

HISTORICAL AND ARCHITECTURAL EVALUATION
A REPORT PREPARED FOR THE PROPERTY
LOCATED AT
820 CIVIC CENTER DRIVE, SANTA CLARA, SANTA CLARA COUNTY,
CALIFORNIA



Prepared at the request of:

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DPR 523 Forms Primary and BSO

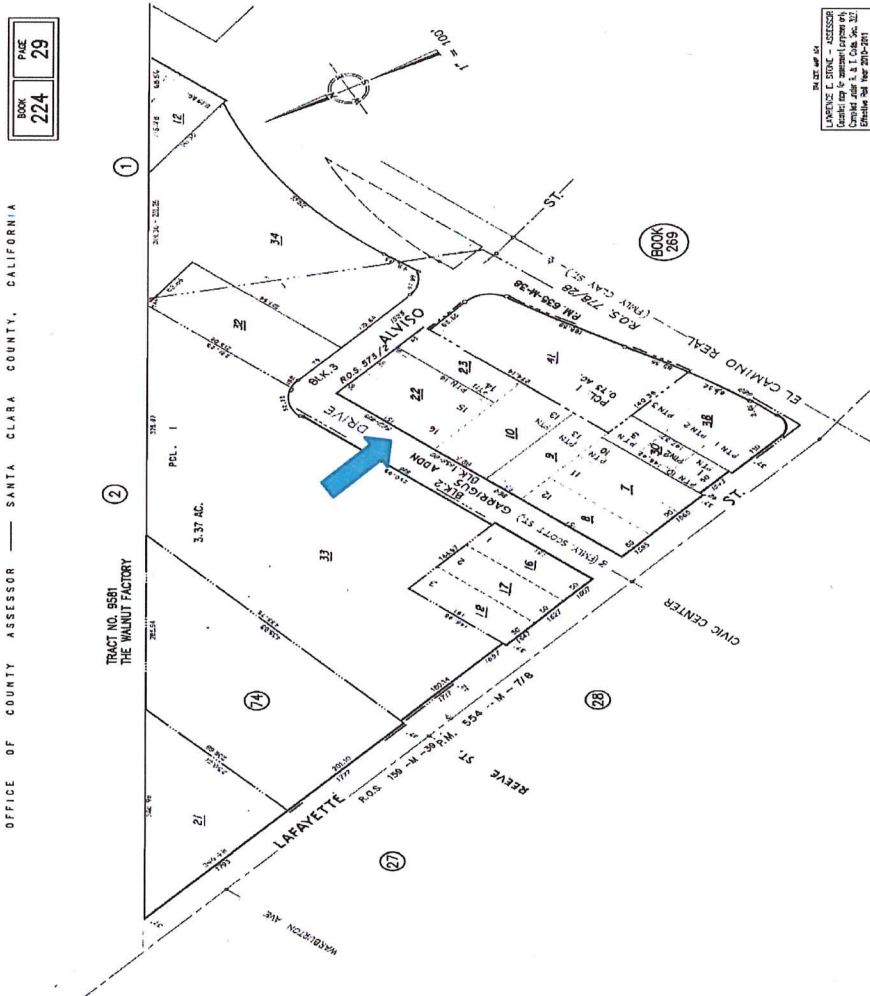
EXECUTIVE SUMMARY

The property known as 820 Civic Center Drive, in the City of Santa Clara, is a single family detached house in the Spanish Colonial Revival style. The owners of the property have commissioned this study to understand the historical significance of the property.

The following report describes the findings of the research into the historic associations, the architecture, construction methods and materials, which were considered as part of the evaluation process required by the City of Santa Clara when buildings over 50 years old or those with observable architectural qualities are proposed for remodeling.

It is concluded that the building on the property is a very good example of the Spanish Colonial Revival, a style that is not found in high numbers in Santa Clara. The style was found throughout the nation, but was particularly popular in California between 1920 and 1935. The house represents a home constructed for a financially successful family. The city as a whole had a large influx of new immigrants in the 1880s, many worked in the new industries, Pacific Mill and seed farms. It appears that the Ivancovich family arrived in California during the Gold Rush and finding the area well suited for orchards and farming encouraged Luke Ivancovich to come to Santa Clara to farm and then to own orchards, a dryer and packing barn. With the success of his 40 years of work, the house was constructed in the then high style promoted as the best for California by Sunset Magazine. Within a few short years much of the European market was closed to products from America and the California fruit industry suffered financially. The house was constructed at the beginning of WWI, and just before the construction of fine houses in Santa Clara ceased and did not restart until well after 1946. By that time the revival styles were no longer popular.

