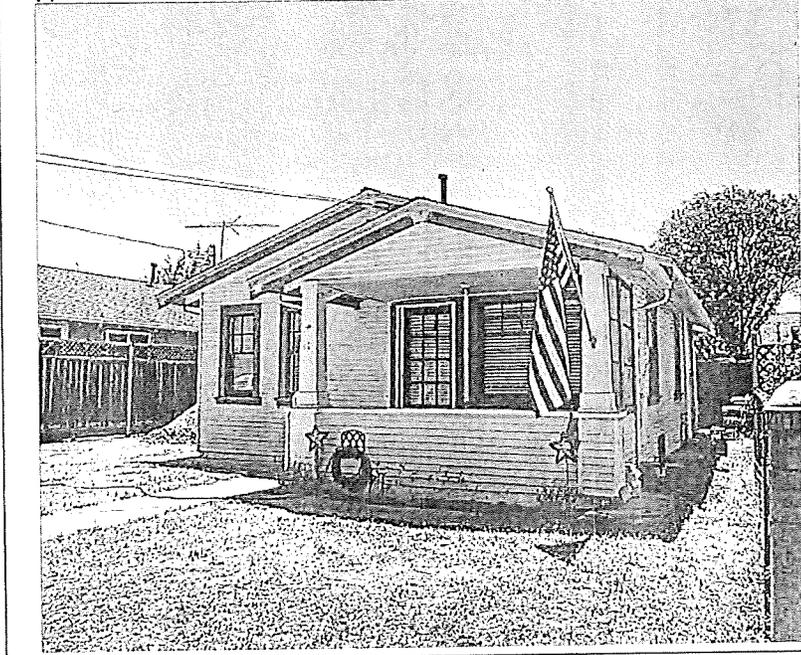
The house is sheathed in narrow, horizontal, wood siding (original and a character defining feature) and is trimmed with narrow flat boards. A large, horizontal, louvered attic vent (original) is set under the apex of the main body's front gable. Two evenly spaced, wood framed, ground-level openings set into each side elevation, provide ventilation to the basement (original). The roof is clad in composition shingles with flat solar panels (new) on the roof's southern exposure.

The main entrance is on the front (east) façade. It is accessed by 2 (two) wide, steps that lead to the open end of the porch. (Concrete has replaced the original wood of the steps and the porch.) The front (main) door, is wooden with 15 (fifteen) large lights divided by muntins (original and a character defining feature). This entry door is offset on the porch. A secondary entry with a small concrete landing (not original) is located on the rear (west) façade. This secondary entry is wooden with three vertically orientated wood panels set into a wood frame and a rectangular window set into the top third (original). Both entry doors are trimmed with wide wood boards. At the rear of the house, a pair of hinged, wooden doors (original), which are set almost flush with the ground, provides access to the basement.

(Continued on page 3, Form 523L)

Description of Photo: (view, date, accession #)
(Camera pointing SSW) Front façade and partial north side-elevation showing the front porch's pair of sloping (battered) columns that rest on squared piers, a feature unique to the California Bungalow architectural style. Photo No: 100_2535: 072020.

Supplemental Photograph or Drawing



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

Primary #
HRI #
Trinomial

Page 3 of 22 *Resource Name or # (Assigned by recorder) Jose Salgado House

*Recorded by: Lorie Garcia

*Date 07/24/2020

Continuation Update

(Continued from page 2, form 523L)

Another character-defining feature of this home is its windows, which are mainly typical in form to those of the Craftsman and California Bungalow architectural styles. With the exception of the large front facing fixed window, which consists of 10 small panes separated by muntins set over a large single pane, fenestration is simple, rectangular in form, mainly vertically oriented, single double-hung wooden windows. Two, vertically orientated, 4-over-1 double-hung windows are set into the front facade facing Lincoln Street. On the south side-elevation, fenestration consists of a medium-sized, horizontally-orientated, sliding window (not original) placed into the original opening, followed by a large, vertically-orientated, 1-over-1 double-hung window. On the north side-elevation, fenestration consists of two large, vertically orientated, 1-over-1 double-hung windows followed by a medium-sized, vertically orientated, 1-over-1 double-hung window. The rear facade has a medium-sized, square, 1-over-1 double-hung window that abuts the north edge of the rear entry door and a medium-sized, vertically orientated 1-over-1 double hung window on the other side of the door, closer to the south side-elevation. All the windows have projecting sills with an apron and are trimmed with wide flat boards. With the exception of the sliding window on the south side-elevation, all the windows are original.

Set to the rear of the house, adjacent to the south property line and facing Lincoln Street, is a one-car, rectangular, gable-roofed garage, which appears to have been constructed concurrent with the house. This wood building is sheathed in narrow, horizontal siding. A pair of large, wood, hinged doors set into the front façade provides automobile access. The front-gabled roof has unenclosed eaves with exposed rafter tails. Similar to those of the house, the rake eaves have wide, plain bargeboards. It is sheathed in weathered composition shingles. Set into the north side-elevation is a wood framed medium-sized, vertically orientated, 1-over-1 double hung window and a hinged wooden man-door that provides access from the rear yard. A similar window is centered in the garage's rear (west) façade. Both of the windows are trimmed with wide flat boards and have a projecting sill with an apron. The garage exists as originally constructed.

With the exception of the garage, the property is in comparatively good condition. The home itself has been reasonably maintained. It appears to have had minimal exterior change and the character defining materials and workmanship from its time of construction in 1923 have not been impacted.

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

Primary #
 HRI #

*NRHP Status Code *N/A*

Page 4 of 22

*Resource Name or # (Assigned by recorder) *Jose Salgado House*

B1. Historic Name: *None*
 B2. Common Name: *1176 Lincoln Street*
 B3. Original Use: *Single family residential* B4. Present Use: *Single family residential*

*B5. Architectural Style: *California Bungalow*
 *B6. Construction History: (Construction date, alterations, and date of alterations)
The residence was constructed circa 1923. Front steps, porch floor and rear landing altered from wood to concrete, date unknown. Foremost window on south side-elevation replaced with sliding window, date unknown. Solar panels added to roof's southern exposure, pre-2020.

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

Detached one-car garage.

B9a. Architect: *Not known* b. Builder: *Believed to be Antonio Farfan.*
 *B10. Significance: Theme *Architecture and Shelter* Area *New Park Subdivision - Santa Clara Old Quad*
 Period of Significance *1923-1960* Property Type *Residential* Applicable Criteria *none*
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The parcel, upon which the residence located at 1176 Lincoln Street is located, is a portion of two large tracts of land that had been identified as Sub-Lots 21 & 22, on the original survey of the City of Santa Clara. This survey, done July 1866 by J. J. Bowen and recorded on August 22 of that same year, forms the basis for the part of Santa Clara known as the "Old Quad."

According to the list of property owners and their improvements, which accompanied the 1866 survey, Sub-Lot 21 was a 94.70 acre tract containing a frame house, barn, orchard and vineyard and Sub-Lot 22, a 7.75 acre tract containing a frame house and an orchard. The accompanying property owner's list shows that Sub-Lot 21 was owned by J. P. Pierce and Sub-Lot 22, owned by Mr. Lindell. James Pieronnet Pierce had recently purchased Sub-Lot 21 from William Lent, the original owner, for \$48,500. By 1873, J. P. Pierce had also purchased Sub Lot 22, from Mr. Lindell.

(Continued on page 5, Form 523L)

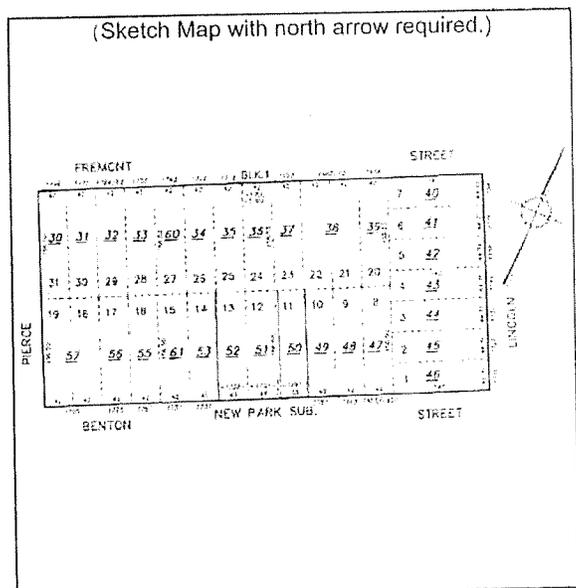
B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

*B12. References: *Comstock, William Phillips and Clarence Eaton Schermerhorn, "Bungalows, Camps and Mountain Houses," Reprint, 1990; Garcia, Lorie, "New Park 1853-2011: The history of Sub-Lot 21, a 95 acre parcel of land in Santa Clara, California," 2011; Garcia, Lorie, "Santa Clara: From Mission to Municipality," 1997; Garcia, Lorie, "The New Park Subdivision of 1908," 1999; Garcia Lorie, Geoff Goodfellow and George Giacomini, "A Place of Promise: The City of Santa Clara 1852-2002," 2002; McAlester, Virginia Savage, "A Field Guide to American Houses," Revised ed., 2013; Polk and Husted City Directories, 1915-1972; Santa Clara News 10/20/1908; Sun/Jay Mercury and Herald 02/09/1913; The Evening News 12/08/1908, 04/22/1909, 03/06/1915; United States Census 1910, 1920, 1930, 1940; Wilson, Henry L., "California Bungalows of the Twenties," 1993.*

B13. Remarks:

*B14. Evaluator: *Lorie Garcia*
 *Date of Evaluation: *July 24, 2020*

(This space reserved for official comments.)



