



City of Santa Clara

Revised Agenda

Historical & Landmarks Commission

Thursday, October 1, 2020

6:00 PM

City Manager's Staff Conf. Room
- Adjacent to City Hall Council
Chambers
1500 Warburton Avenue
Santa Clara, CA 95050

Revision: Agenda previously stated that the meeting would be a virtual meeting with all Commissioners and Staff Liaison participating remotely. Revised to include that meeting will be held in the City Manager's Office Staff Conference Room with all Commissioners participating remotely and staff present at City Hall.

Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, the City of Santa Clara has implemented the following method for the public to participate remotely:

- Via Zoom:
o <https://santaclaraca.zoom.us/j/97233262035> or o Phone: 1 (669) 900-6833
Webinar ID: 972 3326 2035

Public Comments prior to meeting may be submitted via email to HistoricalLandmarksCommission@santaclaraca.gov no later than noon on the day of the meeting.

The meeting set-up is in line with the recommendations of the COVID-19 White House Task Force, which notes no more than 10 people gatherings. Historical and Landmarks Commissioners will be participating remotely. A limited number of staff will also be present.

We highly encourage interested members of the public to stay at home and provide public comment remotely. Any members of the public wishing to come in person should first check-in at the City Manager's Staff Conference Room. City staff may direct you to wait in the City Hall cafeteria or outside the Council Chambers until your item of interest is discussed in order to maintain sufficient social distancing guidelines.

PUBLIC PARTICIPATION IN ZOOM WEBINAR:

Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
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- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, you may leave the meeting.

CALL TO ORDER AND ROLL CALL**CONSENT CALENDAR**

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Historical and Landmarks Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Historical and Landmarks Commission meeting when the Chair calls for these requests during the Consent Calendar review.

1.A 20-957 [Retroactive Vote Regarding Commissioner Standifer Absence at September 3, 2020 HLC Meeting](#)

Recommendation: There is no Staff Recommendation

1.B 20-910 [Historical and Landmarks Commission Minutes of September 3, 2020](#)

Recommendation: Approve the Historical and Landmarks Commission Minutes of September 3, 2020.

1.C 20-911 [Historical and Landmarks Commission 2021 Calendar of Meetings](#)

Recommendation: Approve the Historical and Landmarks Commission 2021 Calendar of Meetings.

PUBLIC PRESENTATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

GENERAL BUSINESS

The following items from this Historical and Landmarks Commission agenda will be scheduled for further review following the conclusion of hearings and recommendations by the Historical and Landmarks Commission. Please contact the Planning Division office for information on the schedule of hearings for these items.

2. **20-880** [Public Hearing: Consideration of Historic Resource Inventory Property Designation and Historical Preservation Agreement \(Mills Act Contract\) for 1176 Lincoln Avenue](#)

Recommendation: Staff recommends that the Historical and Landmarks Commission find that the Mills Act Application and associated 10-Year Restoration and Maintenance Plan accomplish the intent of preserving and maintaining the historical significance of the Historic Property and, therefore, recommend Council approval of adding the property to the HRI, the approval of a Mills Act Contract and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement.

3. **20-881** [Public Hearing: Consideration of Historical Preservation Agreement \(Mills Act Contract\) for the property 590 Monroe Street](#)

Recommendation: Staff recommends that the Historical and Landmarks Commission find that the Mills Act Application and associated 10-Year Restoration and Maintenance Plan accomplish the intent of preserving and maintaining the historical significance of the Historic Property and, therefore, recommend Council approval of the Mills Act Contract and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement.

4. **20-899** [Public Hearing: Consideration of the Nomination of Pomeroy Green to the National Register of Historic Places](#)

Recommendation: Staff has no recommendation on the Nomination of Pomeroy Green to the National Register of Historic Places.

STAFF REPORT**COMMISSIONERS REPORT**

Subcommittee Reporting - 20 minutes

Board and Committee Assignments - 15 minutes

- *Santa Clara Arts and Historic Consortium (Estes / Leung Alternate)*
- *Historic Preservation Society of Santa Clara (Vargas-Smith)*
- *Old Quad Residents Association (Leung / Vargas-Smith as alternate)*
- *Development Review Hearing (Romano / Vargas-Smith as alternate)*
- *Agnews Historic Cemetery Museum Committee (Standifer / Romano as alternate)*
- *BART/ High Speed Rail/ VTA BRT Committee (Vargas-Smith / Swartzwelder as alternate)*
- *Zoning Ordinance Update (Swartzwelder / Romano as alternate)*
- *El Camino Real Specific Plan Community Advisory Committee (Leung)*
- *Downtown Revitalization (Vargas-Smith / Romano as alternate)*

Announcements and Other Items - 10 minutes**Commissioner Travel and Training Requests - 10 minutes****ADJOURNMENT**

The next regularly scheduled meeting is on November 5, 2020 at 6 p.m.



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

Agenda Report

20-957

Agenda Date: 10/1/2020

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Retroactive Vote Regarding Commissioner Standifer Absence at September 3, 2020 HLC Meeting

At the September 3, 2020 HLC Meeting a vote was not taken regarding Commissioner Standifer's absence from the meeting.

RECOMMENDATION

There is no Staff Recommendation



City of Santa Clara

1500 Warburton Avenue
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Agenda Report

20-910

Agenda Date: 10/1/2020

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Historical and Landmarks Commission Minutes of September 3, 2020

RECOMMENDATION

Approve the Historical and Landmarks Commission Minutes of September 3, 2020.

Reviewed by: Rebecca Bustos, Senior Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Historical and Landmarks Commission Minutes of September 3, 2020



City of Santa Clara

Meeting Minutes

Historical & Landmarks Commission

09/03/2020

6:00 PM City Manager's Staff Conf. Room - Adjacent to City Hall
Council Chambers
1500 Warburton Avenue
Santa Clara, CA 95050

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- If you no longer wish to stay in the meeting once your item has been heard, you may leave the meeting.

CALL TO ORDER AND ROLL CALL

Chair Leung called the meeting to order at 6:01 p.m.

Present 6 - Chair Patricia Leung, Vice Chair Stephen Estes, Commissioner Ana Vargas-Smith , Commissioner Michael Celso , Commissioner Megan Swartzwelder , and Commissioner Kathleen Romano

Absent 1 - Commissioner J.L. "Spike" Standifer

CONSENT CALENDAR

1. [20-776](#) Historical and Landmarks Commission Minutes of June 4, 2020

Recommendation: Approve the Historical and Landmarks Commission Minutes of June 4, 2020.

A motion was made by Commissioner Celso, seconded by Commissioner Estes to approve the Historical and Landmarks Commission Minutes for the meeting of June 4, 2020.

Aye: 6 - Chair Leung, Vice Chair Estes, Commissioner Vargas-Smith, Commissioner Celso, Commissioner Swartzwelder, and Commissioner Romano

Absent: 1 - Commissioner Standifer

PUBLIC PRESENTATIONS

None.

GENERAL BUSINESS

HLC Advisor Introductions - 20 minutes

Craig Mineweaser, AIA - HLC Architectural Advisor

Linda Hylkema, MA, RPA - HLC Archeological Advisor

Lorie Garcia - Honorary City Historian

2. [20-777](#) Action on Other Business before Historical and Landmarks Commission

Recommendation: There are two items for consideration.

- Plaque Request for 1490 Santa Clara Street
- Work Plan

A motion was made by Commissioner Celso, seconded by Commissioner Romano that the Historical and Landmarks Commission approve the request for a wood plaque for 1490 Santa Clara Street "c.1863" if found to be similar in price to a bronze plaque.

Aye: 6 - Chair Leung, Vice Chair Estes, Commissioner Vargas-Smith, Commissioner Celso, Commissioner Swartzwelder, and Commissioner Romano

Absent: 1 - Commissioner Standifer

A motion was made by Commissioner Romano, seconded by Commissioner Swartzwelder to approve the 2020 Work Plan establish two subcommittees to focus on items 3 and 4 in the Work Plan.

Aye: 6 - Chair Leung, Vice Chair Estes, Commissioner Vargas-Smith, Commissioner Celso, Commissioner Swartzwelder, and Commissioner Romano

Absent: 1 - Commissioner Standifer

3. [20-803](#) Election of Historical and Landmarks Commission Chair and Vice Chair

Recommendation: Elect a new Historical and Landmarks Commission Chair and Vice-chair.

A motion was made by Commissioner Swartzwelder, seconded by Commissioner Vargas-Smith to re-elect Chair Leung for the term through June 2021.

Aye: 6 - Chair Leung, Vice Chair Estes, Commissioner Vargas-Smith, Commissioner Celso, Commissioner Swartzwelder, and Commissioner Romano

Absent: 1 - Commissioner Standifer

A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith to re-elect Vice Chair Estes for the term through June 2021.

Aye: 6 - Chair Leung, Vice Chair Estes, Commissioner Vargas-Smith, Commissioner Celso, Commissioner Swartzwelder, and Commissioner Romano

Absent: 1 - Commissioner Standifer

STAFF REPORT

COMMISSIONERS REPORT

Boards and Committee Assignments - 15 minutes

Commissioners present reported on assignments.

Note: Agenda had incorrect Board and Committee Assignments. The updated assignments are listed below.

- *Santa Clara Arts and Historic Consortium (Estes / Leung Alternate)*
- *Historic Preservation Society of Santa Clara (Vargas-Smith)*
- *Old Quad Residents Association (Leung / Vargas-Smith as alternate)*
- *Development Review Hearing (Romano / Vargas-Smith as alternate)*
- *Agnews Historic Cemetery Museum Committee (Standifer / Romano as alternate)*
- *BART/ High Speed Rail/ VTA BRT Committee (Vargas-Smith / Swartzwelder as alternate)*
- *Zoning Ordinance Update (Swartzwelder / Romano as alternate)*
- *El Camino Real Specific Plan Community Advisory Committee (Leung)*
- *Downtown Revitalization (Vargas-Smith / Romano as alternate)*

Announcements and Other Items - 10 minutes

No additional items.

Commissioner Travel and Training Requests - 10 minutes

No travel or training reported. No requests to attend training.

ADJOURNMENT

A motion was made by Commissioner Vargas-Smith, seconded by Commissioner Celso to adjourn the meeting.

The meeting adjourned at 9:30 p.m.

The next meeting is on Thursday, October 1, 2020 at 6 p.m.

Aye: 6 - Chair Leung, Vice Chair Estes, Commissioner Vargas-Smith, Commissioner Celso, Commissioner Swartzwelder, and Commissioner Romano

Absent: 1 - Commissioner Standifer



Agenda Report

20-911

Agenda Date: 10/1/2020

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Historical and Landmarks Commission 2021 Calendar of Meetings

DISCUSSION

Attached is the proposed regular meeting schedule for 2021 which includes twelve (12) meetings to take place at 6:00 p.m. on the first Thursday of each month.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment.

FISCAL IMPACT

There is no fiscal impact other than administrative time and expense to set the meetings.

PUBLIC CONTACT

Public contact was made by posting the agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, e-mail clerk@santaclaraca.gov clerk@santaclaraca.gov

RECOMMENDATION

Approve the Historical and Landmarks Commission 2021 Calendar of Meetings.

Reviewed by: Rebecca Bustos, Senior Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Historical and Landmarks Commission 2021 Meeting Calendar



Schedule of Meetings
2021

Regular meetings are typically held on the first Thursday of each month at **6:00 p.m.** in the City Manager's Office Staff Conference Room at City Hall. If you have any questions, please contact the Planning Division at (408) 615-2450.

Meeting Dates

January 7, 2021	July 1, 2021*
February 4, 2021	August 5, 2021
March 4, 2021	September 2, 2021
April 1, 2021	October 7, 2021
May 6, 2021	November 4, 2021
June 3, 2021	December 2, 2021*

* Meeting reserved for time sensitive projects only

NOTE: Typically a minimum of four weeks is required for the City to process the final, complete plans and application in order to schedule an application for review on the next available meeting date. Complex projects and those requiring additional environmental analysis, may require additional information and time to process. Staff reports are prepared for each of the regular items on an agenda and are available at least 72 hours before the meeting date. Please contact the Planning Division at 408-615-2450 for additional information.

Adopted by the Historical and Landmarks Commission on **October 1, 2020**



Agenda Report

20-880

Agenda Date: 10/1/2020

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of Historic Resource Inventory Property Designation and Historical Preservation Agreement (Mills Act Contract) for 1176 Lincoln Avenue

BACKGROUND

[Property owners Anthony Carnesecca and Elizabeth McMahon are requesting a Historical Preservation Agreement (Mills Act Contract) for property located at 1176 Lincoln Avenue. A requirement of the Mills Act is that the building must be a qualified structure, listed on either a local, State, or National register. The subject site is not currently listed on any of the aforementioned inventories. Therefore, the applicants are seeking local listing on the City's Historic Resource Inventory (HRI). The property must be added to the HRI prior to approving a Mills Act contract.

The proposed project includes listing of the property on the City's HRI, the approval of a Mills Act Contract, and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement.

The subject residence is a single-story California bungalow constructed in 1923. The property also includes a detached one-car garage constructed around the same time as the residence.

DISCUSSION

[A DPR 523A form was prepared by Lorie Garcia of Beyond Buildings, on July 24, 2020 assessing the historical significance of the property. The evaluator finds the subject house to be a contributing structure to Santa Clara's New Park Subdivision of 1908, also known as Spanish Town. The residence's California Bungalow architectural style is a simplified version of the Craftsman Bungalow and Prairie School House and is associated with the period from around 1910 to 1925. The exterior of the residence has not been modified since its construction in 1923, with the exception of an alteration to the construction material on the front and rear entry stairs.

The residence has been well maintained and the architectural integrity of the structure has not been diminished. The evaluator concluded that the property would qualify as historic based on its age and retained integrity and is eligible for listing on the City's HRI.

The property owners have submitted a statement of justification and 10-year rehabilitation and preservation plan. Some of the notable work to be done per the applicant's proposed 10 Year Rehabilitation and Maintenance Plan in years one through three is repairing dry rot and painting the home. Years four through seven include repair to the existing front porch and maintenance and repair of the existing garage. Years eight through ten includes landscaping the front yard and repaving the driveway as well as interior improvements to the electrical and plumbing systems.