When compared to the criteria of the National Register of Historic Places and the California Register of Historic Resources, it is determined that the property appears individually eligible for listing in the California Register of Historic Resources, due to the fine example of Spanish Colonial Revival architecture. The City of Santa Clara maintains an inventory of historically important buildings that warrant consideration for preservation or compatible adaptive reuse. The subject building appears to meet these criteria at a high level under the category of architectural significance as a representative of the style, and should be considered for City Landmark designation. This recommendation is due to the integrity of the building and quality of original construction that with repair and maintenance ensures the building will continue to communicate its architectural design for future generations. However, the house must be considered as isolated with a greatly diminished setting. The relationship to the orchards, packing house and drying yard is gone. The current setting and feeling is diminished by the lack of these related facilities.



**Figure #1 Santa Clara County Assessor's Parcel Map showing APN 224-29-022,
820 Civic Center Drive (formerly Scott St.), Santa Clara California**

REPORT PREPARATION

The report was prepared by Urban Programmers and compiled by Bonnie Bamburg. Ms Bamburg has over 35 years' experience in preparing historic surveys and evaluation reports for cities, counties and the federal government. She has prepared numerous National Register Nominations for individual sites and historic districts. In addition, she has advised owners and architects on compliance with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and has prepared Certifications for historic properties in several states. She is a former instructor in Historic Preservation at SJSU, a lecturer in historic preservation and former San Jose Historical Landmark Commissioner (1974-1980). Ms. Bamburg is an advisor to Preservation Action Council San Jose, and is a board member of the Western Region of Preservation Technology. Linda Larson-Boston, B.A., has 22 years' experience as a researcher and is a published author of local history. Her clients include architects, attorneys and land owners. She is a former San Jose Historical Landmarks Commissioner, a member of the Institute for Historical Study, and she serves on the Board of Directors for Preservation Action Council of San Jose. William Zavlaris, B.A, MUP, received his education in art and architectural history at UCB and received his Masters Degree in Urban Planning, City Design, from San Jose State University. Mr. Zavlaris has 30 years' experience in evaluating architecture for local historical surveys and National Register Nominations for private clients and government agencies. MBA Architects, reviews existing conditions. Marvin Bamburg, AIA has over 35 years of experience in historic preservation architecture for residential and commercial properties.

The preparation of the report followed standard methodology for research and site investigation. The information contained in the report was derived from a combination of interviews with people knowledgeable about certain aspects of the property or associations in history, city directories, historic maps, public records, and special collection materials at local repositories. When applicable the internet was used as a repository for research.

1. INTRODUCTION

The following report provides a brief historical background of the City of Santa Clara to set the context for the brief history of the property at 820 Civic Center Drive. The methodology for collecting the information followed standard procedures, including research using historical maps, city directories, published and unpublished materials, Official Records of the County of Santa Clara and interviews.

2.0 HISTORICAL CONTEXT- City of Santa Clara

Exploration and Settlement Period 1777-1848

The first recorded inhabitants of the area now known as Santa Clara were the Ohlone people. The first European settlement was by the Franciscan Missionaries of the Roman Catholic Church who established Mission Santa Clara de Asis on January 12, 1777. This became the 8th of the eventual 21 California missions. Located along the Guadalupe River the first mission buildings were regularly flooded. The present site of Mission Santa Clara is the fourth and was dedicated August 11, 1825 in an area that was less likely to flood and would provide the center of the development of a city. Divisions of land began in the Spanish period, however those granted to individuals were more common during the Mexican Period that began when Mexico seceded from Spain in 1822. By the 1830's, English speaking settlers were attracted to the area for economic reasons, primarily by the abundance of timber, furs and hides. This period of Mexican rule and the division of land into Ranchos or other individual ownership ended when California became a territory of the United States in 1848, following the Treaty of Guadalupe Hidalgo. When admitted as a state in 1850, Santa Clara had already experienced a population growth in large measure by eastern gold seekers who were to find riches in the forests on the hills and the soil of the Santa Clara Valley.

American Period 1848-1900

This period is known for its predominance of lumbering, cattle (hides), trading and agriculture. It also marks the start of the Valley's heritage of higher education when the Santa Clara College was founded in 1851. By 1852, stage coach and steamer service to San Francisco was very regular. The verdant hills provided the natural resources for the lumber industry to develop and to engage in trade which contributed to residential and local economic growth. By 1870 businesses lined the surveyed streets; saddle and harness maker, doctor, banks, dry goods emporiums and markets. On the edges of town were flour mills, paper mills, tanneries and in the 1870's Pacific Manufacturing Mill opened to produce window frames and sash. This company would grow to the largest such mill in California. In 1878 C.C. Morse opened the seed company that would become an industry leader. Protestant Churches and social organizations are formed during this period. The 1887 Sanborn Map Publishing Company listed five churches, two breweries, three tanneries and businesses grouped around a central plaza between Jackson, Washington, Santa Clara and Franklin streets.