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

Primary #
HRI #
Trinomial

Page 5 of 22

*Resource Name or # (Assigned by recorder) Jose Salgado House

*Recorded by: Lorie Garcia

*Date 07/24/2020

Continuation Update

(Continued from page 4, Form 523B, B10. Significance)

The two parcels combined gave James Pierce ownership of the entire acreage lying between Harrison Street to the north, Lincoln to the east, Lexington Street to the south and Gould Street (today's Scott Boulevard) to the west. James P. Pierce extended the orchard and vineyard Lent had planted and The Plat of Santa Clara, drawn between 1873 and 1875, indicates the northernmost area, part of which would later become the New Park Subdivision, was planted to grapes with orchards covering the southern area. Until the early 1890s, the western third of the Pierce Estate land bordering on the Homestead Road and bounded by Gould Street, where his son Richard lived, was a grain field. In 1892 this portion of the estate was also made into an orchard.

In 1897, following James P. Pierce's death, Judge Hiram H. Bond purchased 34.5 acres of the Pierce estate for \$25,000 from Pierce's children. This included the main house and outbuildings along with the acreage, which would later become the New Park Subdivision. (The remainder of the estate continued to be owned by the James P. Pierce Co.) However, in 1905, Judge Bond ran into financial difficulties and put "New Park" on the market. After various abortive attempts to sell the property he had purchased a decade earlier, in January 1906, The Evening News carried the announcement that Judge Bond had sold his 34.5 acre parcel of New Park, valued at \$60,000, to Mr. Henry E. Brace, a wealthy eastern lumberman. A little over 2 years after the purchase of Judge Bond's property by Henry Brace, the redevelopment of this 34.5-acre portion of the original New Park estate began.

In 1908, Henry Brace's property's northern section, which had previously been "New Park" vineyard acreage, was subdivided, to be developed into residential lots. On October 20, 1908 the front page of the Santa Clara News carried the following announcement:

**Another New Residence
Tract Opened**

Another new residence tract is being opened in Santa Clara. The north section of the beautiful Brace property has been purchased by C. J. Hurrle, of Stockton, who is having it cut into choice building lots to be disposed of on easy payments. Cement walks, curbing and carefully graded streets will beautify the tract, which is ideally located, and will, undoubtedly, be transformed within a very short period of time into one of the handsomest residence parks in the State. It will be known as New Park. The opening of streets is now well under way, and Mr. Hurrle will leave nothing undone to make the new subdivision ideal and perfect in every detail.

Development of the New Park Subdivision was undertaken in October of that year, by C. J. Hurrle, a Justice of the Peace from Stockton, San Joaquin County, Leticia Innes of Santa Clara County and the Garden City Bank and Trust Company. As shown on the Map of the New Park Subdivision in the Town of Santa Clara (filed October 1908), the subdivision was divided into 3 Blocks, with a total of 80 lots that ranged from 5000 sq. ft. to 6500 sq. ft. with portions of Benton, Fremont and Pierce Streets dedicated to the Town of Santa Clara. The subdivision appears to have been improved by F. G. Barrows, a resident of Los Angeles, and while the land was remained owned by C. J. Hurrle and His wife, Jane, it was marketed by Barrows' company, the Chowchilla Colonization Co. Relatively inexpensive to purchase, in December 1908, the first lot was sold and it was located in Block 1. This was quickly followed by the sale of several more Block 1 lots in 1909 and then lots in Block 2 and Block 3, with some of the early purchasers comprised of out-of-town real estate investors or those who already large landowners in Santa Clara. By 1911-12, twenty-one houses had been constructed in the New Park Subdivision. Ten of these were located on Block 1, one of which was on Lincoln Street. By 1915, 40 of the Subdivision's lots (some combined) had houses located on them. In March 1916, C. J. and his wife, Jane E., Hurrle sold Lot 6 on Block 1 of the New Park Subdivision to E. S. Wright. It was on this lot that the subject property, 1176 Lincoln Street, would later be constructed. By 1930, homes occupied all but nine of the Subdivision's lots.

Aimed at working class and immigrant purchasers, these were modest structures. The predominant occupation for many of the first residents was laborer. They were mainly employed as agricultural laborers on farms and in canneries, or worked at the Pacific Manufacturing Company's lumber and cabinet factory as millhands. The United States Census for 1930 showed that the majority of the

(Continued on page 6, Form 523L)

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

Primary #
HRI #
Trinomial

Page 6 of 22

*Resource Name or # (Assigned by recorder) Jose Salgado House

*Recorded by: Lorie Garcia

*Date 07/24/2020

Continuation Update

(Continued from page 5, Form 523L)

residents were immigrants from Spain, and some from Portugal, most of whom had come via Hawaii. This ethnic identity would remain up to 1980 when a survey showed nearly half the property owners still had Spanish or Portuguese names. The reason for the settlement of the New Park Subdivision by so many Spanish families has its roots in the economic climate in Spain.

By the 1890s Spain's economy was in deep decline as phyloxera invaded the vineyards. The resultant hard living conditions caused thousands of Spaniards to respond to announcements, which had been posted in Spain after the turn of the century, to lure families to Hawaii, with promises of better opportunities and employment. However, life on the Hawaiian sugar-plantations proved difficult and word spread of a better life in California where higher wages could be made. Also came word that California had a climate similar to Spain. By the middle teens, many families decided to immigrate from Hawaii to California; arriving by ship in San Francisco, then moving to Santa Clara where relatives had located earlier.

Although a few Portuguese families had moved into the area, by the 1920s more and more Spanish families were settling in the 3 Blocks of New Park Subdivision, especially on Pierce Street, with several on Fremont Street and some on Harrison Street. While none were rich with money, the great majority of these hard-working frugal people owned their homes, "free and clear." The Spanish culture was prevalent in the close-knit community of Spanish immigrants and here there was abundant mutual support. As the Spanish community grew, this area of Santa Clara would become known as "Spanish Town." One of these immigrant Spanish families was that of Jose Salgado, who lived at 1176 Lincoln Street.

Born in 1880 in Spain, in 1907, two years after they had wed, Jose Salgado and his wife, Clotilda emigrated to Hawaii. By 1912 the Salgados had left Hawaii and arrived in California. Once here they moved to Santa Clara, where Jose found work in the agricultural fields. According to the 1915 Polk City Directory, by then the Salgados resided at 1311 Lewis Street and Jose is shown as employed as a laborer. As shown on the 1920 Census, in 1920 he and his wife Clotilda were still living in Santa Clara and he was employed on a farm. However, by then he owned a house at 1285 Monroe Street. Here, the Salgado's lived with their three foster children, Emilio, Manuel and Jose, Losano, along with Eugenis Calvo, a roomer who was also a Spanish immigrant.

The 1923 City Directory lists Jose Salgado as still residing at 1285 Monroe Street. However, he appears for the first time in the 1924 Polk and Husted City Directory as residing at, and the owner of, the subject residence at 1176 Lincoln Street. Thus, it would have been in the latter part of 1923, that Jose sold the Monroe Street house, paid off the mortgage, and purchased the newly constructed house at this address. It is believed that the house for the Salgados was constructed by Antonio Farfan, a carpenter, who with his brother, Francisco, is known to have built many similar houses in the area. This included his own, which he constructed at the same time immediately next door at 1194 Lincoln Street. The Farfan family had also emigrated from Spain via Hawaii during the same time period as the Salgados and they were acquainted with each other. Jose and Clotilda, along with their three foster-children moved into their new home. According to the 1930 Census, by that time the children were grown and had left home. Only Jose Salgado, now 52 years-old, and his 50 year-old wife, Clotilda, now resided at 1176 Lincoln Street.

By 1930 all but nine of the 71 lots in the "New Park Subdivision" had been developed. However, until after WWII the western border of the New Park Subdivision was a pear orchard that extended to Gould (now Scott) Street. With the property owned by "Cowboy Jim" Donovan extending between Benton and Fremont Street, where he kept his horses, goats, ducks, chickens and roosters, horse-drawn wagon and plowing equipment along with an old barn housing a blacksmith shop and stocked with hay, the area had a rural atmosphere. While staples would have been purchased from John Fatjo's grocery store on Franklin Street, the Salgados, like so many of their neighbors raised vegetables and chickens in their backyard and during fruit harvesting time would can their own pears, peaches and prunes. At times during the year, the close-knit neighborhood gathered together to kill a pig, in order to make sausages, salt pork and lard and, after dividing a ton or two of grapes, with a rented wine press make the wine customarily served at dinner.

According to the 1940 Census, little had changed since 1930, with the exception of the fact that Jose, who was still an "alien," had finally taken out the first papers for gaining his United States citizenship. Both Jose and Clotilda Salgado were happy with their home in "Spanish Town" and continued to live at 1176 Lincoln Street for two more decades.