Staff finds that the work proposed under the 10-Year Rehabilitation and Maintenance Plan adheres to the Secretary of the Interior's Standards for Rehabilitation. The proposed changes support the preservation, protection, and maintenance of a structure that is qualified to be a locally significant resource]

ENVIRONMENTAL REVIEW

[The Mills Act program is exempt from the CEQA environmental review requirements per CEQA Section 15061(b)(3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.]

PUBLIC CONTACT

The notice of public meeting for this item was posted at three locations within 300 feet of the project site and was mailed to property owners within 300 feet of the project site. No public comments have been received at the time of preparation of this report.

RECOMMENDATION

Staff recommends that the Historical and Landmarks Commission find that the Mills Act Application and associated 10-Year Restoration and Maintenance Plan accomplish the intent of preserving and maintaining the historical significance of the Historic Property and, therefore, recommend Council approval of adding the property to the HRI, the approval of a Mills Act Contract and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement.

Prepared by: Rebecca Bustos, Senior Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Legal Description
2. Historic Survey (DPR Form)
3. Secretary of the Interior's Standards for Treatment of Historic Properties
4. Statement of Justification
5. 10-Year Rehabilitation Plan
6. Draft Historic Property Preservation Agreement

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 269-12-041

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 6 IN BLOCK 1, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF THE NEW-PARK SUB-DIVISION IN THE TOWN OF SANTA CLARA", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON OCTOBER 21, 1908 IN BOOK M OF MAPS, AT PAGES 40 AND 41.

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.

Supplemental Photograph or Drawing



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.

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.

BUILDING, STRUCTURE, AND OBJECT RECORD

*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*

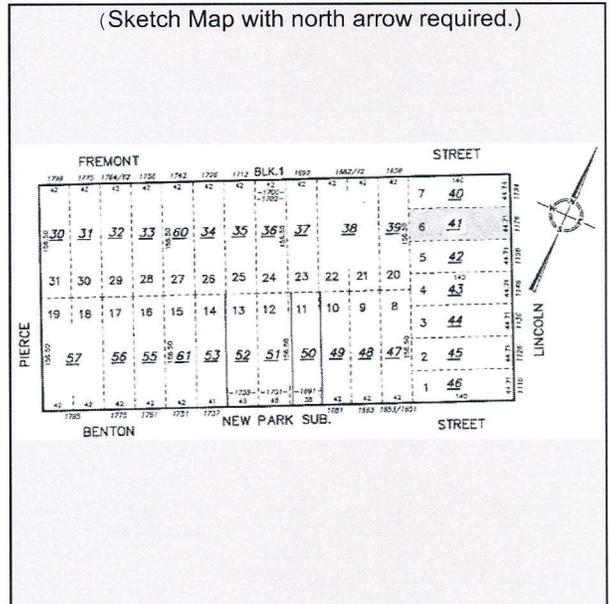
*B12. References: *Comstock, William Phillips and Clarence Eaton Schermerhorn, "Bungalows, Camps and Mountain Houses," Reprint, 1990; Garcia, Lorie, "New Park 1853-2011: The history of Sub-Lot 21, a 95 acre parcel of land in Santa Clara, California," 2011; Garcia, Lorie, "Santa Clara: From Mission to 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; Sunday Mercury and Herald 02/09/1913; The Evening News 12/08/1908, 04/22/1909, 03/06/1916; 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*

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

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*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, Letitia 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)

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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

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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

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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.

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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)

(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.

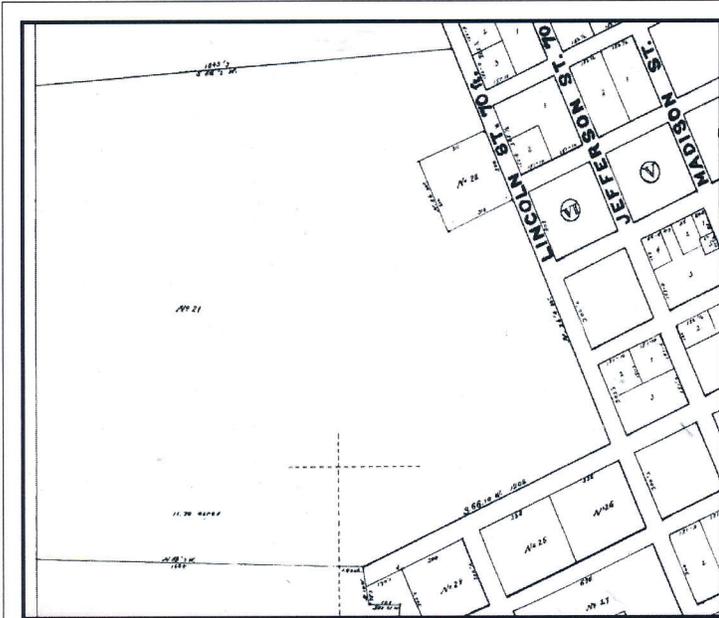
Criteria for Archaeological Significance:

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.

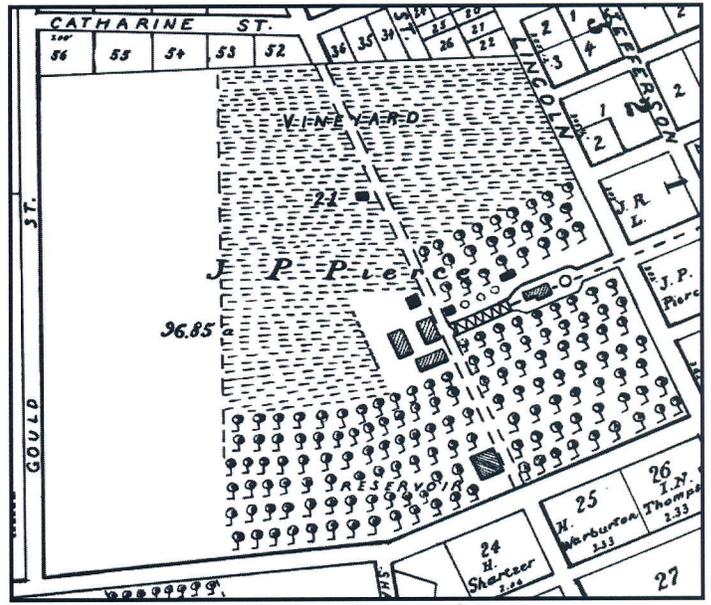
Conclusions and Recommendations

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.

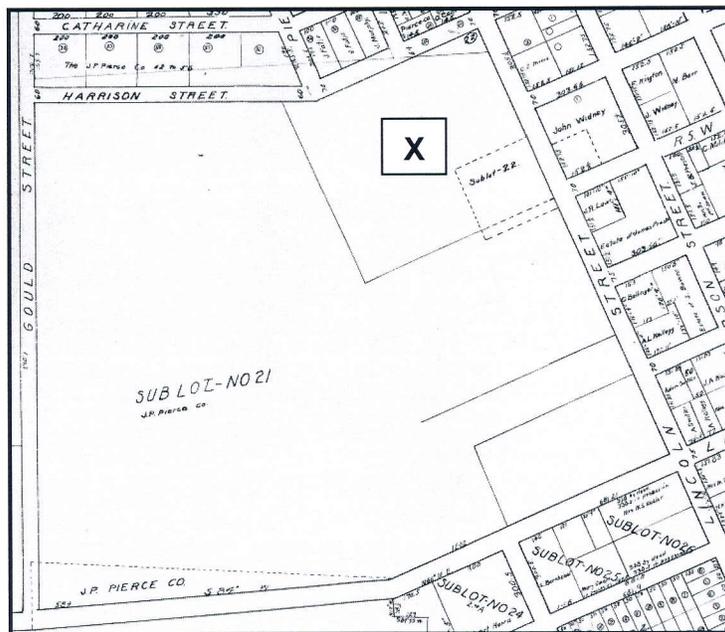
HISTORIC MAPS



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



Plat of Santa Clara circa 1873-75

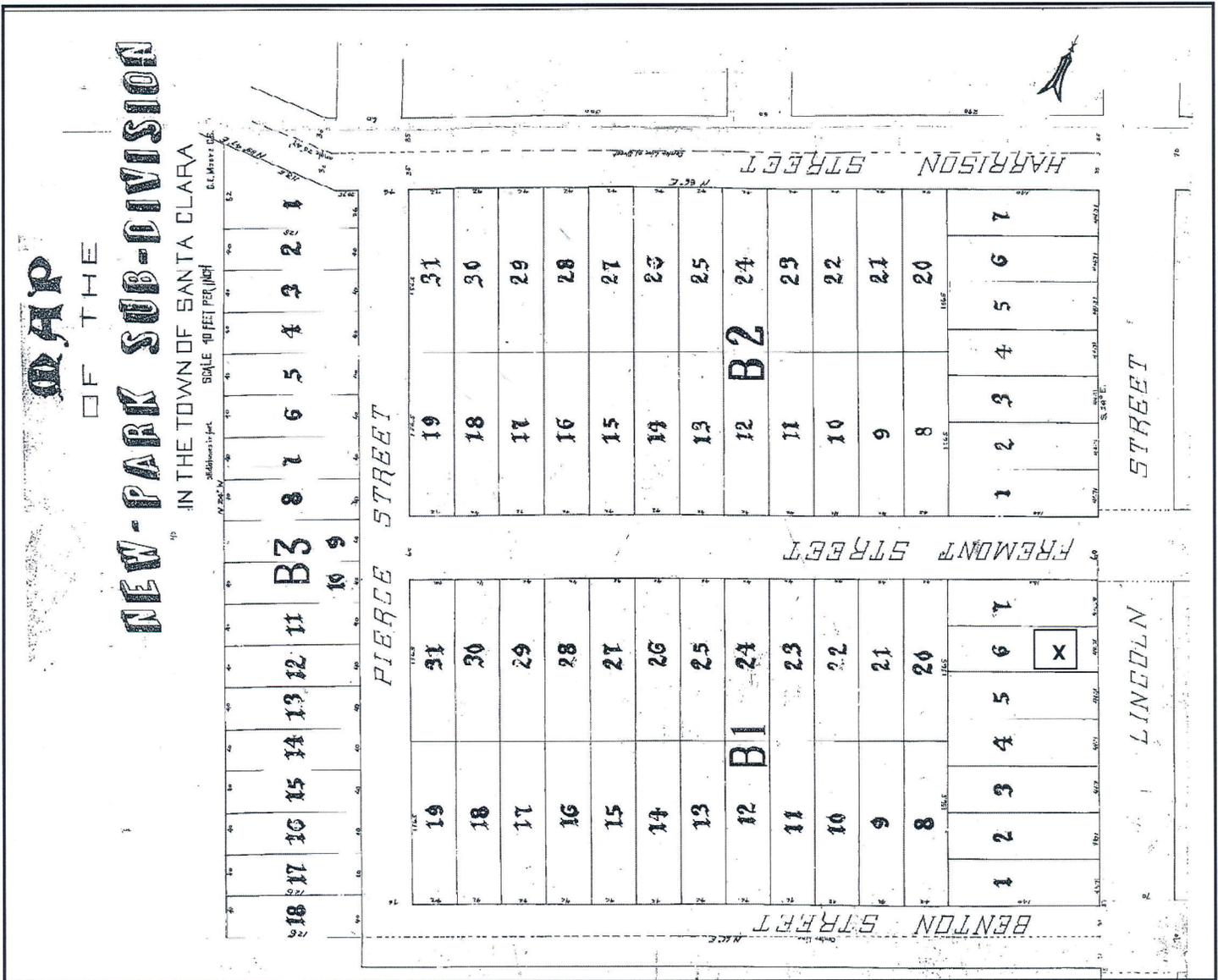


1893 C.E. Moore Map of the Town of Santa Clara

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.

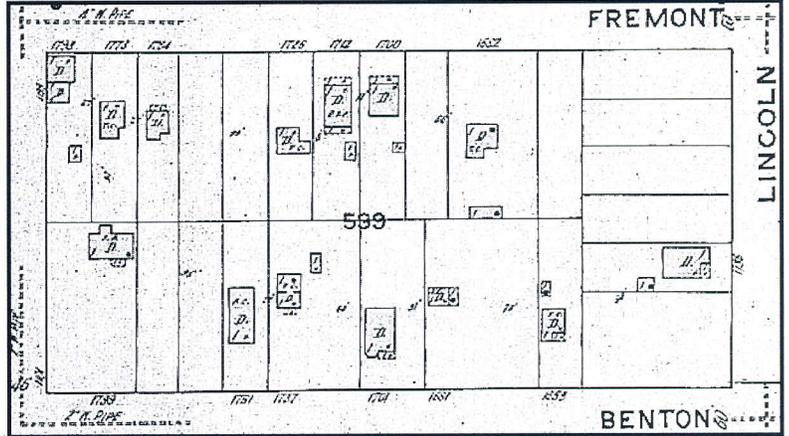
MAP OF THE NEW PARK SUBDIVISION IN THE TOWN OF SANTA CLARA
 (Filed October 1908, Book M of Maps, pages 40 & 41)



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.

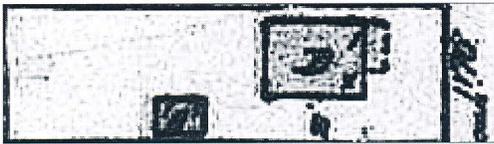
SANBORN FIRE INSURANCE MAPS

1915 Sanborn Fire Insurance Map

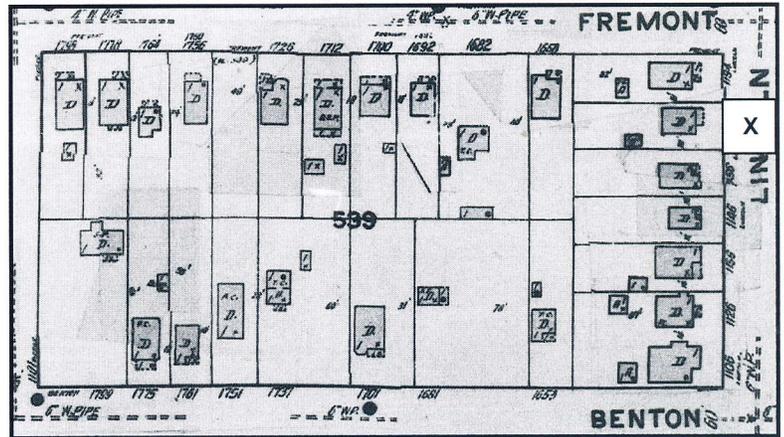


Note: As of this date, the lot where 1176 Lincoln Street would later be located is still vacant. By 1915, while 13 houses have already been constructed on Block 1 of the New Park Subdivision, only one is located on Lincoln Street.