During the first fifty years of California's statehood, the coming of the continental railroad in 1869, is regarded as one of the most far-reaching changes to the San Francisco Bay Area. Rail service connected California and the opportunity for passenger and freight service to the rest of the nation opened markets that would allow agriculture, wine and the food processing industry to lead the 1900's to a time of significant growth and development.

The climate and rich soil brought many new residents. The period 1880 through 1900 was one of growth for Santa Clara. Residential neighborhood expanded beyond the central quad area along surveyed streets. Many of these streets in the city grid were named for presidents and divided with large lots, often a quarter of a block, that would be subdivided and fill in over the next 30 years.

Suburbanization and Industrial Expansion 1900-1950

Into the Twentieth Century the City expanded with new groups of immigrants, Portuguese families who left the Hawaii Islands found jobs for themselves and relatives in agriculture – fruit harvesting and packing. They brought their traditions from Portugal and soon established social clubs and fraternal/religious societies. Italian immigrants joined the Portuguese workers in the orchards, as did the Japanese. The explosion of fruit orchards and processing plants meant jobs and in-turn required housing which developed in subdivisions within and adjacent to the “Map of the Town and Sub-Lots of Santa Clara County, Surveyed by J.J. Bowen, County Surveyor, July 1866”. Established entities such as; Pacific Manufacturing Company, Morris Seed Company, and The University of Santa Clara continued to grow with economic opportunities for new residents. And the City continued with an agricultural base in the smaller farms and dairies which provided jobs and products to the growing city. The second generations started to open new family businesses, expand markets and provide an expansion of jobs, services and products. The World Wars, One and Two brought additional growth to the region, including Santa Clara with the development of Moffett Field, San Jose Municipal Airport, greater use of automobiles, and new technologies that started to fill agricultural land in the late 1940’s. As the agricultural industry faced declining prices after 1945, the land once filled with orchards and farms started to be redeveloped with residential subdivisions, commercial and industrial uses. By the end of the 1950s Valley Fair- a regional shopping mall- was constructed replacing an orchard on Stevens Creek Blvd., El Camino Real was filled with new commercial buildings and industrial development with Hewlett Packard leading the high tech sector was expanding and attracting new employees who became residents adding to the growth cycle of religious, social and civic organizations.

Background relating to the subject property:

The subject property is within the Garrigus Addition, at the northwest corner of Alviso St and Civic Center Drive- formerly Scott St. When the 1915 Sanborn Map was drawn it showed a single-story wood frame house in the center of the parcel.¹ This house is not the one currently on the property.

The property is shown in the late 1890s belonging to Luke Ivancovich and his wife Jennie (Genevive). The couple and brother John Ivancovich emigrated from Austria (Dalmatia) in 1880 arriving in Santa Clara the same year. In fact there were many of the extended Ivancovich family who immigrated to northern California beginning at the time of the Gold Rush and spreading out from San Francisco to Monterey with many families in the Santa Clara Valley. The Ivancovich family was well established in San Francisco in the import export business (fruit) when Luke and his brother John arrived in Santa Clara. Luke’s brother John initially lived with the couple until 1890, when he constructed a house next door at 852 Scott Street in anticipation of his marriage to Katie Gordon from San Francisco.² Luke Ivancovich is listed in the 1900 U.S. census and the 1905 City Directory as a fruit grower, the owner of orchard land. However by 1913, the City Directory lists Luke as owning J & L Ivancovich, Fruit Packers, and subsequently they are listed in 1915 as fruit dryers and packers

¹ Sanborn Publishing Company San Jose and Santa Clara, 1915 page 210

² San Francisco Morning Call, July 31, 1890 Wedding announcement

³ Evening News, San Jose CA, March 6, 1908 pa

John Ivancovich was killed by Frank Schaffer in 1908 during an altercation regarding truancy and schooling of John's son, leaving Katie a widow.³

The 1915 Sanborn Map shows the packing shed and dryer across Scott Street and orchards across Scott and Alviso Streets.

In 1935 the existing house on the property was replaced with two-story wood frame and stucco covered house designed in the Spanish Colonial Revival style that was very popular. This house remains on the property with little change from when it was constructed.