By 1960 Jose Salgado had passed away and Clotilda no longer lived here. A series of non-Spanish short-term owners and residents would now occupy the home at 1176 Lincoln Street. These would include Earl Myers, an equipment operator for the City of Santa

(Continued on page 7, Form 523L)

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

Primary #
HRI #
Trinomial

Page 7 of 22

*Resource Name or # (Assigned by recorder) Jose Salgado House

*Recorded by: Lorie Garcia

*Date 07/24/2020

Continuation Update

(Continued from page 6, Form 523L)

Clara Water Department, who lived here with his wife, Ruth from 1960-1962, Harry Thompson, who worked as a locksmith for the Santa Clara Public Schools was a resident at 1176 Lincoln Street with his wife Edna from 1963-1967. They were followed by Al. J. Hansen, who occupied the home from 1968 through the end of the 1970s. In 2018, the subject property at 1176 Lincoln Street was purchased from Steven Warburton estate by Anthony Carnesecca and Elizabeth McMahon.

Historic Evaluation

In order to be considered historically or culturally significant, a property must satisfy certain requirements. It must be 50 years old or older (except in cases of exceptional significance); it must retain historic integrity; it must meet one or more of the National Register of Historic Places criteria for significance, and/or the California Register of Historic Resources criteria for significance, and/or the criteria for listing in a local historic resource inventory.

Age Requirement.

Constructed in 1923, the subject residence at 1176 Lincoln Street is over 50 years old and thus meets the age requirement.

Integrity Requirement.

Integrity refers to a property's ability to convey its significance. Significance is conveyed by the retention of a resource's visual and physical characteristics and its surroundings. The National Register of Historic Places criteria recognize seven aspects to integrity. These are location, design, setting, materials, workmanship, feeling and association. To retain historic integrity, a property will always possess several and usually most of these aspects. Both the California Register of Historic Resources and the City of Santa Clara Criteria for Local Significance follow the National Register integrity criteria.

The property at 1176 Lincoln Street has been reasonably well maintained and the architectural integrity of the structure has not been diminished. As there have been no additions and minimal alteration to the home's exterior since it was constructed, the residence retains its original configuration and the visual and character defining features of the historic building have been preserved and retained. It occupies its original footprint and location. The historical use of the building has not changed and it remains a single-family home. The subject property is set within a historic residential setting in the area of Santa Clara known as "Spanish Town" or the "New Park Subdivision of 1908," and both the residence and the immediate surroundings retain the majority of the qualities that reflect the period in which it was constructed.

The subject property retains enough of its historic character and appearance to be recognizable as a historic property and to convey the reason for its significance (integrity).

National Register of Historic Places Criteria.

There are not any events associated with the residence at 1176 Lincoln Street which have made a significant contribution to the broad patterns of history or cultural heritage. It would therefore appear that the building would not be eligible for the National Register of Historic Places based on Criterion A (associated with events that have made a significant contribution to the broad patterns of our history). For the first 36 years of its existence the building was owned and occupied by members of the original family to reside in it. However, none appear to reach the level of significant influence required under Criterion B to be considered eligible for the National Register. Neither do any of the other occupants appear to be significant to the history of the region, Nation or State of California. It would therefore appear that the building at 1176 Lincoln Street would not be eligible for the National Register based on Criterion B (associated with the lives of persons significant in our past). However, constructed in 1923 as an example of the California Bungalow architectural style house, which was developed to meet the need for affordable working man's housing on narrow, deep lots and was

(Continued on page 8, Form 523L)

(Continued from page 7, Form 523L)

popular from 1910-1925, under National Register Criterion C the residence at 1176 Lincoln Street does "embody the distinctive characteristics of a type, period, or method of construction" and "represent[s] a distinguishable entity whose components may lack individual distinction" and it does contribute to the "New Park Subdivision of 1908," a potentially eligible Historic District. Thus, it does appear that the building may be eligible for the National Register of Historic Places under Criterion C as a contributor to a potential historic district.

California Register of Historic Resources Criteria

The Criteria for listing in the California Register of Historical Places are consistent with those for listing in the National Register. However, they have been modified to better reflect the history of California at both a local and State level. Criterion 1 is the California Register equivalent of the National Register Criterion A (events) and California Register Criterion 2, the equivalent of National Register Criterion B (persons). The property at 1176 Lincoln Street does not appear to be eligible for the California Register based on Criterion 1, or Criterion 2. Criterion 3 addresses the distinctive characteristics of a type, period, region, or method of construction. Unique to California, the California Bungalow architectural style is a residential style that developed to offer comfortable housing at a reasonable cost on narrow deep lots and which was widely used from 1910-1925. Constructed in 1923, the subject building is a nice example of a small California Bungalow dwelling. Characterized by the use of simple lines, this one-story house shares its small size and low-pitched, gable roof with the Craftsman Bungalow and its horizontality with the Prairie School house. Its front door opens onto a partial front porch that is set to one side, with the porch overhung by a small gabled roof supported by a pair of sloping (battered) columns that rest on squared piers, which extend to the ground. These columns are unique to the California Bungalow. A low wall encloses the porch and accentuates the squared-off plan. The property remains as designed with only a minimal modification caused by replacement of the original wood front and rear steps with concrete ones, and the integrity of the residence is intact. Thus, it appears to reach the level of significance necessary to be eligible, at a local level, for the California Register under Criterion 3.

City of Santa Clara Criteria for Local Significance

In 2004, The City of Santa Clara adopted Criteria for Local Significance. Under these criteria, "any building, site, or property in the city that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archaeological significance is potentially eligible, "to be a "Qualified Historic Resource." The evaluator finds that the property meets the following criteria:

Criteria for Historically 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.

Due to the economic climate in Spain in the early 20th Century promises of better opportunities and employment led thousands of Spanish families to immigrate to Hawaii. However, life on the Hawaiian sugar-plantations proved difficult and word spread of a better life in California where higher wages could be made. By the middle teens, many families decided to immigrate from Hawaii to California; arriving by ship in San Francisco, then moving to Santa Clara where friends and relatives had located earlier. Upon their arrival several settled in the newly subdivided area, known as the New Park Subdivision of 1980. During the 1920s more and more Spanish families settled in this neighborhood. As the Spanish community grew, this area of Santa Clara became known as "Spanish Town." Constructed in 1923 by and for a member of this Spanish immigrant community, the house at 1176 Lincoln Street is only minimally altered from that period of occupancy. It reflects Santa Clara's Spanish heritage and early 20th Century cultural development.

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

(Continued on page 9, Form 523L)

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

Primary #
HRI #
Trinomial

Page 9 of 22

*Resource Name or # (Assigned by recorder) Jose Salgado House

*Recorded by: Lorie Garcia

*Date 07/24/2020

Continuation Update

(Continued from page 8, Form 523L)

Due to the work of entities like the Santa Clara Commercial League, which promoted the area's beautiful climate and the opportunities to be found, at the turn of the 20th century more and more people were attracted to the region. In the Town of Santa Clara, agricultural production expanded and manufacturing enterprises began to grow. The township's 3,650 residents in 1900 were estimated at 4,000 by 1902 and, had increased to around 5,000 by the end of the first decade. This rise in the population of Santa Clara resulted in a concurrent demand for additional housing. As a result, at the time many of the larger Sub-Lots were subdivided, including Sub-Lots 21 and 22, known as "the Pierce Estate," from which the Therion, Gunckel and New Park Subdivisions were created.

Reflecting this period of growth and development in Santa Clara, the New Park Subdivision which was parceled in 1908, created 80 lots, ranging from 5000 sq. ft. to 6500 sq. ft., on 2 ½ blocks and dedicated the newly developed portions of Benton, Fremont and Pierce Streets to the Town of Santa Clara. The lots themselves were relatively inexpensive to purchase and by 1915, 40 of the lots (some combined) had houses located on them. By 1930, homes occupied all but nine of the lots. Aimed at working class and immigrant purchasers, these were modest structures and the residence at 1176 Lincoln Street is one of these buildings.

The subject property does meet Criterion 1 and Criterion 5 for Historical or Cultural Significance of the City of Santa Clara Criteria for Local Significance. However, it does not meet the remaining Criteria for Historical or Cultural Significance.

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.

It has been said that the Bungalow might well be considered the quintessential American house of the early twentieth century and the California Bungalow adaptation of this architectural style was inspired primarily by the work in Pasadena by Greene and Greene in the early part of this century. The residence at 1176 Lincoln Street was designed and constructed in 1923 in a simple version of the California Bungalow architectural style. Sharing its small size and low-pitched, gable roof with the Craftsman Bungalow (1905-1925) and its horizontality with the Prairie School house (1910-1925), the California Bungalow is also associated with the period from around 1910 to 1925. The availability of plan books offered the house-builder a huge assortment of California bungalow designs with working blueprints that could be ordered for from \$5 to \$25, depending on the size of the model. As a small, detached "cottage" style, it like the Craftsman Bungalow was ideally suited for the narrow, deep lots, being platted at this time and, offering comfortable living at affordable prices, it met the growing need for affordable housing by working class families. As one 1920 promotional booklet, "Little Bungalows," stated, "it is better to build a small house than to overburden the budget with debt for a larger one." The subject residence was constructed in 1923 as a California Bungalow for an immigrant working class family.