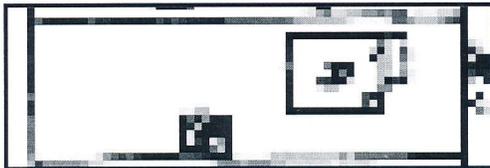
1930 Sanborn Fire Insurance Map



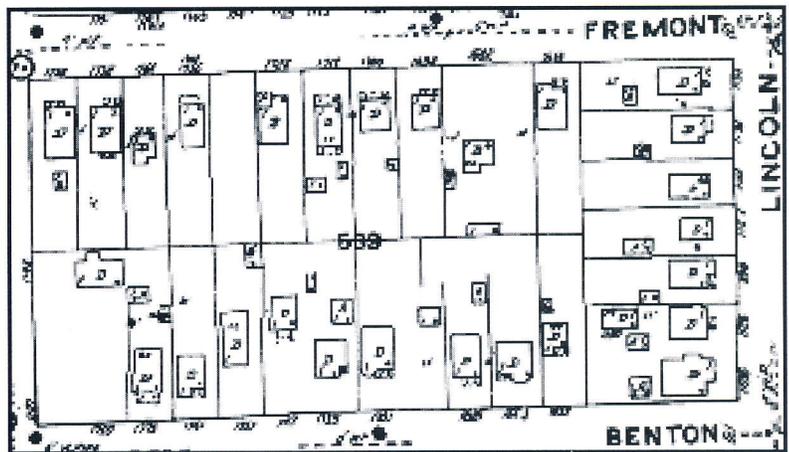
X indicates the site of 1176 Lincoln Street.



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.

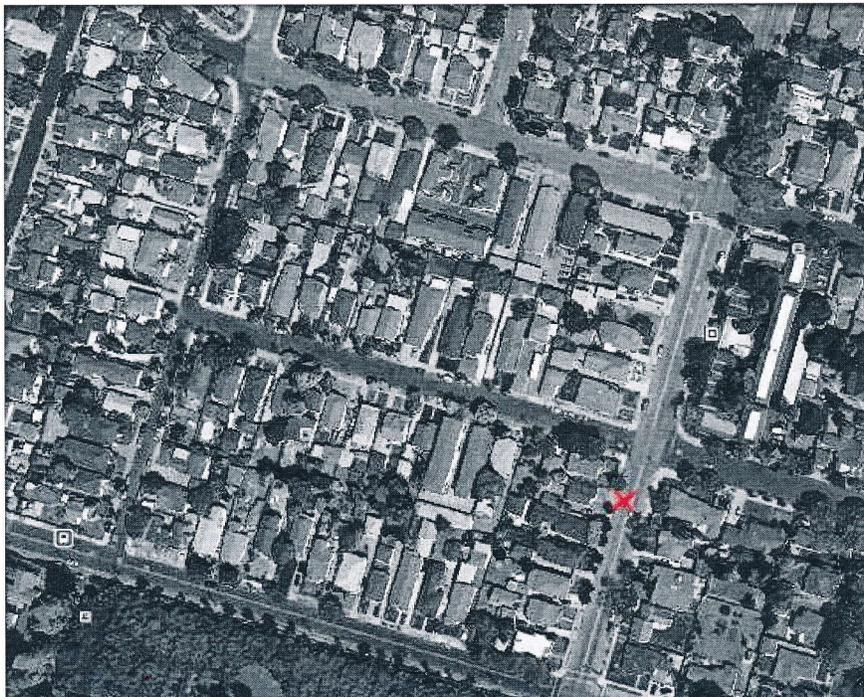


HISTORIC AERIAL PHOTOS

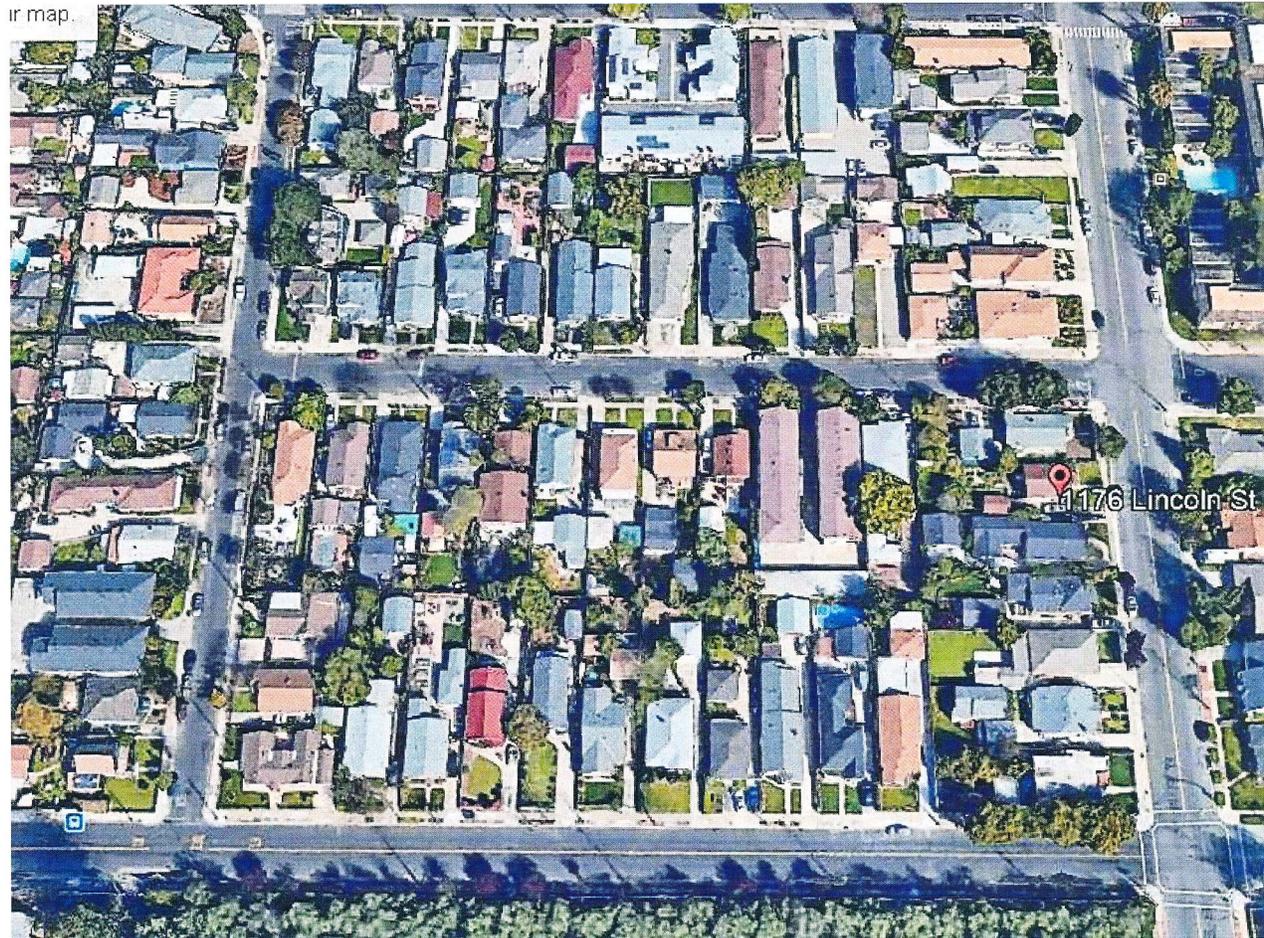


February 1944 aerial photo above; February 2015 aerial photo below

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.

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

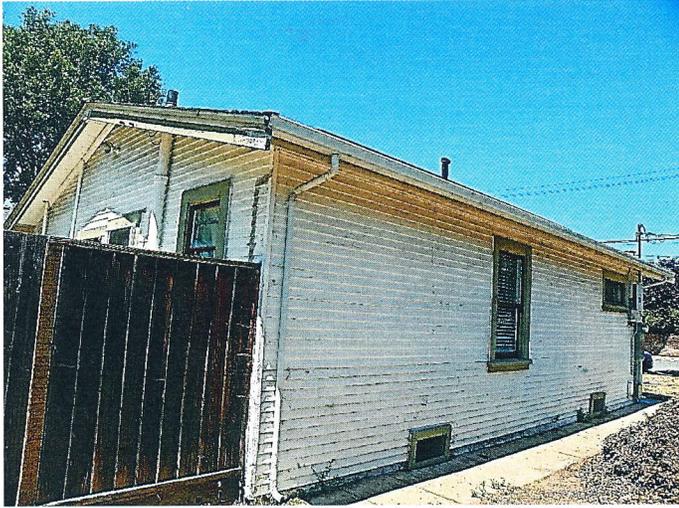


Photo No: 100_2558
View: South side elevation & partial rear facade
Photo Date: July, 2020
Camera Facing: NNE



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

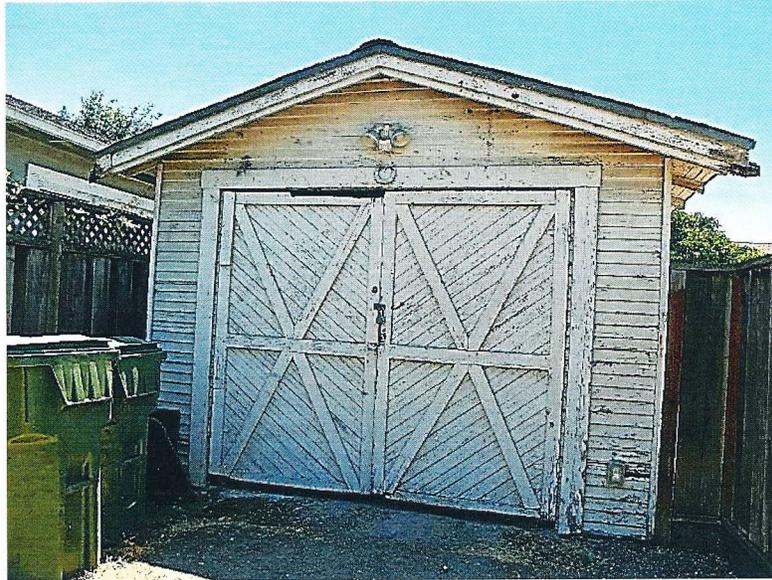


Photo No: 100_2557
View: Garage - Front façade, showing automobile entry doors
Photo Date: July, 2020
Camera Facing: WSW



Photo No: 100_2567
View: Garage - North side-elevation
Photo Date: July, 2020
Camera Facing: SSE

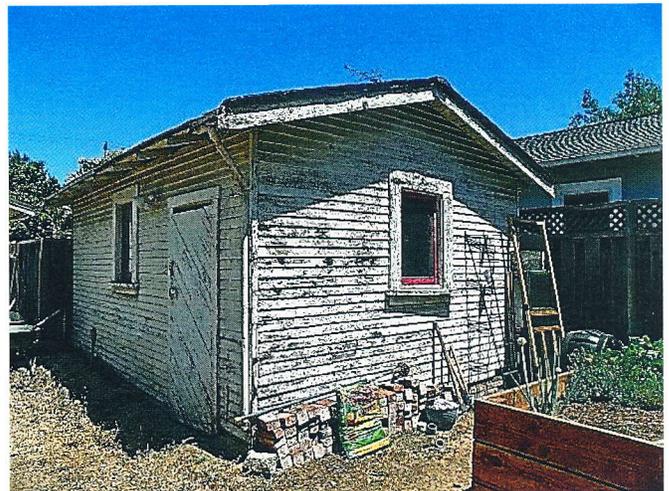


Photo No: 100_2568
View: Garage - Rear façade and north side-elevation
Photo Date: July, 2020
Camera facing: Southeast

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

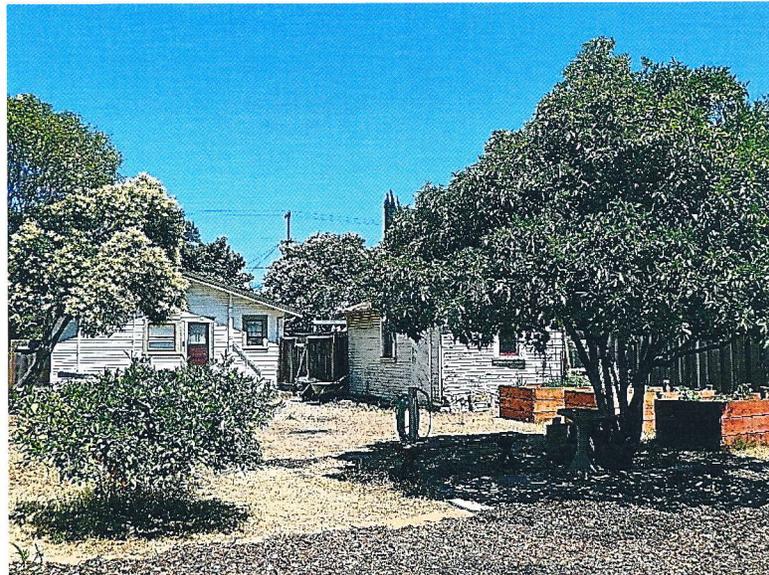


Photo No: 100_2572
View: rear yard looking from west property line towards house
Photo Date: July, 2020
Camera Facing: ESE