It appears that by 1939 the family was effected by the beginnings of WWII and the ban by Hitler on shipping dried fruit to the Axis countries. These European countries had been a very large market for California prunes and other dried fruit. The fruit industry suffered a glut of fresh and dried fruit that sent the prices plummeting down. Many ranchers tried to grow different varieties that would sell in the US and local markets but this was on the whole unsuccessful. As the United States entered the war, the US War Department set contracts to purchase fruit and other foods for the military. These contracts included labor to care of the orchards and for packaging the produce for the troops. With the military taking many of the male agricultural workers, women stepped in to fill the labor needs. This bolstered the prices for a few years. At the end of the war, as land was needed for new homes, commercial and industrial uses many orchards were sold for development. The Ivancovich family followed this pattern selling some of its land for light industrial use, but retaining the land immediately around their home on Scott Street (Civic Center Drive).

Through the late 1930s and into the 1940s the Ivancovich family argued with the City of Santa Clara extending Alviso Street across their property (south of Civic Center Drive). The family won in court and although the City continued to argue, the road was not extended. In 1945 the property transferred to daughter Angeline Ivancovich and has remained in the family until it was recently sold to Michael and Cheryl Fisher in December 2013.

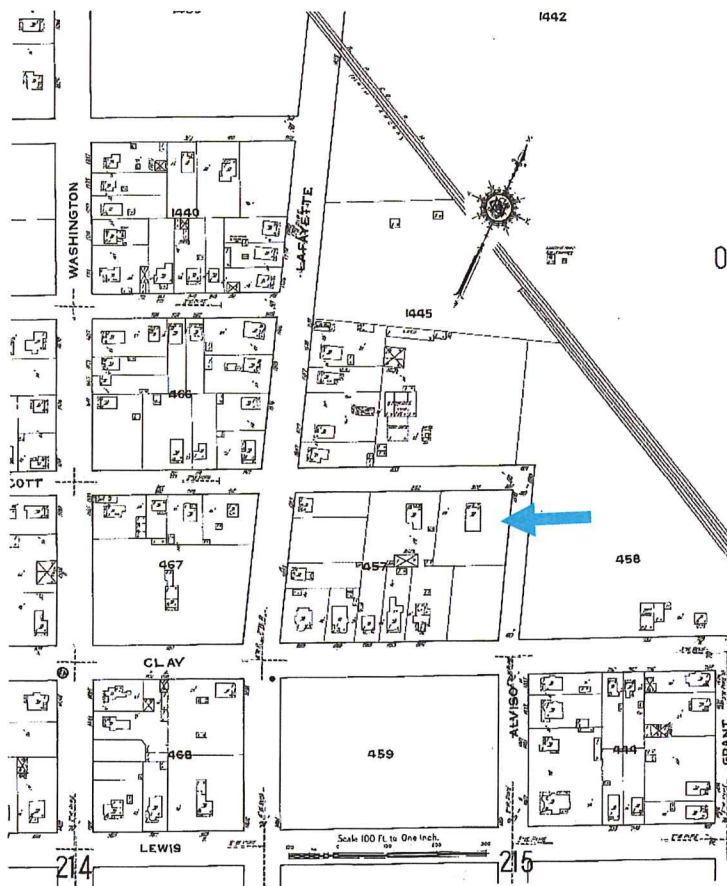


Figure 2 Sanborn Insurance Publishing Company Map 1915 page 210 (a single-story wood house is on the subject site)