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

Except for the alteration of construction material to the front and rear entry stairs, the exterior of the residence at 1176 Lincoln Street has been unmodified since its construction in 1923 and the building displays the massing, simple lines and rustic materials that characterize the California Bungalow architectural style. In particular, character defining features displayed by the home include, but are not limited to, its rectangular footprint; its one-story construction on a raised foundation; its use of narrow shiplap siding to sheath the main floor; its low-pitched gable roof; its partial-width front porch with a low-pitched gable roof and its wood framed, double-hung windows. A special attribute of this residence is the pair of sloping (battered) columns that rest on squared piers to support the small gable roof over the porch. This type of column is a feature unique to the California Bungalow.

The subject property does meet Criteria 1 and 7 for Architectural Significance of the City of Santa Clara Criteria for Local Significance. However, it does not meet Criteria for Architectural Significance 2, 3, 4 5 or 6.

Criteria for Geographic Significance:

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

(Continued on page 10, Form 523L)

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

Primary #
HRI #
Trinomial

Page 10 of 22

*Resource Name or # (Assigned by recorder) Jose Salgado House

*Recorded by: Lorie Garcia

*Date 07/24/2020

Continuation Update

(Continued from page 9, Form 523L)

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

The subject parcel is located in the two and one-half block, New Park Subdivision of 1908. Originally populated by a large number of immigrants from Spain, as well as some from Portugal (the Azores Islands) and other working-class individuals, during the 1920s more and more Spanish families settled in the area; some on Pierce Street and Fremont Street, others on Harrison Street near Pierce and on Lincoln Street. As the Spanish community grew, this area of Santa Clara's "Old Quad" became known as "Spanish Town." The names of these families like, Cintas, Callejon, Cano, Farfan, Sanchez, Sapena, Toledo and Vasquez, would become well known in Santa Clara, as their offspring grew to play prominent roles in the town. The ethnic identity of this early 20th century immigrant neighborhood would remain up to the 1980s when a survey showed nearly half the property owners still having Spanish or Portuguese surnames. The home at 1176 Lincoln Street was owned by the Salgado family who, originally from Spain, were members of this cultural community.

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

By the 1930s, the majority of the homes in the New Park Subdivision had been either constructed in or relocated to the area. The majority of the homes were small Craftsman and California Bungalows, reflecting the small working-class bungalow building styles of the era. This pattern with its up-and-down rhythm of the rooflines and the in-and-out rhythm of the projecting porches creates a unified appearance with enough variety for individual identification, which is considered the essence of good neighborhood design. The residence, located at 1176 Lincoln Street was constructed in the California Bungalow architectural style and due to the fact that no significant changes to either the residence or the lot configuration have occurred since its construction in 1923, this residence's architectural style, form and massing and character-defining details are all compatible with the neighboring and nearby historic homes in this area. The subject building is consistent with the original pattern of small cottage and bungalow building styles that are found in the neighborhood and visually contributes to the continuity of the early 20th Century development of the historic neighborhood in which it is located.

The subject property does meet Criteria for Geographic Significance 1 and 2, of the City of Santa Clara Criteria for Local Significance. However, it does not meet Criteria for Geographic Significance 3 or 4.

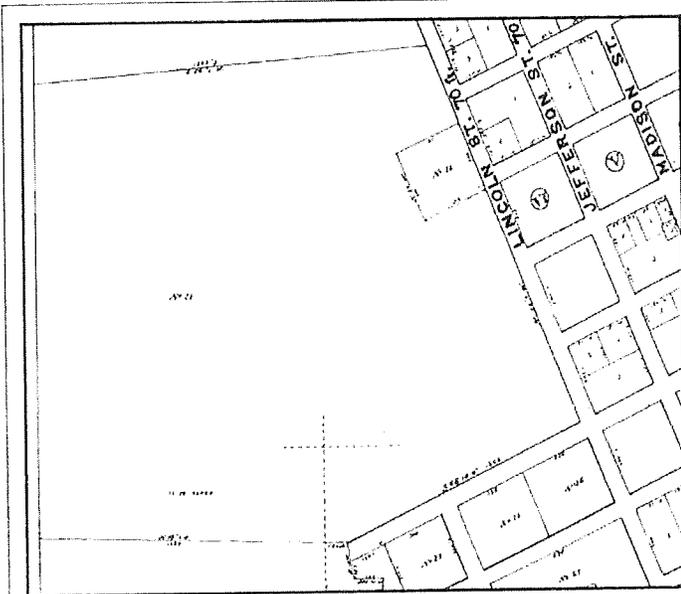
Criteria for Archaeological Significance:

As the property at 1176 Lincoln Street contains no known or unknown prehistoric or historic archaeological resources, it would not be Archaeologically Significant under any of the five of the City of Santa Clara's Criteria for Archaeological Resources. However, should any prehistoric or historic archaeological resources be uncovered in the future, this would be subject to change.

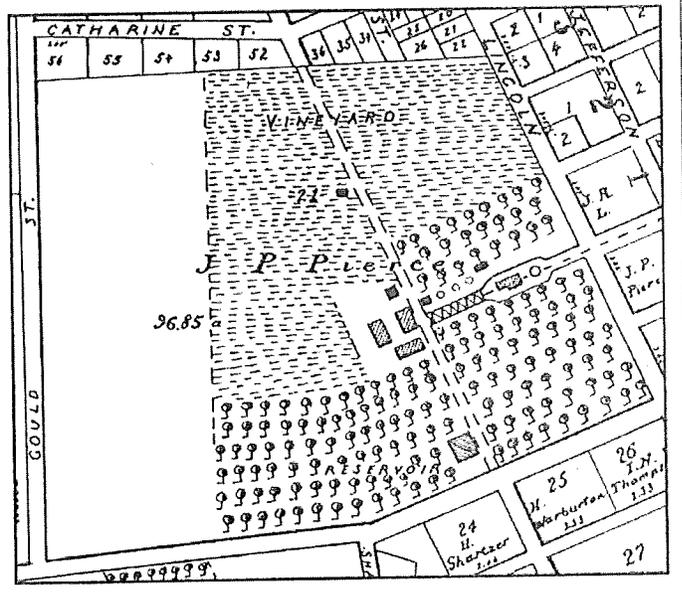
Conclusions and Recommendations

Currently, this property is not on The City of Santa Clara Architecturally or Historically Significant Properties list. However, the property is over 50 years old and thus meets the age requirement and the evaluator finds 1176 Lincoln Street to retain sufficient integrity to qualify as a historic property. It appears to be, based on compliance with the Local Significance Criteria, a "Qualified Historic Resource," eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties List.