Additional Photos - Front Porch



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

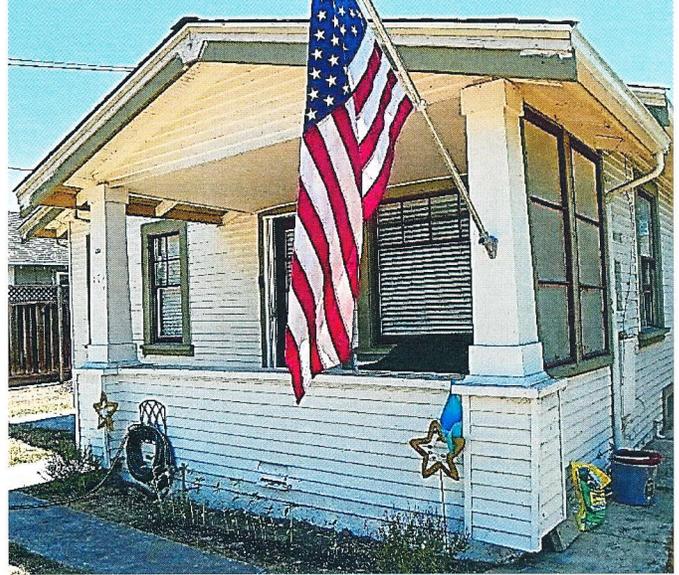


Photo No: 100_2537
View: Front Porch (closed end) showing solid balustrade
Photo Date: July, 2020
Camera facing: Southwest

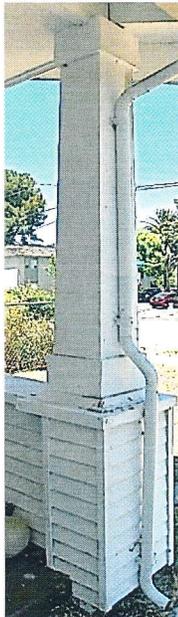


Photo No: 100_2587
View: sloping (battered) column on squared pier (interior view)
Photo Date: July, 2020; Camera Facing: NE



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

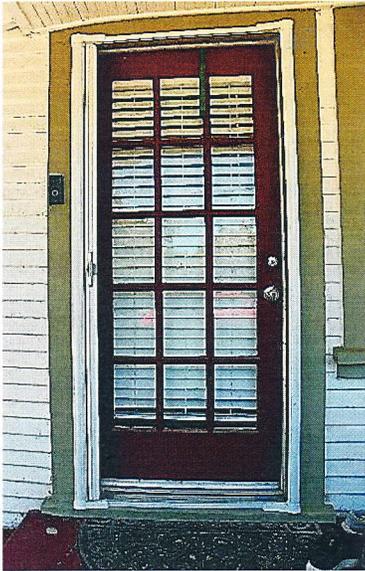


Photo No: 100_2552
View: Front entry door
Photo Date: July, 2020
Camera Facing: WSW

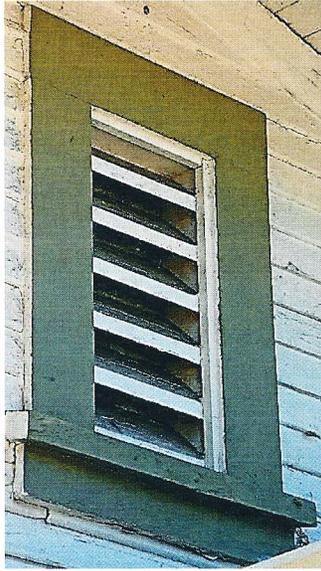


Photo No: 100_2556
View: Louvered Attic vent
Photo Date: July, 2020
Camera Facing: West

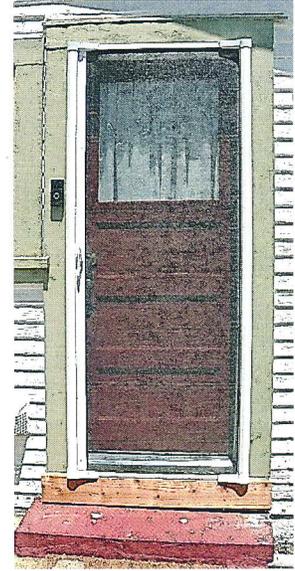


Photo No: 100_2561
View: Rear entry door
Photo Date: July, 2020
Camera Facing: ENE

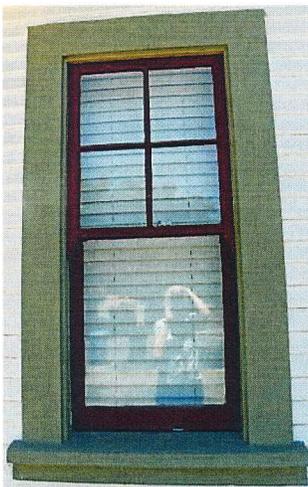


Photo No: 100_2541
View: Horizontally orientated, 4-over-1
double-hung window
Photo Date: July, 2020
Camera Facing: WSW



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

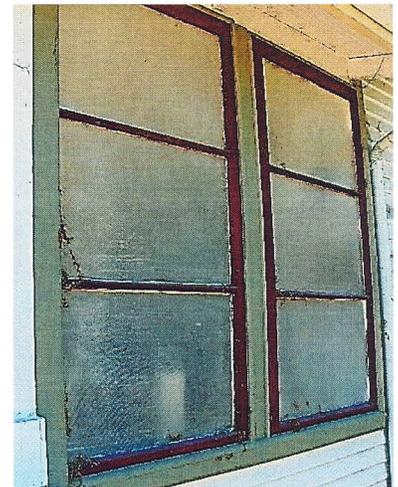


Photo No: 100_2545
View: Fixed pair of windows at closed end
of porch
Photo Date: July, 2020
Camera Facing: SSW

Page 22 of 22

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

*Recorded by: Lorie Garcia

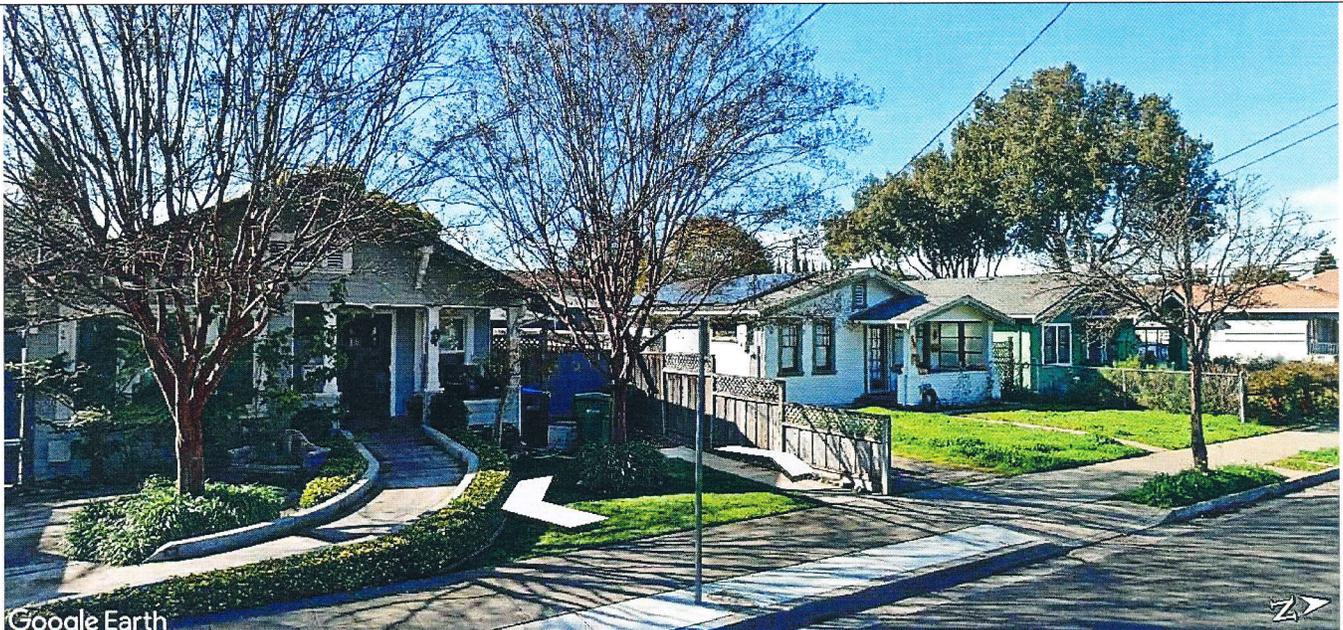
*Date 07/24/2020

Continuation Update

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

Secretary of Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Dear Honorable Members of the Historical Commission,

Anthony Carnesecca and Elizabeth McMahon, the owners of the property at 1176 Lincoln Street Santa Clara, CA 95050, respectfully request your consideration for a Mills Act contract. We have made Santa Clara our forever home after meeting and falling in love down the street at Santa Clara University. When we were looking for homes, 1176 Lincoln Street was the perfect fit, right down the street from Elizabeth's family home, at the corner of Main and Harrison, which is on the Mills Act. With this application, we plan to restore the historical integrity of our beautiful home and understand the immense importance of applying for the Mills Act.

Our home is a one-story craftsman bungalow and retains many of its original features. We plan to take many steps to ensure that the unique historical features of our home will be maintained in order to accent the Old Quad neighborhood. The property tax relief afforded by The Mills Act will help immensely in our ongoing efforts to support the historic home. We will address the dry rot issues, restore the historic double hung windows, and paint the entire exterior of the home. Most of all, we will proudly protect the integrity of historic homes in our beautiful neighborhood by connecting with neighbors and fellow Mills Act recipients to participate in this wonderful community.

We appreciate your time and consideration on this matter. We really look forward to you reviewing our Mills Act application and allowing us to protect our beautiful bungalow for generations to come. Thank you very much!

Sincerely,
Anthony Carnesecca and Elizabeth McMahon

Mills Act Workplan - 1176 Lincoln Avenue

Year	Proposed Project
Year 1	It will be a large project to repair dry rot on the home and paint the exterior of the house so we believe it will be a three-year project. Begin the repair and paint project.
Year 2	Continue with project to repair dry rot on the home and paint the exterior of the house.
Year 3	Finish project to repair dry rot on the home and paint the exterior of the house.
Year 4	We will repair the garage structure by reinforcing the structure.
Year 5	We will repair front porch by repairing chipping paint and repair drain spouts that have significant damage.
Year 6	We will remove the old garage roof and replace it with new roof to match main structure roof.
Year 7	We will rehabilitate one car garage.
Year 8	We will landscape the front yard area, including a drought tolerant native plant area.
Year 9	We will repave the driveway with either interlocking pavers, concrete or asphalt.
Year 10	We will complete interior improvements such as refinishing or refurbishing the floors and upgrades to electrical and plumbing systems.

**RECORD WITHOUT FEE
PURSUANT TO GOV'T CODE SECTION 6103**

Recording Requested by:
Office of the City Attorney
City of Santa Clara, California

When Recorded, Mail to:
Office of the City Clerk
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Form per Gov't Code Section 27361.6

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Agreement, (herein, "Agreement"), is made and entered into this [REDACTED] day of [REDACTED], 2020, ("Effective Date"), by and between Anthony Carnesecca and Elizabeth McMahon, owners of certain real property located at 1176 Lincoln Avenue, Santa Clara, CA 95050 ("OWNERS") and the City of Santa Clara, California, a chartered California municipal corporation with its primary business address at 1500 Warburton Avenue, Santa Clara, California 95050("CITY"). CITY and OWNERS may be referred to herein individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

A. Recitals.

(1) California Government Code Section 50280, et seq. authorizes the CITY to enter into a contract with the OWNERS of qualified Historical Property to provide for the use, maintenance, and restoration of such Historical Property so as to retain its characteristics as property of historical significance.

(2) OWNERS possesses fee title in and to that certain real property, together with associated structures and improvements thereon, shown on the 2012 Santa Clara County Property Tax Rolls as Assessors' Parcel Number 269-12-041, and generally located at the street address 1176 Lincoln Avenue, in the City of Santa Clara ("Historic Property"). A legal description of the Historic Property is attached hereto as "Legal Description," marked as "Exhibit "A," and incorporated herein by reference.

(3) The Historic Property is on the City of Santa Clara Architecturally or Historically Significant Properties list. OWNERS submitted a Mills Act Proposal to City on August 17, 2020. The Proposal included a Primary Record from the State of California's Department of Parks and Recreation. A true and correct copy of the Proposal is attached to this Agreement as "Exhibit B".

(4) CITY and OWNERS, for their mutual benefit, now desire to enter into this Agreement both to protect and preserve the characteristics of historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to Section 439.2 of the California Revenue and Taxation Code.

B. **Agreement.**

NOW, THEREFORE, CITY and OWNERS, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

(1) **Effective Date and Term of Agreement.** The term of this Agreement shall commence on the effective date of this Agreement and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the effective date, such term will automatically be extended as provided in paragraph 2, below.

(2) **Renewal.**

(a) Each year on the anniversary of the effective date of this Agreement, ("renewal date"), one (1) year shall automatically be added to the term of this Agreement unless notice of nonrenewal is mailed as provided herein.

(b) If either the OWNERS or CITY desires in any year not to renew the Agreement, OWNERS or CITY shall serve written notice of nonrenewal of the Agreement. Unless such notice is served by OWNERS to CITY at least ninety (90) days prior to the annual renewal date, or served by CITY to OWNERS at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the balance of the remaining term of the Agreement as provided herein.

(c) OWNERS may make a written protest of a nonrenewal notice issued by CITY. CITY may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to OWNERS of nonrenewal. If either CITY or OWNERS serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, from either original execution date or the last renewal date of the Agreement, whichever is applicable.

(3) **Standards for Historical Property.** During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements, and restrictions:

(a) OWNERS shall preserve and maintain the characteristics of historical significance of the Historic Property. "The Secretary of the Interior's Standards for Rehabilitation," marked as "Exhibit C" to this agreement, and incorporated herein by this reference, contains a list of those minimum standards and conditions for maintenance, use, and preservation of the Historic Property, which shall apply to such property throughout the term of this Agreement.

(b) OWNERS shall, when necessary or as determined by the Director of Planning and Inspection, restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior Standards for Rehabilitation and the California Historical Building Code and in accordance with the attached schedule of potential home improvements, drafted by the OWNERS and approved by the City Council, attached hereto as "The Description of the Preservation and Restoration Efforts," marked as "Exhibit D" to this agreement, and incorporated herein by this reference.

(c) OWNERS shall allow, and CITY requires, that after five (5) years, and every five (5) years thereafter, an inspection of the property's interior and exterior shall be conducted by a party appointed by CITY, to determine OWNERS' continued compliance with the terms of this Agreement. OWNERS acknowledge that the required inspections of the interior and exterior of the property were conducted prior to the effective date of this Agreement.