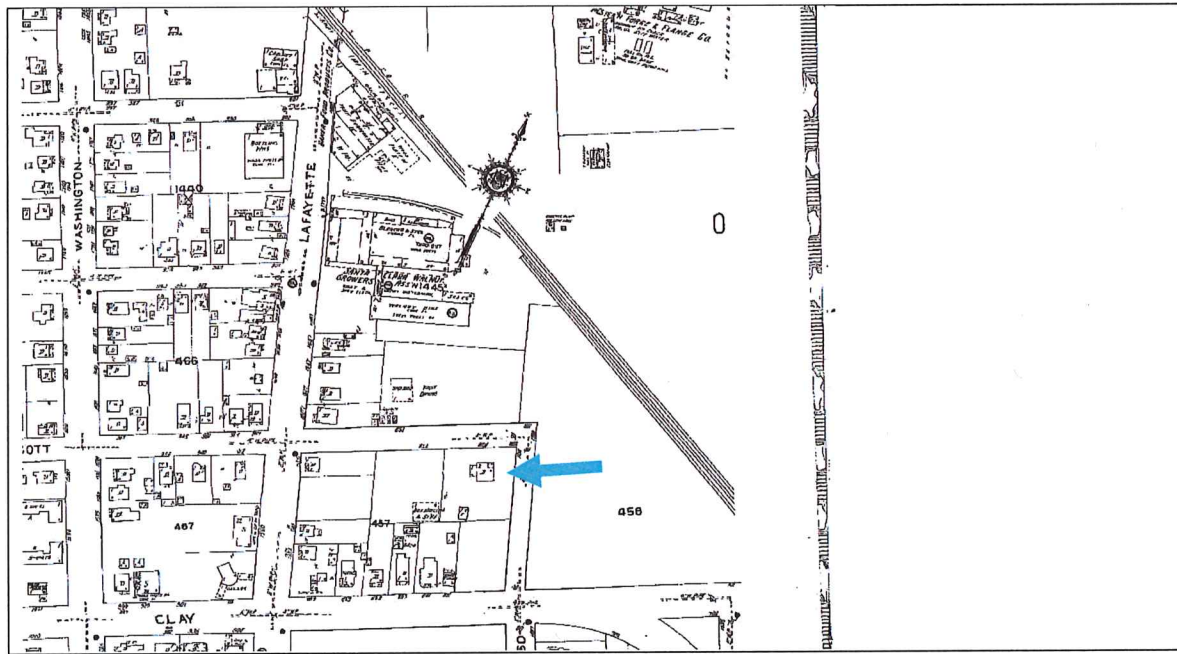


Figure 3 Sanborn Insurance Publishing Company Map 1915 updated to 1950, Page 210 (shows the current two story house, and the J & L Fruit Dryer across Scott Street. The parcel to the right is vacant and likely was orchards)

The history of occupants tells the story of people who worked in the industries of Santa Clara, but were not individually significant to the historical development of the City.

3.0 DESCRIPTION OF THE IMPROVEMENTS AT 820 CIVIC CENTER DRIVE, SANTA CLARA

3.1 GENERAL SETTING

The property is located east of El Camino in the northern area of the Old Quad, an area of very mixed uses, in the immediate area light industrial is predominate with a few houses. The setting isolated the subject property and the historic house.

3.2 BUILDINGS AND LANDSCAPING

The two-story house is designed in Spanish Colonial Revival style executed in a grand plan that is out of context with the surrounding light industrial setting. Set in the center of the parcel, the front façade is articulated with a front facing gable on one side and a sloped roof (side facing gable) on the other with the main entry is recessed behind sculpted walls and is slightly off-set to the center. Fenestration is particularly elegant with tall arched windows that have small pain surrounding the lower portion and a “fan” of pains in the top. A large version is on each and on the north two narrow versions flank the center large window. Raising above the single-story front section is the two-story block with a reversal of the front-facing gable on the north and a side gable (pitched roof) on the south. The windows on the second floor are square with accent wood frames. All are sent in a textured stucco walls under a well-designed red Spanish tile roof. The side facades exhibit the articulation of the sections and blocks with windows in random patterns that provide a decorative element to the plain stucco facades. Unique to each façade is a tile chrysanthemum open tile medallion inserted in the upper peak of the highest gable. The rear of the building follows the theme of the other facades with wood frame windows and a rear door set in a simple wood frame. There is also a double shed door covering the stairs to the basement. The house has a concrete foundation and basement. Adjacent to the foundation is a band of sandstone blocks, the same that line the walkways.

The setting is an oversized lot that has mature, redwood, cedar, and palm trees. The site plan and landscaping have screened this very handsome house on the sides and rear. Set back from the street, the house presents a grand view with a center walk paved with a herringbone brick pattern and outlined in sandstone bricks. Low sandstone walls outlining the driveway and across the front and side property lines. The same type of sandstone blocks outlines the walkways on the east side of the building leading to a terrace and a pillar style gate of the same material. The gate has an incised diamond pattern on logs that form the top of the gate. Pillars mark the openings to the driveway and walkway on the west side. The primary landscaping is that in the front of the house where a deep lawn area and mature trees frame the front façade. This is the only part of the landscape that supports the artistic presentation of the house. The gate on the side with the log lentel is interesting but does not add to the architectural importance of the house. The, house, an artistic version of Spanish Colonial Revival architecture, with the expanse of lawn in front is one of the nicest in Santa Clara.

Photographs: Photographs were taken May 30, 2014 between 2:15 and 2:45 PM, using digital format



Photograph 1 820 Civic Center Drive.

View: Front façade (north façade) note the set of three arched top windows on the right and the one on the left of the recessed entry

Camera facing: south



Photograph 2 820 Civic Center Drive

View: Front façade (north), showing the recessed porch with rounded top door and low pitched front.

Camera Facing: south

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Photograph 3 820 Civic Center Drive

View: East side façade, note articulation of the front sections with the multi-planes of the roof. Rock adjacent to the house and sandstone blocks along the perimeter of this side of the house.