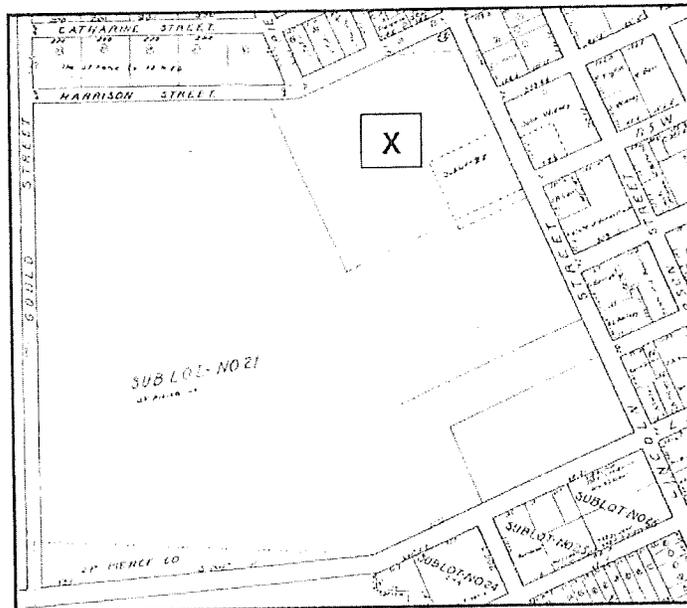
HISTORIC MAPS



1866 J.J. Bowen Survey of the Town of Santa Clara



Plat of Santa Clara circa 1873-75

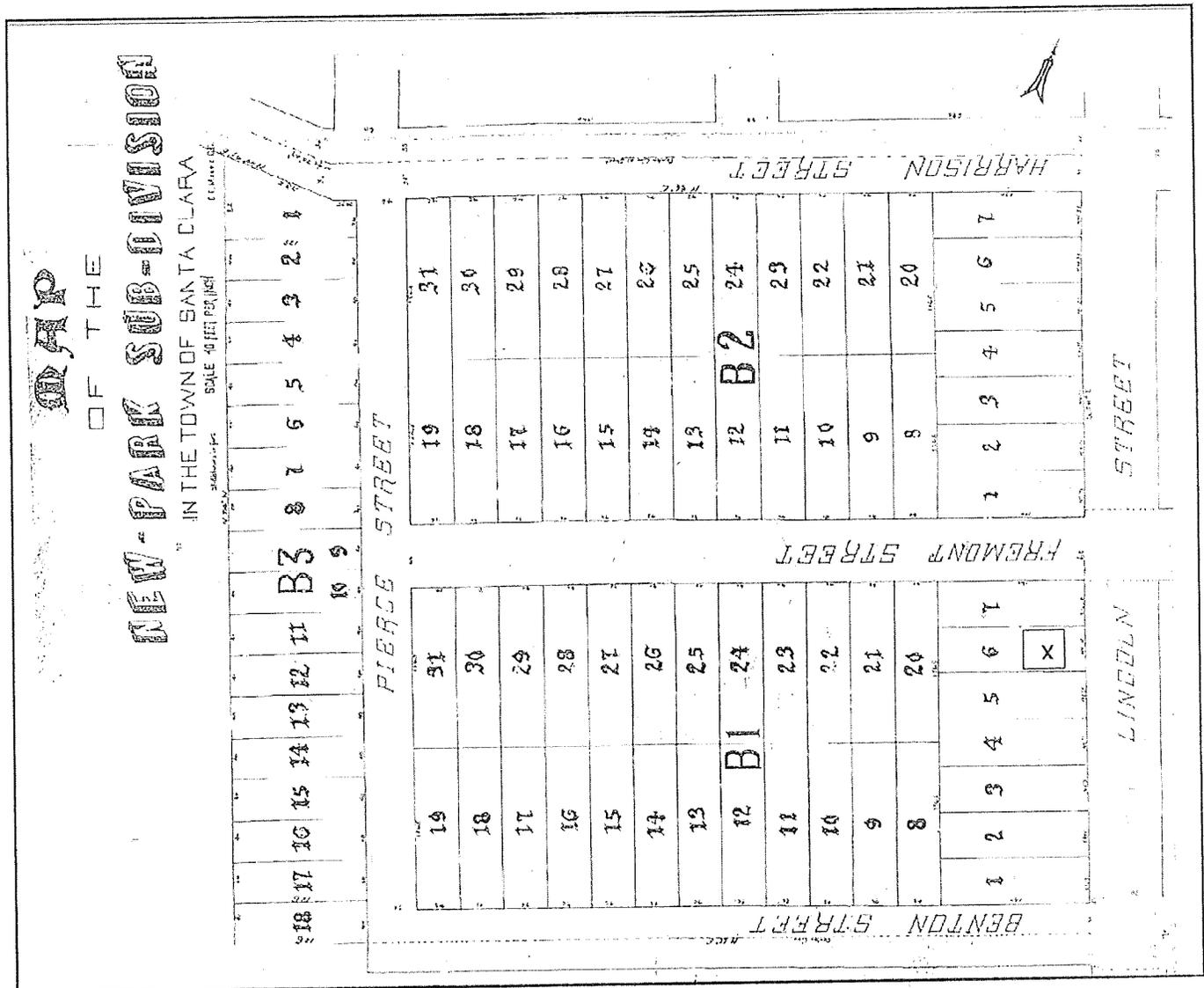


1893 C.E. Moore Map of the Town of Santa Clara

By 1893, a section of the ranch road into the Pierce estate, from Catharine to Harrison, had become part of Pierce Street and Harrison Street was in existence, extending to Gould Street (today's Scott Blvd). **X** marks the location of the New Park Subdivision, which, when platted in 1908, would encompass most of Sub Lot 22 and the northeast corner of Sub Lot 21 with Harrison Street delineating its northernmost boundary.

HISTORIC MAPS cont.

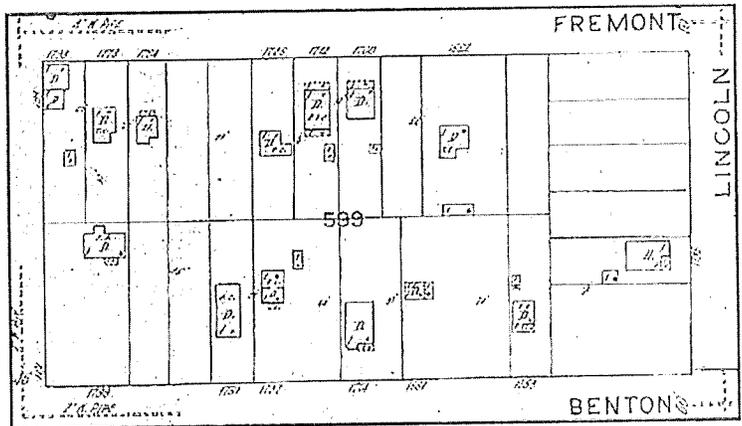
MAP OF THE NEW PARK SUBDIVISION IN THE TOWN OF SANTA CLARA
 (Filed October 1908, Book M of Maps, pages 40 & 41)



X indicates Lot 6 of Block 1 of The New Park Subdivision of 1908. This 44.71' x 140' parcel, is the lot on which the subject residence at 1176 Lincoln Street was constructed ca. 1923.

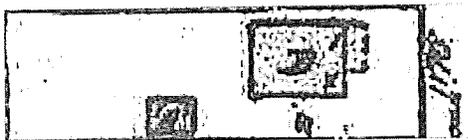
SANBORN FIRE INSURANCE MAPS

1915 Sanborn Fire Insurance Map

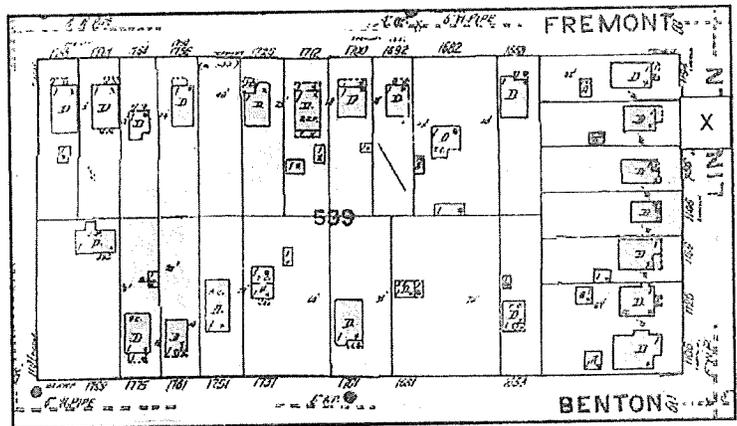


Note: As of this date, the lot where 1176 Lincoln Street would later be located is still vacant. By 1915, while 13 houses have already been constructed on Block 1 of the New Park Subdivision, only one is located on Lincoln Street.

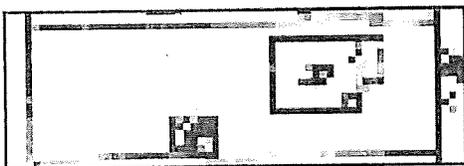
1930 Sanborn Fire Insurance Map



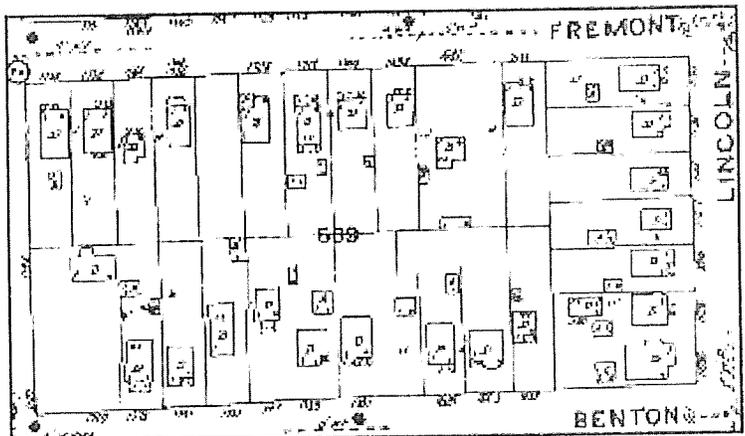
X indicates the site of 1176 Lincoln Street.



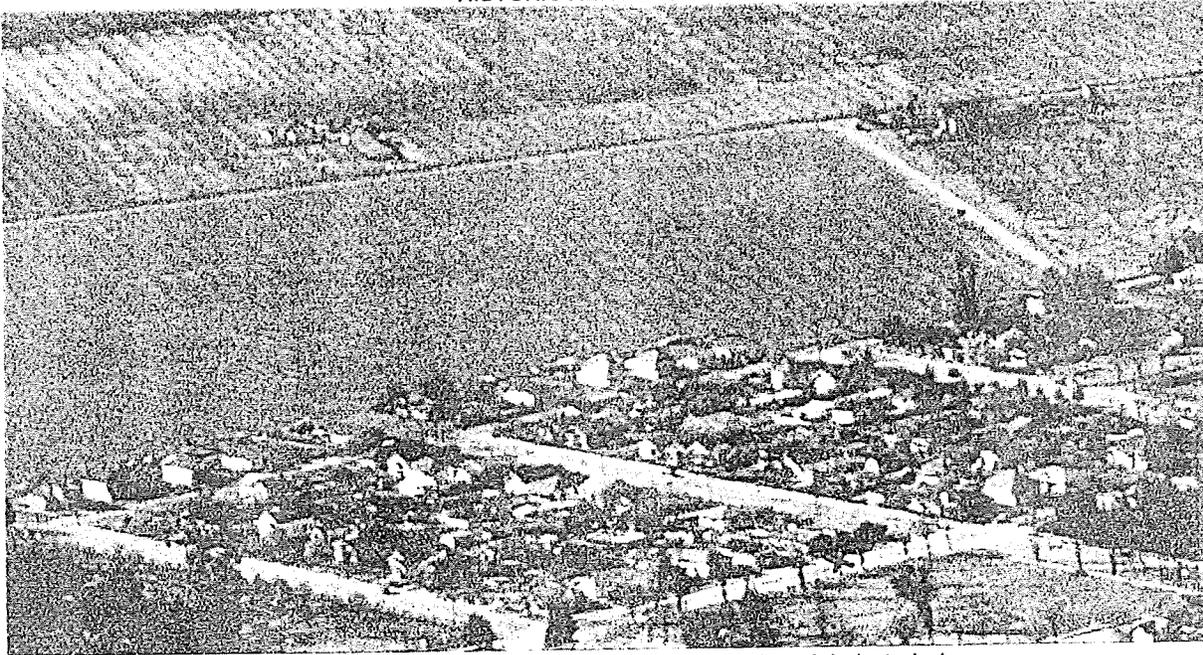
1950 Sanborn Fire Insurance Map



Note: As shown in 1950, the property 1176 Lincoln Street had remained unaltered since the buildings had been constructed. They still will occupy the identical footprints in 2020.