(4) Provision for Information.

(a) OWNERS hereby agree to furnish CITY with any and all information requested by the CITY to determine compliance with the terms and provisions of this Agreement.

(b) It shall be the duty of the OWNERS to keep and preserve, for the term of the Agreement, all records as may be necessary to determine the eligibility of the property involved, and the OWNERS compliance with the terms and provisions of this Agreement, including, but not limited to blueprints, permits, historical and/or architectural review approvals, and schedules of potential home improvements drafted by the OWNERS and approved by the City Council.

(5) Cancellation.

(a) CITY, following a duly noticed public hearing as set forth in California Government Code Section 50280, et seq., shall cancel this Agreement or bring an action in court to enforce this Agreement if it determines any one of the following:

(i) the OWNERS breached any of the terms or conditions of this Agreement; or

(ii) the OWNERS have allowed the property to deteriorate to the point that it no longer meets standards for a qualified historic property.

(b) CITY may also cancel this Agreement if it determines that:

(i) the OWNERS have allowed the property to deteriorate to the point that it no longer meets building standards of the City Code and the codes it incorporates by reference, including, but not limited to, the Uniform Housing Code, the California Historical Building Code, the California Fire Code, and the Uniform Code for the Abatement of Dangerous Buildings or;

(ii) the OWNERS have not complied with any other local, State, or federal laws and regulations.

(iii) the OWNERS have failed to restore or rehabilitate the property in the manner specified in subparagraph 3(b) of this Agreement.

(c) In the event of cancellation, OWNERS shall pay those cancellation fees set forth in California Government Code Section 50280, et seq. As an alternative to cancellation, OWNERS may bring an action in court to enforce the Agreement.

(6) No Waiver of Breach.

(a) No waiver by CITY of any breach under this Agreement shall be deemed to be a waiver of any other subsequent breach. CITY does not waive any claim of breach by OWNERS if CITY does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for under the terms of this Agreement or in the City's laws and regulations are available to the City.

(7) Mediation.

(a) Any controversies between OWNERS and CITY regarding the construction or application of this Agreement, and claim arising out of this contract or its breach, shall be submitted to mediation upon the written request of one party after the service of that request on the other party.

(b) If a dispute arises under this contract, either party may demand mediation by filing a written demand with the other party.

(c) The parties may agree on one mediator. If they cannot agree on one mediator, there shall be three: one named in writing by each of the parties within five days after demand for mediation is given, and a third chosen by the two appointed. Should either party refuse or neglect to join in the appointment of the mediator(s) or to furnish the mediator(s) with any papers or information demanded, the mediator(s) may proceed ex parte.

(d) A hearing on the matter to be arbitrated shall take place before the mediator(s) in the city of Santa Clara, County of Santa Clara, State of California, at the time and place selected by the mediator(s). The mediator(s) shall select the time and place promptly and shall give party written notice of the time and place at least fifteen (15) days before the date selected. At the hearing, any relevant evidence may be presented by either party, and the formal rules of evidence applicable to judicial proceedings shall not govern. Evidence may be admitted or excluded in the sole discretion of the mediator(s). The mediator(s) shall hear and determine the matter and shall execute and acknowledge the award in writing and cause a copy of the writing to be delivered to each of the parties.

(e) The submission of a dispute to the mediator(s) and the rendering of a decision by the mediator(s) shall be a condition precedent to any right of legal action on the dispute. A judgment confirming the award may be given by any Superior Court having jurisdiction, or that Court may vacate, modify, or correct the award in accordance with the prevailing provisions of the California Mediation Act.

(f) Each party shall bear their own cost(s) of mediation.

(8) Binding Effect of Agreement.

(a) The OWNERS hereby subjects the Historic Property described in Exhibit "A" hereto to the covenants, reservations, and restrictions as set forth in this Agreement. CITY and OWNERS hereby declare their specific intent that the covenants, reservations, and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the OWNERS successors and assigns in title or interest to the Historic Property. Each and every contract, deed, or other instrument hereinafter executed, covering, encumbering, or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, reservations, and restrictions expressed in this Agreement,

regardless of whether such covenants, reservations, and restrictions are set forth in such contract, deed, or other instrument.

(b) CITY and OWNERS hereby declare their understanding and intent that the burden of the covenants, reservations, and restrictions set forth herein touch and concern the land in that OWNERS' legal interest in the Historic Property.

(c) CITY and OWNERS hereby further declare their understanding and intent that the benefit of such covenants, reservations, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the CITY, public (which includes, but is not limited to the benefit to the public street generally located at 1176 Lincoln Avenue), and OWNERS.

(9) **Notice.**

(a) Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto.

CITY: City of Santa Clara
Attn: City Clerk
1500 Warburton Avenue
Santa Clara, CA 95050

OWNERS: Anthony Carnesecca	Elizabeth McMahon
1176 Lincoln Avenue	1176 Lincoln Avenue
Santa Clara, CA 95050	Santa Clara, CA 95050

(b) Prior to entering a contract for sale of the Historic Property, OWNERS shall give thirty (30) days notice to the CITY and it shall be provided at the address of the respective parties as specified above or at any other address as may be later specified by the parties hereto.

(10) **No Partnership or Joint Enterprise Created.** None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns; nor shall such terms, provisions, or conditions cause them to be considered joint ventures or members of any joint enterprise.

(11) **Hold Harmless and Indemnification.** To the extent permitted by law, OWNERS agree to protect, defend, hold harmless and indemnify CITY, its City Council, commissions, officers, agents, and employees from and against any claim, injury, liability, loss, cost, and/or expense or damage, however same may be caused, including all costs and reasonable attorney's fees in providing a defense to any claim arising there from for which OWNERS shall become legally liable arising from OWNERS' acts, errors, or omissions with respect to or in any way connected with this Agreement.

(12) **Attorneys' Fees.** In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding

may recover all reasonable attorney's fees to be fixed by the court, in addition to costs and other relief ordered by the court.

(13) **Restrictive Covenants Binding.** All of the agreements, rights, covenants, reservations, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner pursuant to this Agreement.

(14) **Mills Act Historic Property Contract Application Requirements.** An application for a Mills Act Historic Property Contract shall be made through the Planning Division and shall include the following:

- a. a Historic Resources Inventory form;
- b. the description of the preservation or restoration efforts to be undertaken as referenced in paragraph 3 (b) as Exhibit "D";
- c. a statement of justification for the Mills Act Historic Property designation and reassessment; and,
- d. the Mills Act Historic Property Contract filing fee pursuant to paragraph 17.

(15) **Mills Act Historic Property Contract Approval.** Based upon the Historical and Landmarks Commission's ("Commission") review of the Mills Act Historic Property Contract criteria and recommendation to Council, and based upon the recommendation and approval by Council, a Mills Act Historic Property Contract may be entered into with OWNERS. The decision of the City Council shall be final and conclusive in the matter.

(16) **Recordation and Notice.** No later than twenty (20) days after the parties execute and enter into this Agreement, the CITY shall cause this Agreement to be recorded in the office of the County Recorder of the County of Santa Clara.

(17) **Fees.** The Planning Department may collect such Mills Act Historic Property Contract application fee of \$7,564 (seven thousand five hundred and four dollars), or other fees for the administration of this contract as are authorized from time to time by the City Council. Such fees do not exceed the reasonable cost of providing the service for which these fees are charged. OWNERS shall pay the County Recorder's Office recordation fees for recordation of this Mills Act Historic Property Contract and the recordation of the OWNERS updated Historic Resources Inventory form.

(18) **Ordinary Maintenance.** Nothing in this contract shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any Historic Property covered by this contract that does not involve a change in design, material, or external appearance thereof, nor does this contract prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such external architectural feature when the Director of Planning and Inspection determines that such action is required for the public safety due to an unsafe or dangerous

condition which cannot be rectified through the use of the California Historical Building Code and when such architectural feature can be replaced according to the Secretary of Interior's Standards.

(19) **California Historical Building Code.** The California Historical Building Code ("CHBC") provides alternative building regulations for the rehabilitation, preservation, restoration, or relocation of structures designated as Historic Properties. The CITY's building permit procedure shall be utilized for any Historic Property which is subject to the provisions of this Agreement, except as otherwise provided in this Agreement or the CHBC. Nothing in this Agreement shall be deemed to prevent any fire, building, health, or safety official from enforcing laws, ordinances, rules, regulations, and standards to protect the health, safety, welfare, and property of the OWNERS or occupants of the Historic Property or the public.

(20) **Conservation Easements.**

(a) Conservation easements on the facades of the Historical Property may be acquired by the CITY, or on the CITY's behalf, by a nonprofit group designated by the CITY through purchase, donation, or condemnation pursuant to California Civil Code Section 815.

(b) The OWNERS, occupant, or other person in actual charge of the Historical Property shall keep in good repair all of the exterior portions of the Historic Property, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior architectural feature.

(c) It shall be the duty of the Director of Planning and Building Inspection to enforce this section.

(21) **Severability.** If any section, sentence, clause, or phrase of this Agreement is, for any reason, held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, or by subsequent preemptive legislation, such decision shall not affect the validity and enforceability of the remaining provisions or portions of this Agreement. CITY and OWNERS hereby declare that they would have adopted this Agreement, and each section, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases may be declared invalid or unconstitutional.

(22) **Integrated Agreement - Totality of Agreement.** This Agreement embodies the agreement between CITY and OWNERS and its terms and conditions. No other understanding, agreements, or conversations, or otherwise, with any officer, agent, or employee of CITY prior to execution of this Agreement shall affect or modify any of the terms or obligations contained in any documents comprising this Agreement. Any such verbal agreement shall be considered as unofficial information and in no way binding upon CITY.

(23) **Captions.** The captions of the various sections, paragraphs and subparagraphs are for convenience only and shall not be considered or referred to in resolving questions of interpretation.

(24) **Statutes and Law Governing Contract.** This Agreement shall be governed and construed in accordance with the statutes and laws of the State of California.

(25) **Amendments.** This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

IN WITNESS WHEREOF, CITY and OWNERS have executed this Agreement on the day and year first written above.

**CITY OF SANTA CLARA, CALIFORNIA,
a chartered California municipal corporation**

APPROVED AS TO FORM:

Brian Doyle
City Attorney

Deanna J. Santana
City Manager

ATTEST:

1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax Number: (408) 241-6771

Hosam Haggag
City Clerk

“CITY”

**Anthony Carnesecca and Elizabeth McMahon,
Owners of 1176 Lincoln Avenue**

By: _____
Anthony Carnesecca
1176 Lincoln Avenue
Santa Clara, CA 95050

By: _____
Elizabeth McMahon
1176 Lincoln Avenue
Santa Clara, CA 95050

“OWNERS”

Exhibits:

- A – Property Description
- B – Primary Record
- C – Standards for Rehabilitation
- D – Restoration Schedule

I:\PLANNING\2019\HLC 2019\06.06.2019\Staff Reports\610 Monroe St\Draft Mills Act Contract.doc



Agenda Report

20-881

Agenda Date: 10/1/2020

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of Historical Preservation Agreement (Mills Act Contract) for the property 590 Monroe Street

BACKGROUND

[Property owners Julia and Joseph Breuer are requesting a Historical Preservation Agreement (Mills Act Contract) for the property located at 590 Monroe Street. A requirement of the Mills Act is that the building must be a qualified structure, listed on either a local, State or National register. Currently, the subject property is listed on the City's Historic Resources Inventory (HRI).

The proposed project includes the approval of a Mills Act Contract, and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement.

The subject residence is a two and one-half story Colonial Revival architectural style house, with an Eastern Shingle Cottage influence, best described as Period Revival, and was built in 1905. A wood framed, gable-roofed garage, which faces north onto Market Street, is set adjacent to the west property line.]

DISCUSSION

[A DPR 523A form was prepared by Lorie Garcia of Beyond Buildings, on August 2, 2020 assessing the historical significance of the property and is attached to this report. The evaluator finds the subject house to be a contributing structure to Santa Clara's Old Quad in that the residence is a unique local interpretation of the Colonial Revival architectural style. The historic name of this property is the Fassett House, as the property is associated with Ceylon and Mary Fassett who were well-known and active members of the local Methodist Episcopal church.

The subject property is currently listed as a historic resource on the HRI, in Appendix 8.9 of the City's General Plan. The residence has been well maintained and the architectural integrity of the structure has not been diminished. The visual and character-defining features of the historic building have been preserved and retained. Per the DPR form, the property is in extremely good condition and appears to have had minimal change since its construction. A new detached accessory dwelling unit, built in an architectural style complementing the main residence, was approved in 2018 (PLN2018-13659). A letter from a neighbor in opposition of the Historical Preservation Agreement (Mills Act Contract) was received and is attached to this report.

The property owners have submitted a statement of justification and 10-year rehabilitation and preservation plan. As the subject property was recently rehabilitated in 2013 with most of the large structural work including foundation repairs and roof replacement completed, the items listed in the

10 Year Plan focuses on the maintenance and preservation of the residence. Some of the notable work to be done per the applicant's proposed 10 Year Rehabilitation and Maintenance Plan includes repairing the front porch, cleaning the gutters and downspouts, and replacing the glazing on the windows.

Staff finds that the work proposed under the 10-Year Rehabilitation and Maintenance Plan adheres to the Secretary of the Interior's Standards for Rehabilitation. The proposed changes support the preservation, protection, and maintenance of a structure that is qualified to be a locally significant resource.]

ENVIRONMENTAL REVIEW

[The Mills Act program is exempt from the CEQA environmental review requirements per CEQA Section 15061(b)(3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.]

PUBLIC CONTACT

The notice of public meeting for this item was posted at three locations within 300 feet of the project site and was mailed to property owners within 300 feet of the project site. No public comments have been received at the time of preparation of this report.

RECOMMENDATION

Staff recommends that the Historical and Landmarks Commission find that the Mills Act Application and associated 10-Year Restoration and Maintenance Plan accomplish the intent of preserving and maintaining the historical significance of the Historic Property and, therefore, recommend Council approval of the Mills Act Contract and the adoption of a 10-Year Restoration and Maintenance Plan associated with the Historical Preservation Agreement.