Camera Facing: west



Photograph 4 820 Civic Center Drive
View: Rear façade (south), note original pattern of windows and tile roof over the rear door.
Camera Facing: west



Photograph 5 820 Civic Center Drive
View: West side façade,
Camera Facing: NE



Photograph 6 820 Civic Center Drive
View: West side façade, note articulation of the front sections, Chimney with brick inset at the base.
Camera Facing: NE



Photograph 7 820 Civic Center Drive
View: East side of the property showing gate with incised logs on the top.
Camera Facing: west

4.0 EVALUATION OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

For purposes of this report the criteria used to evaluate the property is that of the National Register of Historic Places and the California Register of Cultural Resources and the criteria contained in the City of Santa Clara's Historic Preservation Element in the General Plan and the Zoning Ordinance.

Spanish Colonial Revival Architecture: By the early twentieth century, in California, there was a return to the architectural vocabulary of the Spanish Colonial period as architects attempted to create an indigenous California architecture. From 1890 through the 1920s, it was called the California style or Mission Revival style. Influenced by the 1915 Panama-California Exhibition in San Diego and the designs of Bertram Goodhue, the style received notoriety. In the twenties, it was renamed the Spanish Colonial Revival style. Primary elements of the style are the low pitched roof covered in red tile with little or no overhanging eaves, cross gable or low pitched roofs. Also elements of the style are rounded arches in doorways and windows and arcades, textured stucco surfaces and asymmetrical facades.

The Spanish Colonial Revival house at 820 Civic Center Drive is isolated in the immediate area, and one of only a few that survive in Santa Clara.. The house was developed in an area of light industrial uses and stands alone on the block representing the mid-thirties development. The front façade with a front facing gable and round top windows are typical of the style that was promoted by the Southern

Pacific Railroad and their Sunset Magazine as the typical California style. However due to national and international events, as well as development patterns in Santa Clara not many large homes were constructed in this artistic style. In fact those constructed are not of the high stylistic version but a moderate design incorporating the basic characteristics but in a restrained design. Of the setting, only the front lawn and setback contribute to the artistic value of the house.

4.1 HISTORICAL CONTEXT

The historical context, elements of the City's history and heritage is what is used to evaluate proposed resources. The context contains a time 1930-1950, theme architecture, and the category of residential architecture by which to consider potential historic resources.

Santa Clara experienced a significant growth in population 1880s as the industries in the window sash business as well as other milled pieces were in high demand and the fruit and vegetable processing era was just beginning. The edge of the City adjoining agricultural lands was surveyed for full block, half block and quarter block land divisions, and where the blocks remained in agricultural use the farm or orchard houses were constructed as part of the orchard. Where the Ivancovich brothers constructed their first houses was on the southern half of the block (between Alviso and Lafayette, Clay –El Camino Real- and Scott Street), their homes were constructed on parcels facing Scott Street, across from their orchards. In 1935 when Luke Ivancovich replaced the single-story wood house with a new house it was at a time when he had gained success in his fruit business and the house was designed and constructed to show his success and appreciation for the popular and artistic Spanish Colonial Revival style. With the onset of WWI, the construction of large family homes ceased and was not resumed until after 1945 when the Spanish Colonial Revival style was no longer popular. The City of Santa Clara has few artistic Spanish Colonia Revival homes, and the Ivancovich house is one of the best examples of the style along with the Wilson House 610 Jackson Street. Far more numerous are the small vernacular versions that were popular in subdivisions of the 1930s, often mixed with small bungalows. In recent years many of these have been removed or severely altered and enlarged.

4.2 EVALUATION USING THE NATIONAL REGISTER CRITERIA

National Register of Historic Places – Standards (Criteria)

The National Register of Historic Places has established standards for evaluating the significance of resources that are important in the heritage of the Nation. Historic resources may be considered important at the local level, state level or national level. To apply the standards the resource must be considered within significant historical contexts. The standards, age and integrity statements follow;

1. A property must be fifty years old or meet additional criteria
2. The resource must retain architectural and historical integrity from the period of significance.
3. The resources must meet at least one of the following four criteria
 - a. are associated with events that have made a significant contribution to the broad patterns of our history; or
 - b. are associated with the lives of persons significant in our past; or
 - c. embody the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d. have yielded, or may be likely to yield, information important in prehistory or history

Criteria of age: The building was constructed c. 1935 and is over fifty years old.

Evaluation of Integrity. The building retains the original design elements, materials, workmanship, setting, feeling, and association that are necessary for it to demonstrate integrity.

Criteria "a" – The building is not associated with a significant event or broad in the history of Santa Clara. The property is not considered individually significant at the level required by the National Register of Historic Places criterion a.