HISTORIC AERIAL PHOTOS



February 1944 aerial photo above; February 2015 aerial photo below

On both photos, the red X indicates 1176 Lincoln Street. Above: pear orchards occupy the land behind the row of Pierce Street houses. Benton, Fremont and Harrison Streets end at Pierce (and Pierce ends at Benton). Below: housing now fills the orchards and Harrison and Benton Streets are extended. However, the configuration of the two "New Park Subdivision" blocks shown above and Pierce, Fremont and Lincoln Streets remain unaltered.



2020 AERIAL PHOTOS



Google aerial photo showing the 3 Blocks of the New Park Subdivision of 1908 as they exist in 2020



2020 Google aerial photo of 1176 Lincoln Street.

Page 16 of 22
*Recorded by: Lorie Garcia

*Resource Name or # (Assigned by recorder) Jose Salgado House

*Date 07/24/2020

Continuation Update

Additional Photos

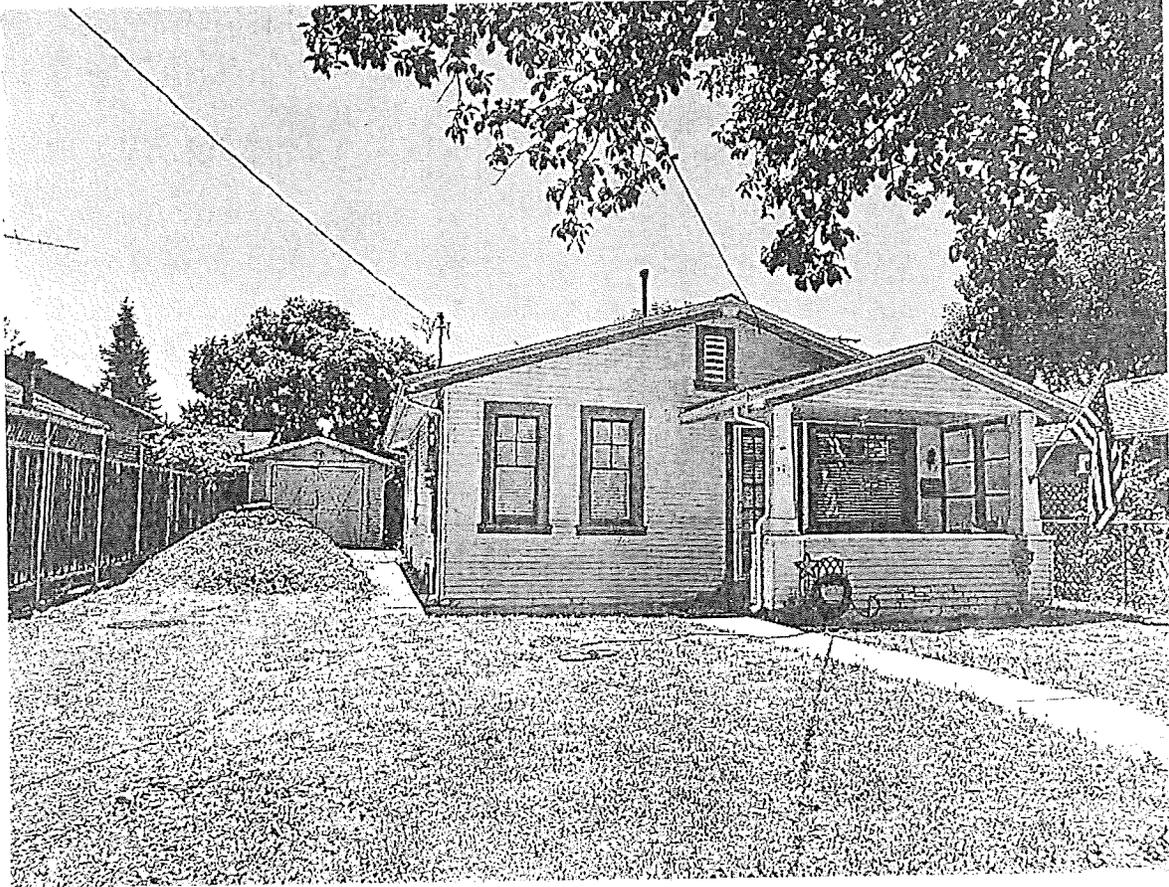


Photo No: 100_2538
View: 1176 Lincoln Street, showing residence and walkway, garage and driveway
Photo Date: July, 2020
Camera Facing: WSW

Additional Photos

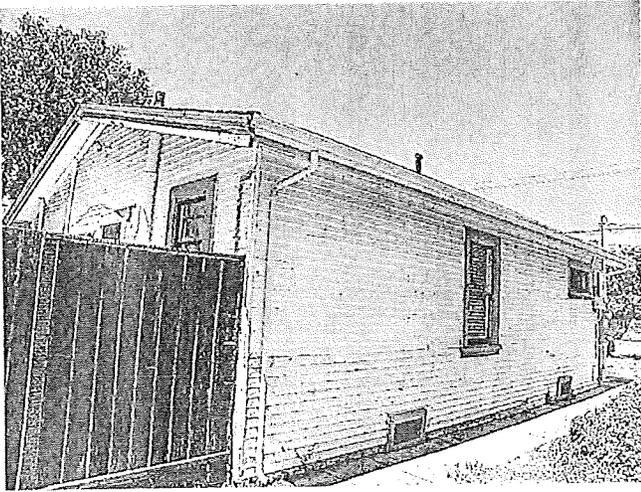


Photo No: 100_2558
View: South side elevation & partial rear facade
Photo Date: July, 2020
Camera Facing: NNE



Photo No: 100_2547
View: North side elevation from rear
Photo Date: July, 2020
Camera facing: Northeast