Prepared by: Tiffany Vien, Assistant Planner

Approved by: Gloria Sciara, Development Review Officer

ATTACHMENTS

1. Legal Description
2. Historic Survey (DPR Form)
3. Secretary of the Interior's Standards for Treatment of Historic Properties
4. Statement of Justification
5. 10-Year Rehabilitation Plan
6. Draft Historic Property Preservation Agreement
7. Letter Correspondence

EXHIBIT A

The land referred to is situated in the County of Santa Clara, City of Santa Clara, State of California, and is described as follows:

Portion of Block 5, South Range 4 West, as shown upon that certain Map entitled, "Map of the Town of Sub-Lots of Santa Clara, Santa Clara County, California, surveyed by J.J. Bowen, County Surveyor, July 1866", which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California, in Book "B" of Maps, Page 103, and more particularly described as follows:

Beginning at the point of intersection of the Southerly line of Market Street with the Westerly line of Monroe Street; running thence along said Westerly line of Monroe Street, Southerly 101 feet 5 inches to the most Northerly corner of that certain parcel of land conveyed by Edwin L. Bassett, et al, to Antonia Coreia, by Deed dated September 2, 1924 and recorded October 9, 1924 in Book 105 of Official Records, page 495; thence leaving said line of Monroe Street and running Westerly along the Northerly line of said parcel of land so conveyed to Coreia 100 feet; thence at right angles Northerly 101 feet 5 inches to a point in the Southerly line of Market Street; thence along said line of Market Street, Easterly 100 feet to the point of beginning.

APN: 269-36-027

PRIMARY RECORD

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

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 13

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

P1. Other Identifier: *None*

*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 590 Monroe Street City Santa Clara Zip 95050

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: *269-36-027*

Southwest corner of Monroe Street and Market Street

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

590 Monroe Street is located in the urban setting of a block of houses that was primarily developed in the first quarter of the twentieth century. The homes have similar setbacks from the street with urban sized front yards. The lots have varying widths, ranging from 100' to 40' with most being 50.' The block is a mixture of intact historic homes and ones which have been modified with modern additions and applications of non-historic material on the roofs and exterior. However, the streetscape is a pleasant one and, to a large part, still evokes the sense of an early neighborhood.

The primary building on the site is a 1907 sq. ft., two and one-half story house, constructed circa 1905 and designed in a local

(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 & North side elevation (view toward SW) Photo No: 100_1208, 09/2014

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

1905

Assessor's Records, City Directories, Sanborn Maps,

*P7. Owner and Address:

Julius and Julia Breuer

590 Monroe 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: *August 2, 2020*

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") *. Historic Resources Inventory Form "Fassett House", dated September 28, 2014*

*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):

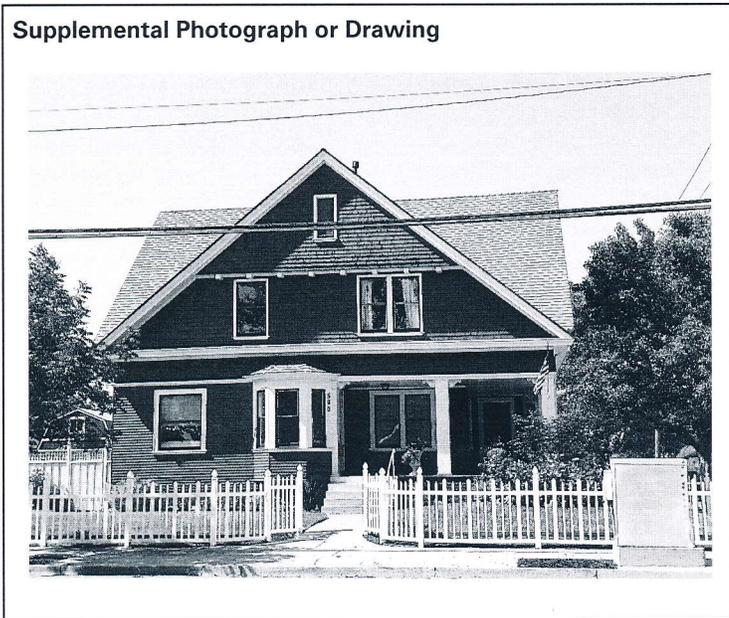
(Continued from page 1, Form 523A, P3a. Description)

interpretation of the Colonial Revival architectural style, with an Eastern Shingle Cottage influence, best described as Period Revival. The house is situated on lot at the corner of Monroe and Market Streets. Fronting roughly east onto Monroe Street. It is set back from the street allowing for a cultivated lawn and planting beds with ornamental shrubbery. A straight concrete walkway leads from the Monroe Street sidewalk to the front entry. A similar concrete walkway leads from the sidewalk on Market Street to a secondary entry. Also, as it is offset on its 100" x 101.48," 10,100 sq. ft. lot, ample yard space exists on the south side of the property. A somewhat smaller side yard with walkway, planting beds and lawn area is located on the north side. Two large street trees shade this side of the property. A high wood fence running between the house and detached garage, separates this elevation from the rear yard. A similar fence separates the rear yard from the south side yard. The rear yard includes, lawn area, a patio and planting beds and a large, modern, barn-shaped storage shed, bordering the property, on the Monroe Street side and partially on the north or Market Street side, a white picket fence edges the lot providing a visual separation between the property and sidewalk. A driveway, which opens onto Market Street, is located to the rear of the house and leads to a detached garage.

The plan of this wooden, single family residence is rectangular, set over a partial basement, which elevates the living area approximately 30" above the ground. It is distinguished by a very steeply pitched cross-gabled roof, with a moderate roof overhang and boxed eaves.. The roof is sheathed with composition shingles. A brick fireplace chimney projects through the roof. The rear roof is punctuated by a shed roofed dormer-like projection with a second brick chimney centered in front of the dormer. The gables are one and one-half story, full pedimental forms with molded cornices. A distinctive feature is the cantilevered attic story, which is supported by rows of squared brackets; eight brackets on the front facing gable, six on each of the side gables. Squared wooden shingles sheathe the gable faces with four rows of saw tooth shingles forming a decorative band at the bottom of the attic story faces. Narrow horizontal wood siding sheathes the body of the house. Two projecting angled bay windows punctuate the body of the house. The front-facing bay is supported by decorative corbels and projects from the house, that of the north side elevation is full length with narrow horizontal wood siding sheathing the bay below the windows and set under the second story overhang. A small, offset, hip-roofed porch projects from the rear of the house.

The main entrance is on the front (east) façade and is accessed by 5 wide, concrete steps. A secondary entrance, accessed by five wide concrete steps, provides access from the Market Street side. Each set of steps has a single wrought-iron stair railing (new). A recessed wraparound porch further distinguishes the house. Three squared columns with decorative corbels that project from the top of each column, support the porch roof, a single corbel is set at each porch end. The front (main) door is constructed of wood with an inset wood panel. The secondary entry door is similar. Wide wooden molding with a plain narrow trim surrounds each entry door. Each door is set at an end of the porch and perpendicular to the street.

Supplemental Photograph or Drawing



Fenestration is simple, rectangular in form, vertically oriented, paired and single double-hung wooden windows. Two identical pairs of 1/1 double-hung windows open onto the porch, one set facing Monroe Street (east) and one set facing Market Street (north). Fenestration of both the angled bay on the front facade and that on the north side elevation, consists of a ribbon of 3 rectangular narrow 1/1 double-hung windows,

Besides that of front facade's angled bay and porch opening, fenestration of the front (east) facade, consists of a large rectangular 1/1 double hung window set into the house to the side of the bay on the first story, a pair of narrower 1/1 double-hung widows and a single 1/1 double-hung window, evenly spaced on the second story. A single narrow 1/1 double-hung window is set into the center of the attic story gable end.

(Continued on page 3, Form 523L)

Description of Photo: (view, date, accession #) *Front façade (view*

toward west) showing front facing gable face, bay & front section of porch; Photo No: 100_1207, 092014.

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*Resource Name or # (Assigned by recorder) *Fassett House*

*Recorded by: Lorie Garcia

*Date 08/02/2020

Continuation Update

(Continued from page 2, Form 523L)

Fenestration of the north side elevation second story gable consists of a pair of 1/1 double-hung windows and a single 1/1 double-hung window in the attic story gable end , The south side elevation first story fenestration consists of a single vertical 1/1 double-hung window set towards the front, followed by a horizontal 1/1 double-hung window and a ribbon of three small 1/1 double-hung widows towards the rear. The story contains a pair of 1/1 double-hung windows followed by a single 1/1 double-hung window. A single 1/1 double-hung window is set into the attic story gable. A single 1/1 double-hung window followed by a pair of 1/1 double-hung windows are set into the first story on the rear (west) facade. The rear porch projects from the remainder of the rear facade. Fenestration of the porch consists of a sliding (new) window, framed with wide wooden trim, set to either side of the rear door. Projecting from the roof at the second story level is a dormer with a pair of 1/1 double-hung windows and two single 1/1 double-hung windows. With the exception of the dormer and rear porch windows, all the windows have a projecting sill with a decorative apron and are surrounded by wide frames with a narrow trim and all appear to be original.

Another secondary entry is set into the rear porch. It is accessed by 4 concrete steps. Plain metal pipe railings edge the steps. The wood framed rear door has six glass panes set over 2 wood panels. A pair of narrow, wood doors provide external entry to the basement on the rear façade,

A wood framed, gable-roofed garage, which faces north onto Market Street, is set adjacent to the west property line

The property is in extremely good condition and appears to have had minimal change since its construction.

*NRHP Status Code *N/A*

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*Resource Name or # (Assigned by recorder) *Fassett House*

- B1. Historic Name: *Fassett House*
 B2. Common Name: *none*
 B3. Original Use: *Single family residential* B4. Present Use: *Single family residential*
 *B5. Architectural Style: *Period Revival*.
 *B6. Construction History: (Construction date, alterations, and date of alterations)
The residence was constructed circa 1905. No known exterior alterations
 *B7. Moved? No Yes Unknown Date: _____ Original Location:
 *B8. Related Features:

Detached garage constructed after 1950 located to the rear of the property, facing Market Street.

- B9a. Architect: *not known* b. Builder: *not known*
 *B10. Significance: Theme *Architecture and Shelter* Area *Santa Clara Old Quad*
 Period of Significance *1905-1926* 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 located at 590 Monroe Street is a portion of a larger tract of land that had originally been identified as Block 5 South, Range 4 West, on the original survey of the City of Santa Clara. This survey was done in July 1866 by J. J. Bowen and recorded on August 22 of that same year, (It is this survey that forms the basis for the part of Santa Clara known as the "Old Quad.")

Framed by Market, Monroe, Bellomy and Madison Streets, Block 5S, R4W, was undivided at the time of the 1866 survey,. According to the list of property owners and their improvements, which accompanied the survey, this block was a 95056 sq. ft. tract, containing a frame house, an orchard and a vineyard. This list, shows that the property owner of the tract was Siner (Sinar) Sanor. However, by the time the official survey was made, Siner Sanor and her husband Michael, who had passed away a few years earlier, had already owned this tract for several years..

The Sanor family had arrived in California in 1849, after traveling overland from Missouri like several of the early Santa Clara settlers.

(Continued on page 5, Form 523L)

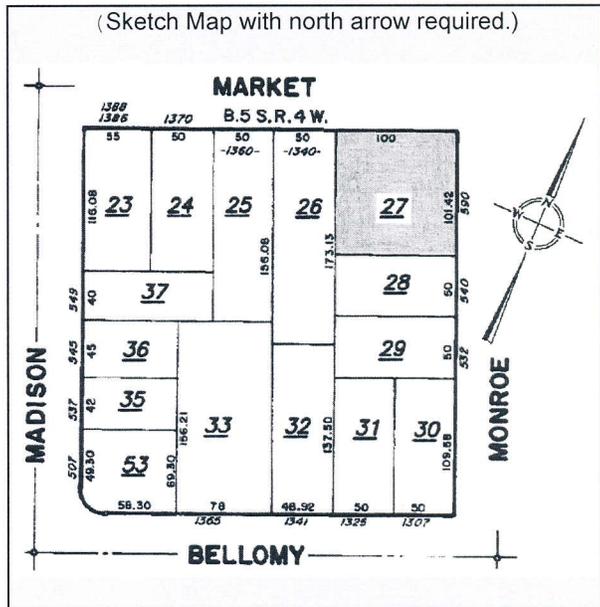
- B11. Additional Resource Attributes: (List attributes and codes) *HP2 – Single Family Property*
 *B12. References: *California State Census, 1852; Garcia, Lorie, "Santa Clara: From Mission to Municipality," 1997; Garcia Lorie, Geoff Goodfellow and George Giacomini, "A Place of Promise: The City of Santa Clara 1852-2002", 2002; Historical encyclopedia of Illinois. Chicago: Munsell Pub. Co., 1909; Map of the Town of Santa Clara, drawn by C. E. Moore, 1893; Polk and Husted City Directories, 1920-1974; Poll List – Santa Clara Election District, 1868; San Jose and Santa Clara County City Directory, 1906; San Jose Mercury, 3/02/1902; San Jose Mercury Herald. 1/23/1910, 11/11/1916, 10/07/1921, 4/11/1922; Sanborn Fire Insurance Maps 1891, 1901, 1915, 1930, 1950; Sunday Mercury and Herald. 1/23/1910; The Evening News, San Jose, California, 7/20/1900, 1/02/1901, 11/21/1902, 9/18/1905, 6/04/1907, 1/24/1910, 1/25/1910; The Illinois USGenWeb Project, 1997- 8th Illinois Cavalry, Regiment History: Adjutant General's Report; United States Federal Census, 1860, 1870, 1880, 1900, 1910, 1920, 1930, 1940.*

B13. Remarks:

*B14. Evaluator: *Lorie Garcia*

*Date of Evaluation: *August 2, 2020*

(This space reserved for official comments.)