Criteria "b" Research into the past owners and residents concluded that the owners were immigrants who became successful fruit ranchers and owned a drying lot and dryer. They appear to be more involved with social and civic organizations in San Francisco. This does not represent the level of significant influence that is required under Criteria B. To be considered significant under criteria "B", the National Register requires property to be "...associated with the lives of persons individually significant in our past.

Criteria "c" The building exhibits the original architectural style or materials. However, again the National Register requires the building to exhibit significant and distinctive architecture or be part of a group of buildings that collectively represent significance. The Register requires "buildings *embody the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.* Although the building is distinctive in Santa Clara it does not reach the level of artistic architecture required for the National Register.

Criteria "d" The property has been extensively redeveloped disturbing the shallow soil cover. Therefore it is unlikely that the property will yield additional information about history or prehistory.

The building on the property is not eligible for individual listing in the National Register of Historic Places because it does not achieve the level of significance under any of the criteria.

4.3 EVALUATION USING THE CRITERIA OF THE CALIFORNIA REGISTER

The criteria for listing historical resources in the California Register of Cultural Resources are consistent with those for listing resources in the National Register of Historic Places, but have been modified for state use in order to include a range of historical resources which better reflect the history of California. An historical resource must be significant at the local, state or national level under one or more of the following four criteria;

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history;
3. It 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; or
4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nations.

In addition, the resource must retain enough of its historic character or appearance to be recognizable as a historic property, and to convey the reason for its significance.

The Spanish Colonial Revival house on the subject property retains integrity.

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Criteria 1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

The building does not meet the criteria for having been associated with an event, person or broad pattern that contributed significantly to local or regional history.

Criteria 2. *It is associated with the lives of persons important to local, California, or national history*

The history of the property does not show a direct and significant association with persons individually significant to the history of Santa Clara or the State of California.

Criteria 3. *It 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.*

Isolated in the area and on the site, the Spanish Colonial Revival house has had very little alteration and appears to be one of a few two- story homes that represent this style in Santa Clara. As such it retains the distinctive architectural characteristics that appear to make it eligible for listing in the California Register of Historic Resources.

Criteria 4. *It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nations.*

The soils have been disturbed during construction operations and then developed with a building. It is unlikely that significant information important to prehistory or history would be found on this site.

4.4 SANTA CLARA GENERAL PLAN REGARDING HISTORIC PROPERTIES:

The Santa Clara General Plan “*Structures of historic or architectural significance shall be identified and documented and efforts shall be made to preserve them*”. The Municipal Code Section 18.58.030 – Designation

...the historical Landmarks Commission shall consider the listings in the National Register of Historic Places, the California Historical Landmarks Program, the Santa Clara County Preliminary Inventory of Historic Landmarks, and City’s historical survey, and other compilations of historical buildings and sites. The Commission shall evaluate the proposed landmark for its historical or cultural uniqueness or as an outstanding local example of an architectural style or building techniques.

Criteria for local significance (Adopted by the City Council on April 8, 2004)

Qualified Historic Resource

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 archeological significance is potentially eligible.

Criterion for Historical or Cultural Significance

To be historically or culturally significant, a property must meet at least one of the following criteria:

1. The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.
2. The property is associated with a historical event.
3. The property is associated with an important individual or group who contributed in a significant way to the political, social and/or cultural life of the community.
4. The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.
5. A building'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.
6. A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting.

The house at 820 Civic Center Drive, meets criterion 1- The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation.

The house, with the front set back at 820 Civic Center Drive exhibits artistic Spanish Colonial Revival characteristics that reflects stylistic architectural development, a component of the heritage of Santa Clara during the 1930s.

The other criteria do not appear to apply to this property.

Criterion for Architectural Significance

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

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.
2. The property is identified with a particular architect, master builder or craftsman.
3. The property is architecturally unique or innovative.
4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.
5. The property has a visual symbolic meaning or appeal for the community.
6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.

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.

The property at 820 Civic Center Drive is primarily considered under this criteria.

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.

The Spanish Colonial Revival house is representative of the few two-story homes in this style constructed in Santa Clara and is associated with the mid 1930s, a time between the Great Depression and WWII when there was confidence in the economy to construct such a house.

2. The property is identified with a particular architect, master builder or craftsman.

At this time, research did not identify the architect. Therefore the house is not associated with a particular architect, master builder or craftsman. However both the style and craftsmanship are notable and this information may become available in the future.

3. The property is architecturally unique or innovative.

The property is stylistic and represents a style of which there are few examples in Santa Clara, but is not architecturally unique or innovative.