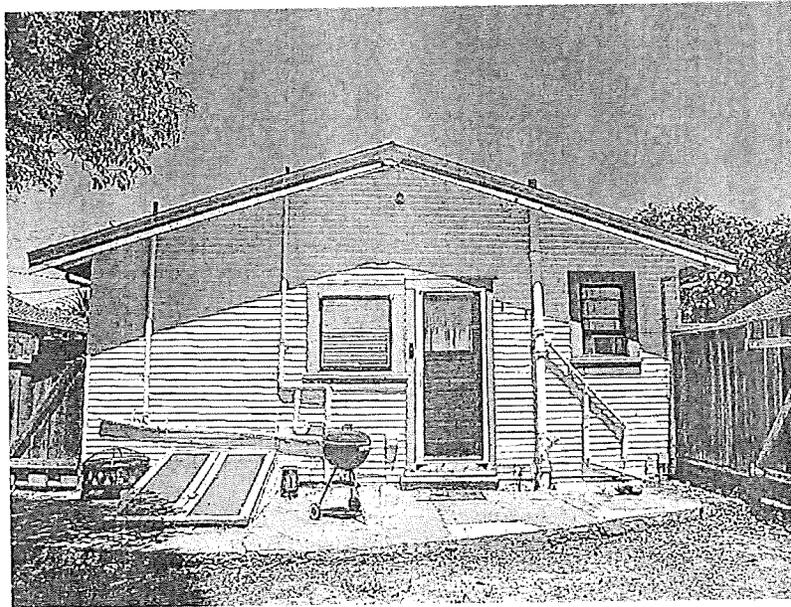
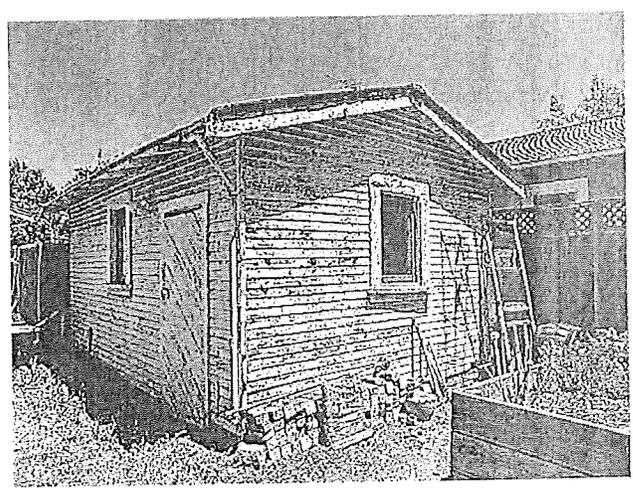
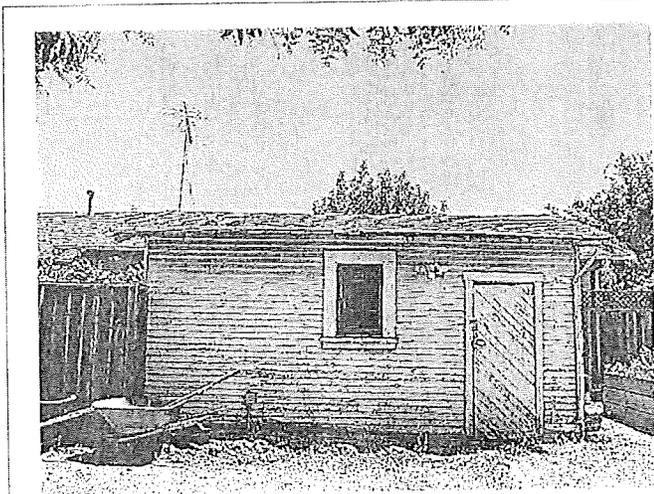
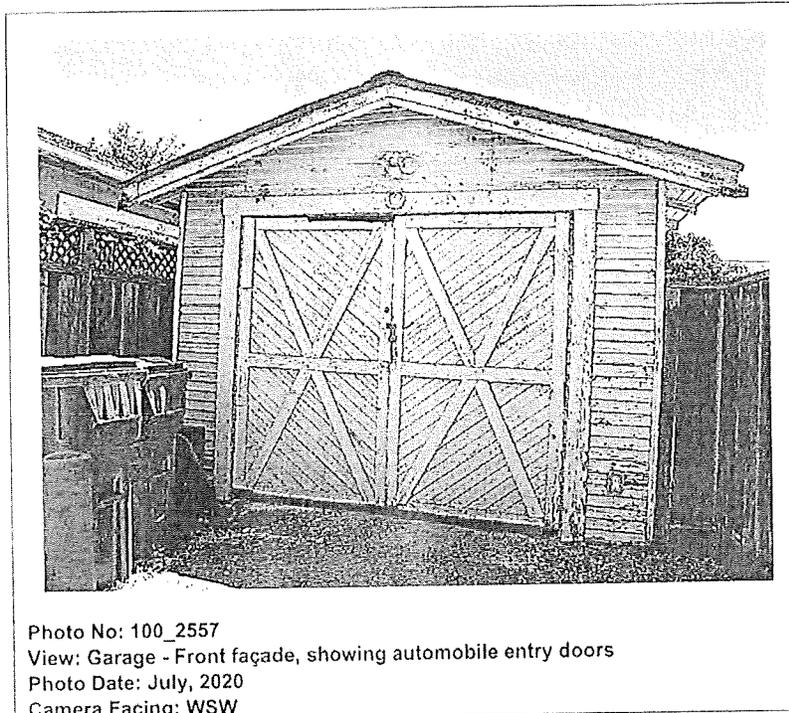


Photo No: 100_2560
View: Rear façade, showing basement entry
Photo Date: July, 2020
Camera Facing: Northeast

Additional Photos - Garage



Additional Photos – Rear Yard

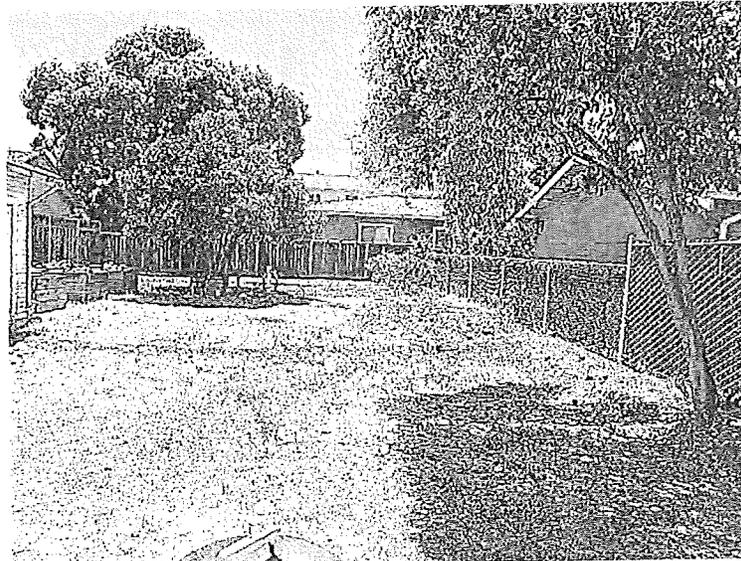


Photo No: 100_2565
View: rear yard looking from house towards west property line
Photo Date: July, 2020
Camera Facing: WSW

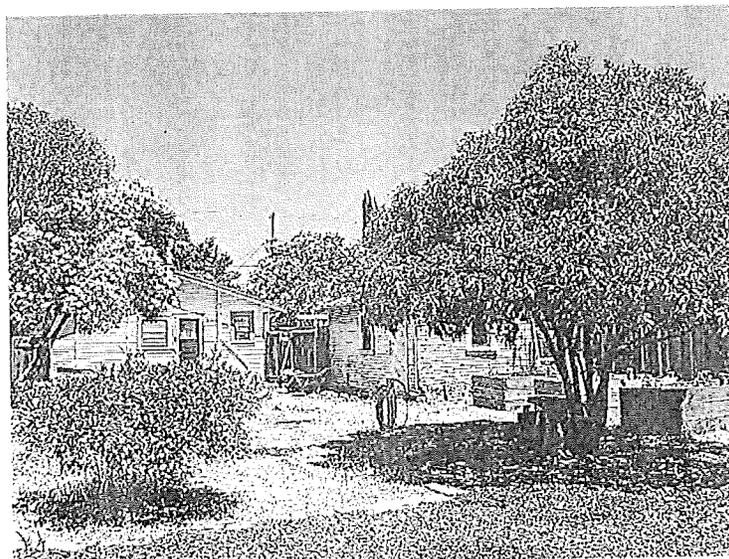


Photo No: 100_2572
View: rear yard looking from west property line towards house
Photo Date: July, 2020
Camera Facing: ESE

Additional Photos - Front Porch

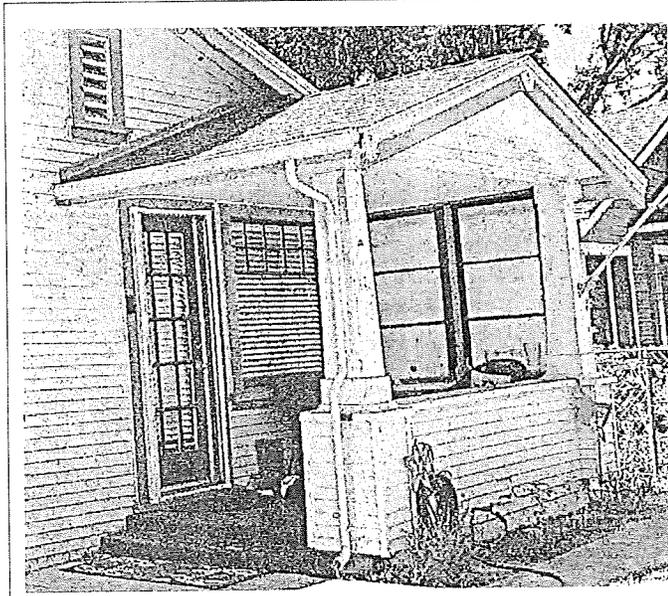


Photo No: 100_2539
View: Front Porch showing steps (open end)
Photo Date: July, 2020
Camera Facing: WNW

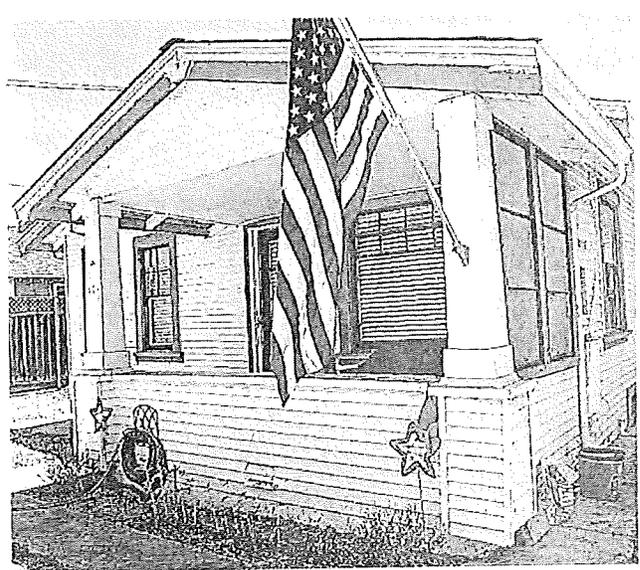


Photo No: 100_2537
View: Front Porch (closed end) showing solid balustrade
Photo Date: July, 2020
Camera facing: Southwest

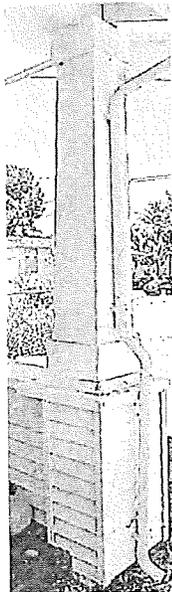


Photo No: 100_2587
View: sloping (battered) column on squared pier (interior view)
Photo Date: July, 2020; Camera Facing: NE