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*Date 08/02/2020

Continuation

Update

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

The 1852 State Census, taken the month the Town of Santa Clara was incorporated, shows that by then Michael, Siner and their son, Van Buren, had established residence in Santa Clara and the 1860 Census indicates that Sanor family was prosperous. In it, Michael's occupation is listed as "gentleman" with a \$3000 value in Real Estate and a \$2500 personal estate,

That following Michael's death, Sinar and her son, now 27, continued living in their home on Block 5S, Range 4W, is evidenced by the description of Van Buren Sanor's residence, in the November 3, 1868, Poll List for the Santa Clara Election District, as being located on "Monroe near Bellomy." When the Plat of Santa Clara was drawn in the period between 1873 and 1875, it showed that the configuration of the block had changed from the survey nine years earlier. While Siner Sanor still maintained ownership of three-quarters of the block, including the entire 311' long Monroe Street block face, by now the SW quarter had been parceled into two lots. Five years afterward, the 1880 Census records Siner, now 83, still residing on her remaining portion of the block.

A decade later, the 1891 Sanborn Fire Insurance map shows the block now divided into 4 parcels, 3 with residential structures on them; those owned by Mrs. Bridget Thompson and Sophia Kleinback, along with the 173' 2" x 100' lot at the SW corner of Market and Monroe Streets containing the original Sanor home. Over half of the block was still undeveloped land. Compiled in December 1893, the C. E. Moore Map of the Town of Santa Clara, illustrates that by now the block has been divided into 9 lots, (two of which were slivers of land - 20 and 27.44 ft. wide) with Mrs. M. (Mary) E. Newhall shown as owning 6 lots (the 305' long Market Street block face), Henry Gotzen I lot (the SE corner of the block), and Mrs. B. Thompson and S. Kleinback, each one of the lots that had been parceled off of the original tract by 1873-75.

By the turn-of-the Twentieth Century. Jacinto Pereira, an immigrant from Portugal, had purchased Mrs. M. E. Newhall's property. As shown on the 1901 Sanborn Fire Insurance map. while the block had been divided into 9 lots, those lots now owned by Jacinto Pereira were considered to be one parcel and the original Sanor home had been razed. The only residential structures remaining on the block were those of Mrs. B. Thompson and S. Kleinback. The following year, in November 1902, Jacinto divided sections of his property among three of his children, Antonio, Joseph and Manuel. Manuel Pereira received the property located at the SW corner of Market and Monroe Streets. Three years later, Manuel sold his 100' x 173' lot. It was on this property that the subject residence would be constructed.

On September 18, 1905, the Real Estate section of "The Evening News" reported the recordation of the deed showing the following item: "Manuel Pereira to C. A. Fassett 100' by 173' 11" S W Monroe and Market street, Santa Clara; \$10." It appears that very shortly after purchase, the existing home was constructed. An entry in the 1906 edition of the Santa Clara County--Santa Clara City Directory, lists the address, 590 Monroe, and shows Ceylon A. Fassett residing there. The family who moved into their new home, consisted of 64-year-old Ceylon A., his wife, Mary Ann, age 61 and their 29-year-old daughter, Elnora, along with Mary's widowed 81-year-old mother, China Lane,

Both C. A. Fassett and his wife Mary A. had been born in New York, however, by the beginning of the Civil War both families were living in Illinois. On September 18, 1861, when the 8th Regiment Illinois Cavalry was formed, 20-year-old C. A. Fassett enlisted in it as a private. Then, on November 30, 1863, when his term of service was up, he re-enlisted, this time as a Veteran and was prompted to Hospital Steward, a non-commissioned staff position. At the end of the Civil War, the 8th Regiment Illinois Cavalry was ordered to Chicago and on July 17, 1865, officially discharged. When he was mustered out, C. A. Fassett had served the length of the war with Company B of the 8th Regiment Illinois Cavalry. Known as "Farnsworth's Abolitionist Regiment," this was the only Illinois cavalry regiment to serve the entire war in the Army of the Potomac. As such, Ceylon A. Fassett and his regiment had fought in most of the major battles of the Civil War including, Antietam, Fredericksburg, and the Battle of Gettysburg.

At the close of the war, Ceylon A. Fassett returned to northern Illinois (Hampshire, Kane County) where he married 21-year-old Mary A, Lane and engaged in farming along with Mary's father Edwin Lane. Here they had 4 children, 2 sons, Edwin L. (Lane) and William "Willie" and 2 daughters, Calley and Elnora. In 1894, the Fassett Family, along with Mary's by now widowed mother China Lane, came to California. After their arrival, Ceylon bought a large tract of land on the Homestead Road in what was then an area west of Santa Clara (today near Homestead and Lawrence Expressway) and, given his occupation as an "orchardist," continued farming here. Unfortunately, the Fassett's youngest son, William, died in 1898, aged 18, leaving only their eldest son, 31-year-old Edwin L. (Lane) Fassett, to work with his father. However, by the turn-of-the century, Edwin had left farming and become a medical student in San

(Continued on Page 6, Form 523L)

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*Recorded by: Lorie Garcia

*Date 08/02/2020

Continuation Update

(Continued from page 5, Form 523L)

Francisco. In February 1902, Edwin was married and following their wedding, he and his wife took up permanent residence in San Francisco. By then C. A. and Mary's oldest daughter, Calley, had also married and had moved to Washington with her husband, leaving only their youngest daughter, Elnora, still living with her parent.. Three years later, after farming his tract of land on the Homestead Road for a decade, C. A. Fassett, now 64 years-old, sold this property and moved into town.

Both Ceylon and Mary Fassett were well-known members of the Methodist Episcopal church, with their socially prominent friends, such as the Kenyons, Aldermans, Jamisons, A. T. Helm and Judge Glendenning. Active in church affairs, Ceylon also was one of the prominent donors in the drive to help pay off the indebtedness of the University of the Pacific and Mary often was one of the leaders at various church "Cottage" meetings. Sadly, on January 22, 1910, after suffering a stroke, Ceylon A. Fassett passed away. In reporting his death, local papers referred to him as a "widely known and "highly esteemed" resident of Santa Clara and referenced his Civil War enlistment in the 8th Illinois Cavalry stating, "he served faithfully until the war was over making a splendid record."

Mary Fassett continued living in their home with her single daughter Elnora, both remaining active in the Methodist church, until Mary passed away at age 77, on October 6, 1921. Notice of her passing appeared the following day in the Sunday Mercury Herald, which pointed out that she was "a prominent member of the Santa Clara Methodist church and during her long residence in the community she made many friends." Mary was buried next to her late husband, Ceylon A. Fassett, in the Santa Clara Cemetery (today's Mission City Memorial Park). Following her mother's death, Elnora Fassett remained living in the family home for another 5 years continuing her involvement in the Methodist church and the Santa Clara Chautauqua Circle. Then, in 1926, Elnora moved to San Jose and rented the house to Thomas J. Layne, a mechanic, and his wife, Lena. The Laynes stayed only one year.

For most of the following decade, a series of renters occupied the home at 590 Monroe Street. In 1928, two families occupied the house, A. W. Ellingwood and his wife, Anna and Linton A. Stebbins and his wife Bertha. Ellingwood was a salesman and Stebbins, dealt in tires. The following year, another two families resided here; John Rinehart, his wife, Constance and their children Donald, Kenneth and Lillian. John was employed as a cannery worker, Constance was a clerk and Donald, a laundryman. The other occupants were Paul E. Wilde, a and his wife, Helen. During 1930 the home appears to have been vacant. From 1931 thru 1933. Ira W. Poynter, his wife, Dorothea, and his brother, John, lived here. Both the Poynter brothers were potters. In 1934, the home's residents were Henry H. Steinhauer, a fruit worker, and his wife, Anna.

In 1935, the property at 590 Monroe (worth approximately \$2700) was purchased by Roy M. Bridgeham. The 46-year-old widower moved into the residence with six of his children, Mary, age 24, Josephine, age 21, Pauline, age 14, Clarence, age 10, James, age 7 and Gertrude, age 3. For the following two and one-half decades, members of the Bridgeham family would reside here.. During their tenure, this working-class family found work in a variety of jobs, mostly in the fruit-related industries with occupations ranging from laborer, cannery worker, shipping clerk, trucker, warehouseman, stenographer, seamstress and telephone operator to practical nurse. The last Bridgeham resident in the home was in 1959.

The next occupants of the subject property were Alex Flowers and his wife, Louise, who moved into the home in 1960. A cement contractor by profession, Alex and his brother John were the owners of Flowers Brothers Cement Contractors. By 1968, the residence was owned by James M. McEnroe and his wife Gertrude. Employed by Philco Ford, James was an electrical technician. The McEnroe's still owned the home in 1979, when the first survey of the property was made. Currently the property at 590 Monroe Street is owned by Julius and Julia Breuer, who purchased it in August 2016 from Dr. Paul A, and Diane Hofer Andrade.

The building and site at 750 Monroe Street have been occupied by a number of residents over the almost 110 years of its existence, but none of these families appear to be significant to the history of the region, Nation or State. Neither are there events associated with the building 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 criteria A or B. However, while it would not appear to be eligible individually for the National Register under Criterion C, the building does contribute to a potentially eligible district.

(Continued on page 7, Form 523L)

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*Recorded by: Lorie Garcia

*Date 08/02/2020

Continuation Update

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The property does not appear to be eligible for the California Register of Historical Resources based on Criterion 1. However, the property does embody the distinctive characteristics of a type and period of construction and it is associated with the lives of persons important to local history. Thus it does appear to be eligible for the California Register under criteria 2, and 3 at a local level..

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."

Criterion A: Historical or Cultural Significance

No.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 site consists of a very large, unmodified, residential structure situated on an oversized corner lot. The result is a site which dominates its neighborhood and magnifies the visual impact of the home in this section of the Old Quad. It is reflective of the type of construction favored by the local orchardist/farmers who, as they aged, sold their outlying properties and relocated into the town limits.

No. 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.

Known as the "Fassett House," the property is associated with Ceylon A. Fassett and his wife, Mary. Both Ceylon and Mary Fassett were well-known and active members of the Methodist Episcopal church with Ceylon one of the donors in the drive to help pay off the indebtedness of the University of the Pacific. Besides acknowledging his impressive Civil War record, his obituary cited the fact that he was a "widely known and "highly esteemed" resident of Santa Clara."

No .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.

By the turn of the twentieth century, large landowners, who had previously lived on their farms outside of the town limits, had begun selling their outlying properties and moving into the town itself. The blocks of land that had previously been mainly intact, provided the ideal locations on which to construct their new homes. These homes were usually larger than those of lower economic status and placed on corner lots. Constructed in 1905, as the residence for a local farmer and his family, this residence is a perfect example of that development pattern,

Criterion B: Architectural significance

No.1. The property characterizes an architectural style associated with a particular era and/or ethnic group.

The Colonial Revival architectural style marked the end of the Victorian period in architecture. Basically, a mixture of styles, all uniquely American, the Colonial Revival style was initially inspired by the 1876 Philadelphia Centennial, essentially America's first-ever World's Fair. The event sparked a new interest in the American colonial past, in contrast to earlier decades when colonial architecture had been dismissed as antiquated or obsolete. Architects were studying colonial styles throughout New England by the 1890's. A decade later, Colonial Revival had emerged as a dominant style for domestic buildings nationwide. Constructed in 1905, The house is a unique local interpretation of the Colonial Revival architectural style.

(Continued on page 8, Form 523L)

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*Resource Name or # (Assigned by recorder) Fassett House

*Recorded by: Lorie Garcia

*Date 08/02/2020

Continuation

Update

(Continued from page 7, Form 523L)

Criterion C: Geographic significance

No.1. A neighborhood, group or unique area directly associated with broad patterns of local area history.

In the early days of Santa Clara, the blocks closest to the core of Santa Clara were those to be subdivided into smaller parcels. The subject property is located in the area of the Old Quad where the larger lots underwent subdivision in the first decades of the twentieth century, to accommodate the extensive development that Santa Clara experienced, due to the influx of new settlers to the township.

No. 2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.

This house, constructed circa 1905, is representative of the development of this area of the Old Quad during the early 20th century and is important to the integrity of the historic area in which it is located. Within a 15-year period, most of the homes in this area and neighboring blocks were constructed. This accounts for the continuity of the building styles in the area.

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 modern test of integrity according to the Office of Historic Preservation is to stand on the sidewalk and ask yourself the following question: "Does the resource display enough of what made it significant for its historical period that it can be easily grasped by the average passerby?"

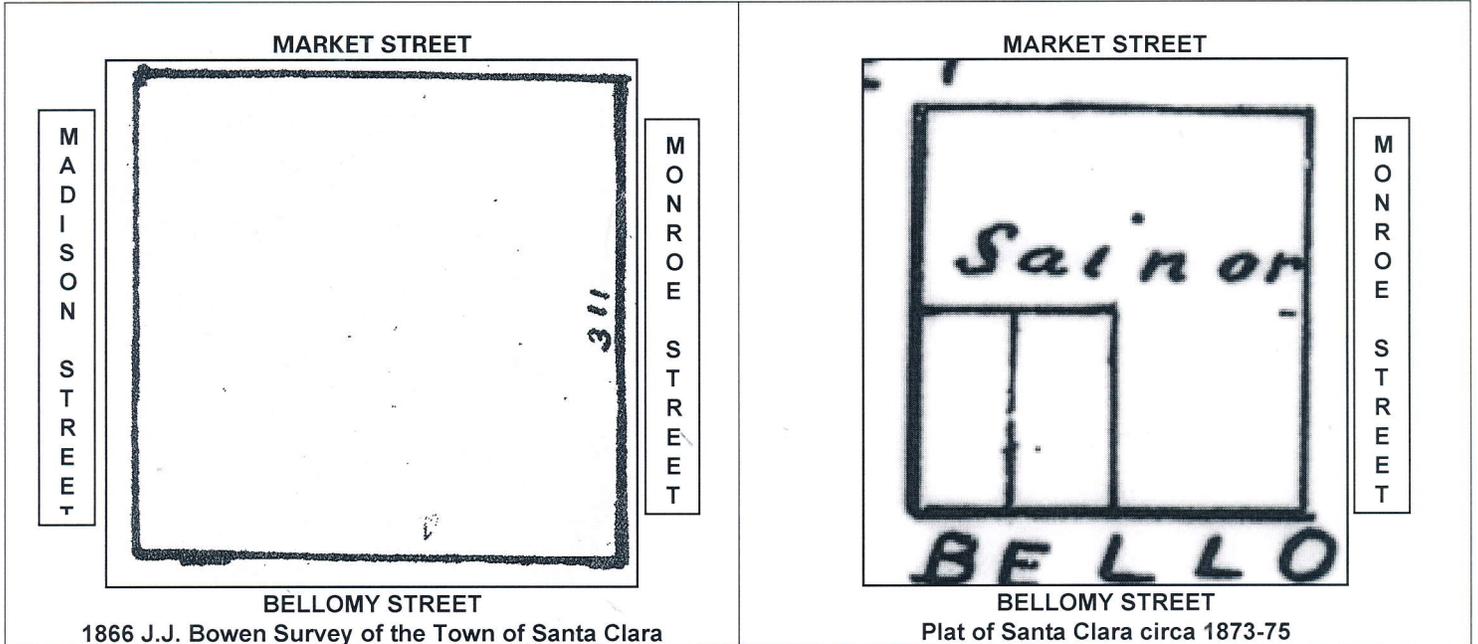
Evaluation of Integrity

The residence at 590 Monroe Street has been beautifully maintained and the architectural integrity of the structure has not been diminished. While the entry stairs of the home have been somewhat altered by conversion to concrete with wrought-iron stair railings, the home retains its original configuration and location. The visual and character defining features of the historic building have been preserved and retained. The historical use of the building has not changed and it remains a single-family home. 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.