4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.

The house is isolated and the style represents very few homes in Santa Clara. It does not have a strong relationship to other similar buildings.

5. The property has a visual symbolic meaning or appeal for the community.

Typically this criteria would apply to a building with significant heritage or historical association. In the case of 820 Civic Center Drive the building is not in a location that brings it much public note. Its relative isolation may change as the industrial property surrounding it redevelops.

6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.

The building does not represent unique or uncommon building materials.

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.

The Spanish Colonial Revival house exhibits notable aesthetic value from the rounded arch top windows, use of Spanish red tile for the roof and recessed porch. Overall the house exhibits fine proportions in its massing, articulation and design.

However with the changes in the area and setting, the house is noted as an isolate of architectural value, distinct from its immediate area and from the setting with the exception of the setback and lawn, front walk and immediate landscaping in front of the house that acts as a view corridor to the house.

Criterion for Geographic Significance

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

1. A neighborhood, group or unique area directly associated with broad patterns of local area history.
2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.
3. An intact, historical landscape or landscape features associated with an existing building.
4. A notable use of landscaping design in conjunction with an existing building.

The property exhibits a large lot with much of it covered in brick. However this does not appear to be a notable use of planned landscape as much as it was a project to create a large outside area for family use.

The property does not appear to qualify under any of these criteria.

Definition of Integrity

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 criteria recognize seven aspects to integrity. The seven aspects of integrity 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. Properties must have sufficient integrity in addition to meeting the criterion for significance in order to be considered a qualified historic resource.

The Spanish Colonial Revival house, exhibits a high degree of integrity in the architectural design, setting, workmanship, and materials, feeling, association and location. Evaluation of the historical and architectural qualities of the property allow the conclusion that the property appears eligible for listing in the Historic Properties Inventory of the City of Santa Clara under the criteria of architectural significance and due to the visibility and condition should be considered for designation as a City Landmark.

5.0 CEQA REVIEW

The California Environmental Quality Act (CEQA) is the principal statute mandating environmental assessment of projects in California, and as such is part of the Public Resources Code, sections 2100 et.seq. The purpose of CEQA is to evaluate whether a proposed project may have an adverse impact on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigations. CEQA requires the Lead Agency to determine if a project will have a significant impact on the state's historic resources. Historic Resources are defined as any resource eligible or listed in the California Register of Historic Resources or are locally significant and have been designated by a local preservation ordinance or that have been identified in a local historical resources inventory may be eligible for listing in the California Register of Historic Resources and are presumed eligible for purposes of CEQA unless a preponderance of evidence

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indicates otherwise, (PRC s. 5024.1.14 CCR S.4850)

However, a resource does not need to have been identified previously to be considered significant under CEQA. Lead Agencies have the responsibility to evaluate potential resources against the California Register Criteria prior to making a finding as to a proposed project's impact to historical resources. (PRC s 21084.1, 14CCR s 15064.5(3))

Further, section 15064.5(b)(1) and (2) of the California Environmental Quality Act (CEQA) forbids the *“demolition or the destruction, relocation, or alteration activities that would impair the significance of a historic resource that results in a substantial adverse change.* *Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired (PRC s. 5020.1(q)*

When the Lead Agency determines that the proposed project does not include a historic resource, then demolition, relocation, alteration or destruction of a building (that is not eligible for listing in the California Register of Historical Resources) does not constitute a significant adverse change under the CEQA Guidelines.

Finding: The property at 820 Civic Center Drive appears to meet the criteria for listing in the California Register of Historic Resources under criterion 3 for its architectural qualities and is a historic resource under CEQA.

Proposed Plan: A concept plan is proposed to subdivide the property that will maintain the Spanish Colonial Revival house and front expanse of lawn, while allowing residential town houses on the side and rear of the property. Such a plan, assuming complementary architectural design, appears to meet the criteria for preserving the existing house while allowing additional compatible development.

No action is proposed for the main house that would constitute a substantial change to the building. Preservation of the building and compatible new development on the property, that follows the guidance in the Secretary of the Interior's Standards that new development should not overwhelm or obscure the historic building, should not cause an adverse change under CEQA.

6.0 SOURCES CONSULTED:

6.1 REPOSITORIES USED AND PERSONS CONSULTED INCLUDE:

Dr. Martin Luther King Jr. San Jose Main Library
Santa Clara City Library
Santa Clara County Official Records

6.2 OFFICIAL RECORDS

Santa Clara County Assessor's Appraisal Records
Santa Clara County Recorder's Land Title Records
U.S. Census Data, 1890, 1900, 1910, 1920 & 1930

6.2 PUBLISHED WORKS

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