Photo No: 100_2551
View: sloping (battered) column on squared pier (exterior view)
Photo Date: July, 2020; Camera Facing: SW

Additional Photos – Doors and Windows and Attic Vent



Photo No: 100_2552
View: Front entry door
Photo Date: July, 2020
Camera Facing: WSW

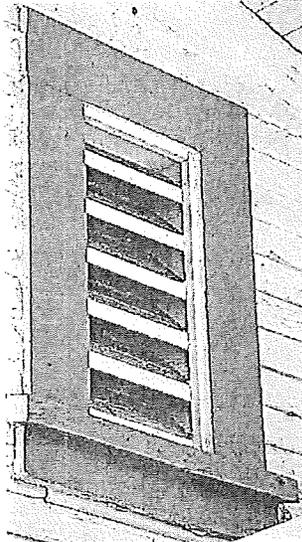


Photo No: 100_2556
View: Louvered Attic vent
Photo Date: July, 2020
Camera Facing: West

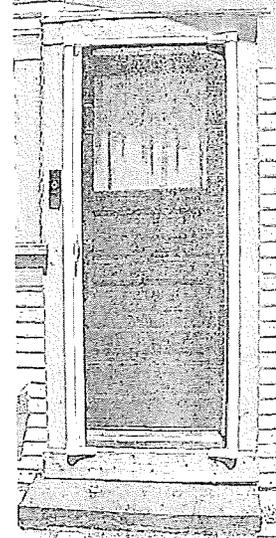


Photo No: 100_2561
View: Rear entry door
Photo Date: July, 2020
Camera Facing: ENE

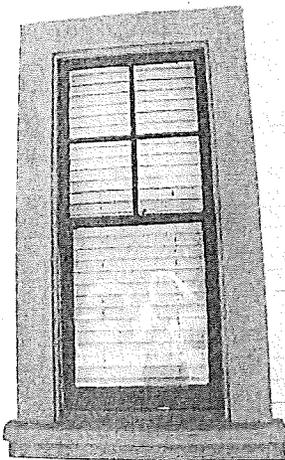


Photo No: 100_2541
View: Horizontally orientated, 4-over-1
double-hung window
Photo Date: July, 2020
Camera Facing: WSW

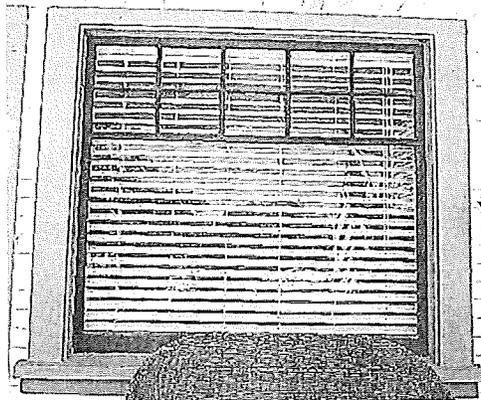


Photo No: 100_2553
View: Large fixed front window
Photo Date: July, 2020
Camera Facing: WSW

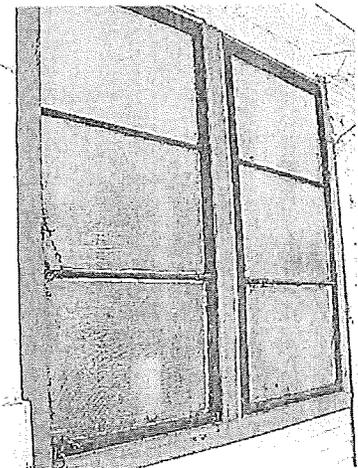


Photo No: 100_2545
View: Fixed pair of windows at closed end
of porch
Photo Date: July, 2020
Camera Facing: SSW

Additional Photos - Streetscape

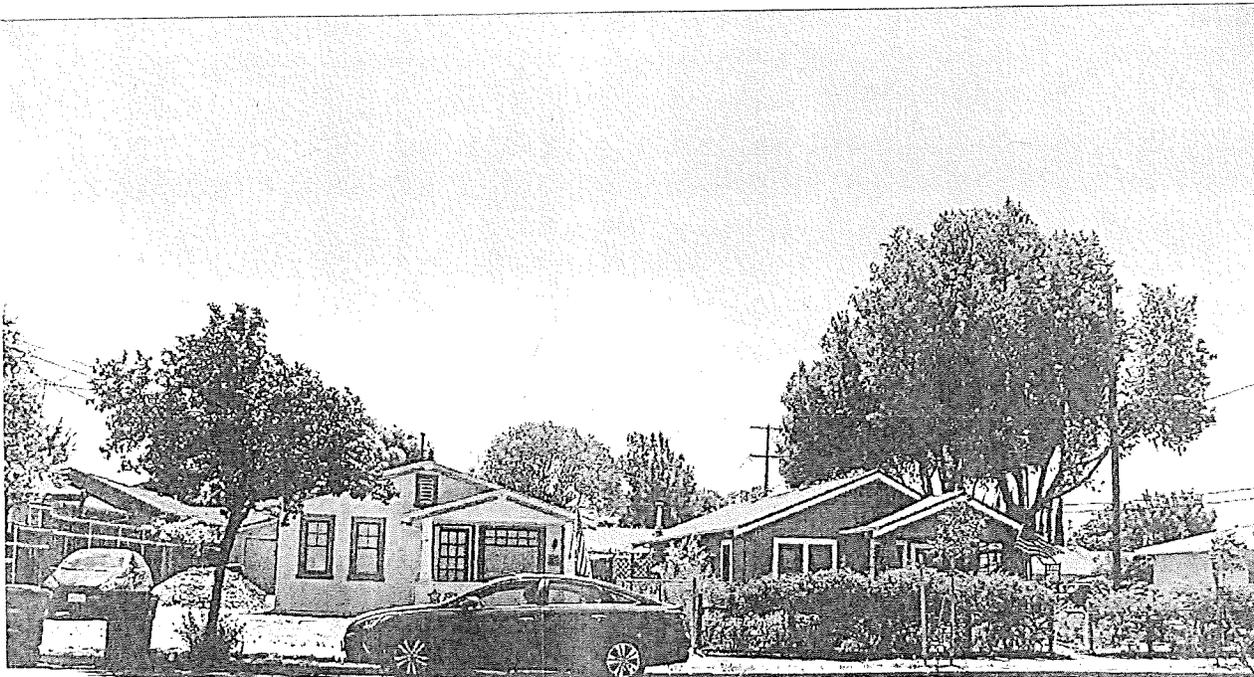
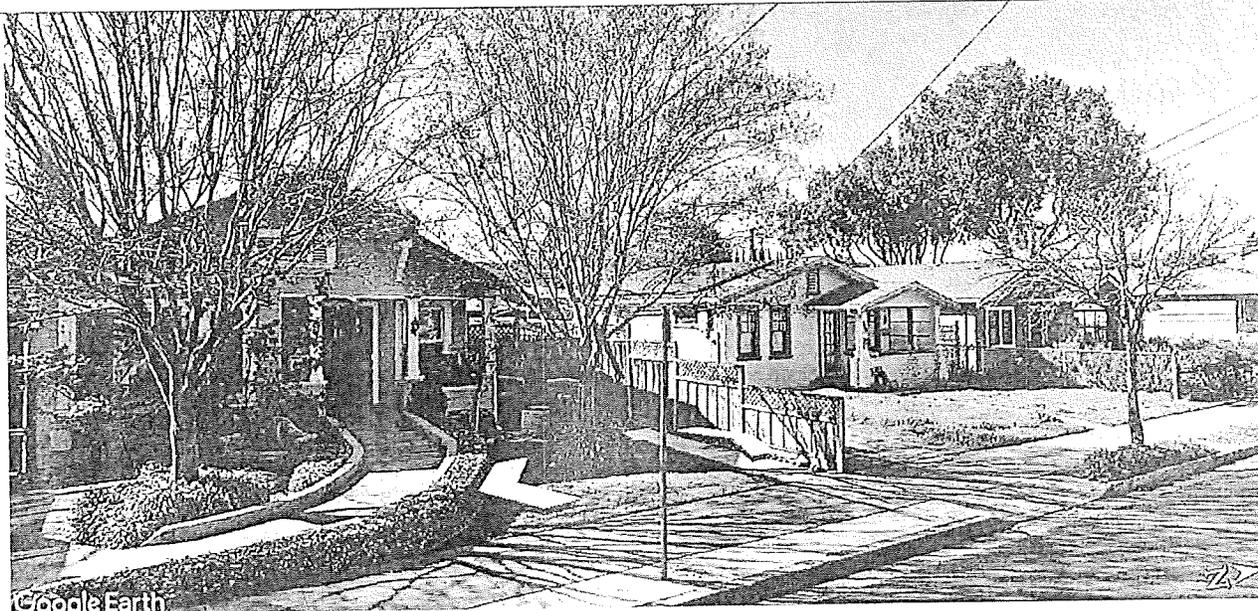


Photo No: 100_2599; View: Streetscape-1176 and 1194 Lincoln Street, showing similarities in style scale, form and massing;
Photo Date: July, 2020; Camera Facing: WSW



Google Photo; View Streetscape-1156, 1176, and 1196 Lincoln Street. Photo Date: January 2020; Camera Facing W