Conclusions and Recommendations

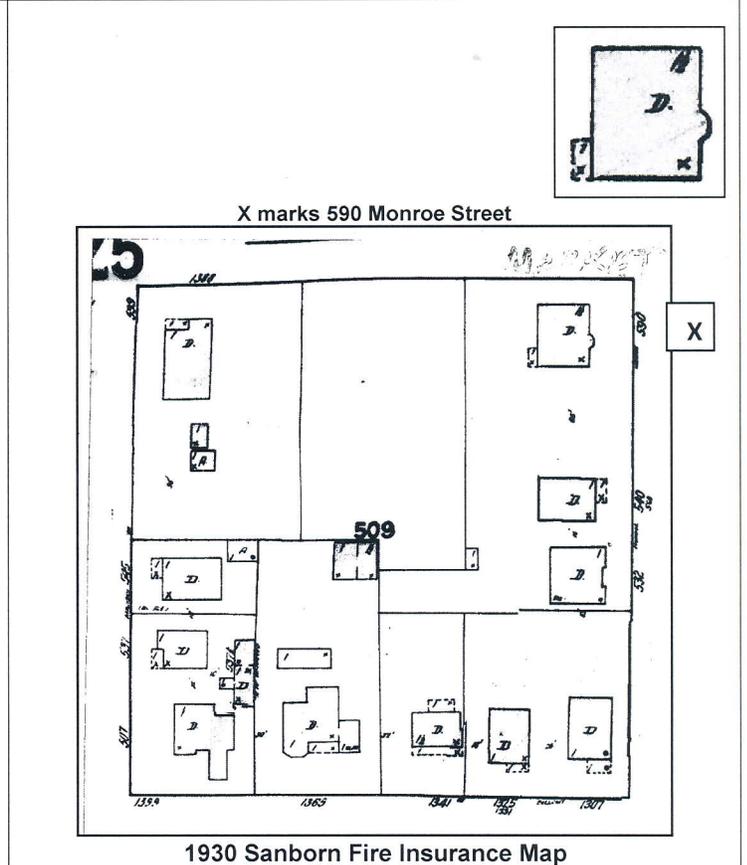
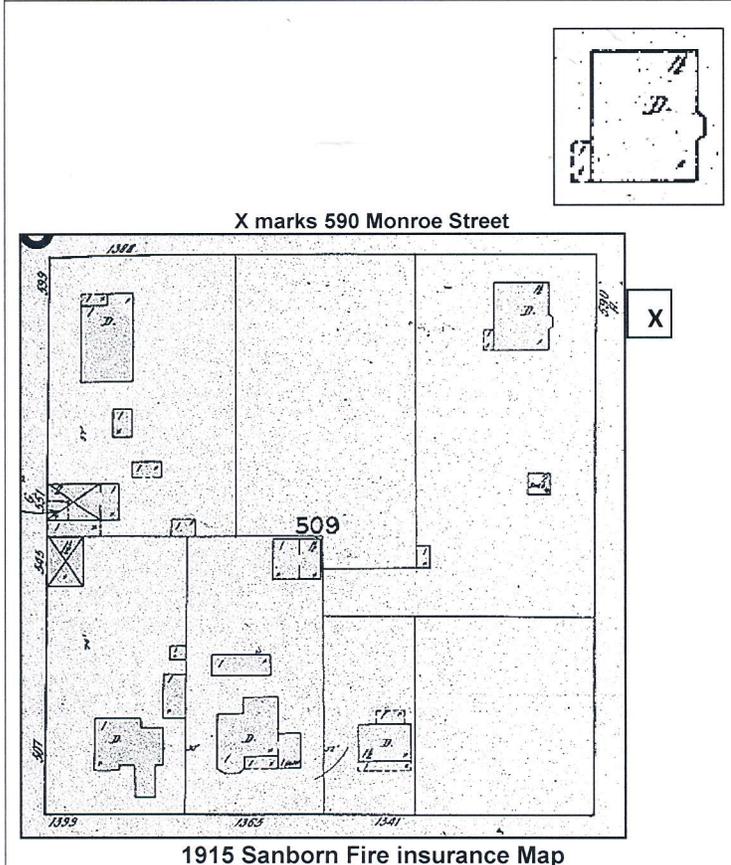
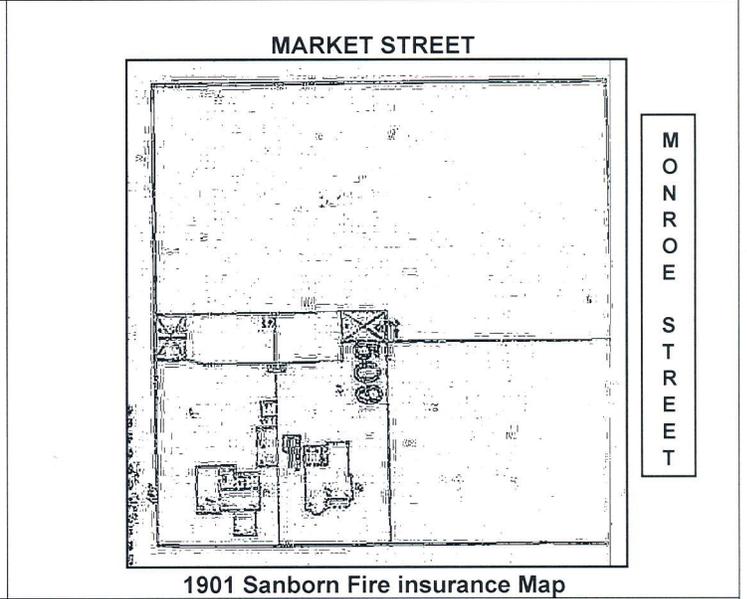
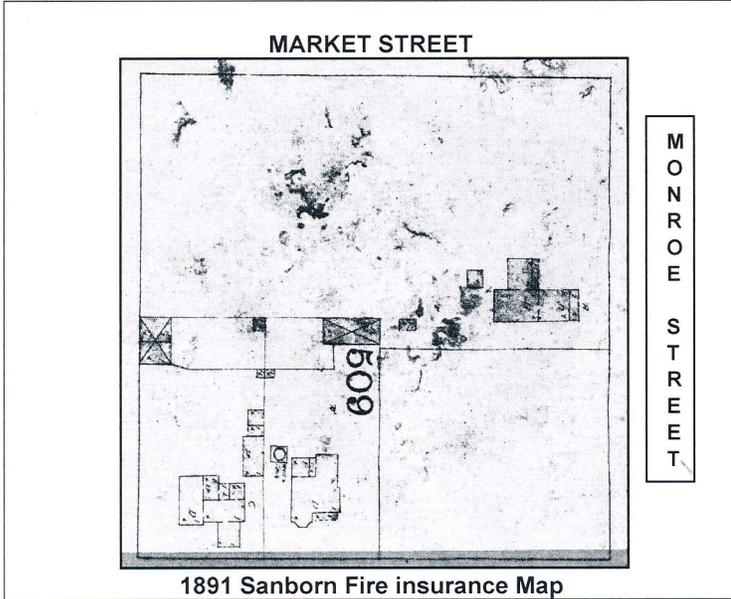
Currently, this property is on The City of Santa Clara Architecturally or Historically Significant Properties list. In this update of the November 10, 1980, Historic Resources Inventory for the City of Santa Clara, the evaluator finds 590 Monroe Street to be a unique local interpretation of the Colonial Revival architectural style and to retain sufficient integrity to qualify as a historic property. It appears to be, based on compliance with the Local Significance Criteria, eligible for continued listing on the City of Santa Clara Architecturally or Historically Significant Properties List.

HISTORIC MAPS



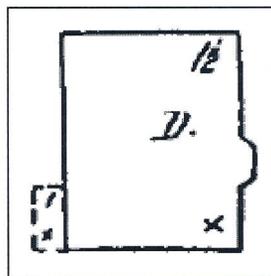
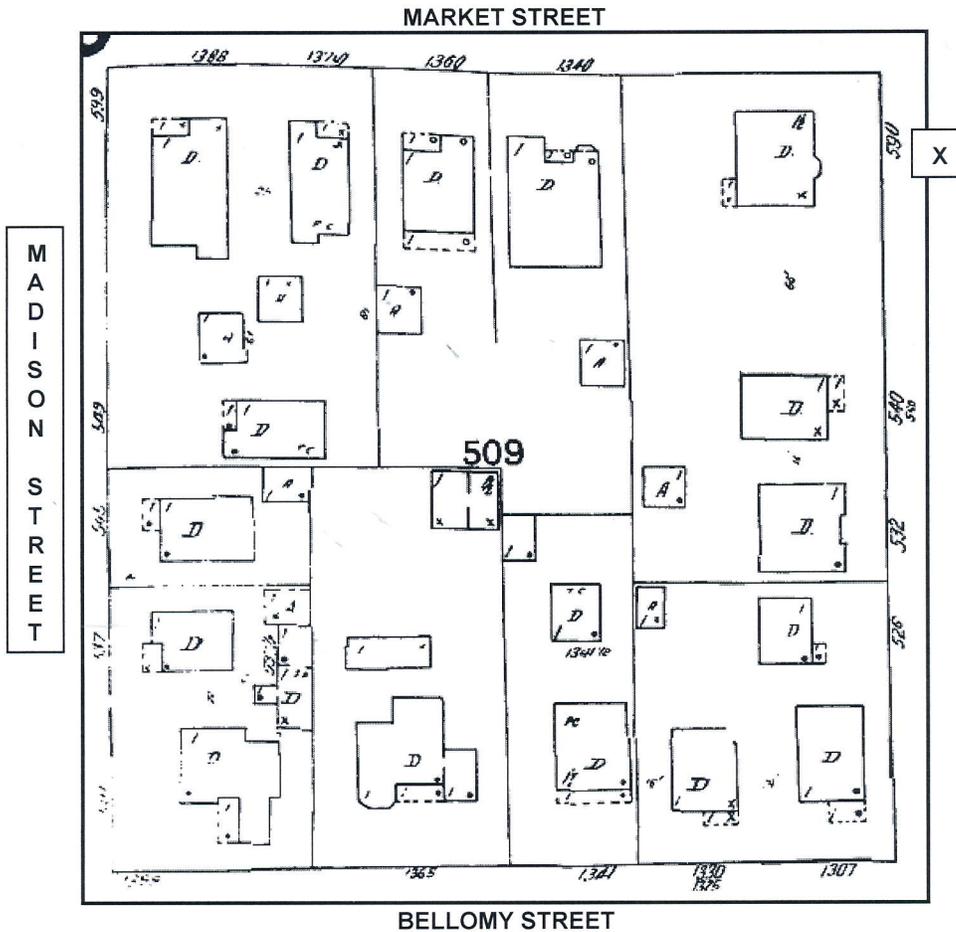
1893 C.E. Moore Map of the Town of Santa Clara
 (X indicates property where 590 Monroe Street would later be constructed.)

SANBORN FIRE INSURANCE MAPS



SANBORN FIRE INSURANCE MAPS continued

1950 Sanborn Fire Insurance Map
X marks 590 Monroe Street



1950



1915

NOTE: The outline of the house and rear porch (dotted line) on the 1950 Sanborn Map (left) remains unchanged from that appearing on the 1915 Sanborn Map (right), indicating that no alterations had been made by 1950. Note the absence of any garage structure.

Additional Photos



Photo No: 100_1210,
 View: N side elevation & partial front facade
 Photo Date: Sept., 2014; Camera Facing: SW



Photo No: 100_1163
 View: N side elevation gable face
 Photo Date: Sept., 2014
 Camera Facing: South



Photo No: 100_1174
 View: S side elevation
 Photo Date: Sept., 2014
 Camera facing: North



Photo No: 100_1154
 View: Rear (west) Facade
 Photo Date: Sept., 2014; Camera Facing: SE

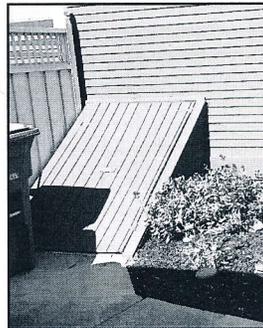


Photo No: 100_1188
 View: Basement entry
 Photo Date: Sept., 2014
 Camera Facing: NE

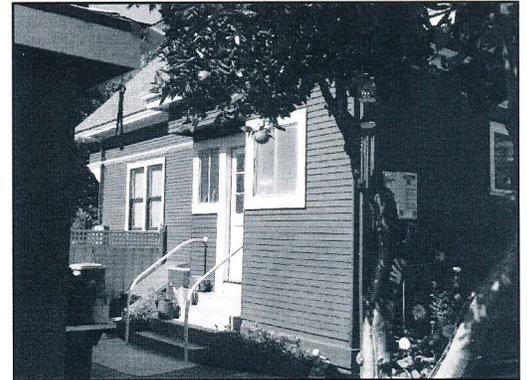


Photo No: 100_0443
 View: Rear porch & entry
 Photo Date: Sept., 2014; Camera Facing: North



Photo No: 100_1191
 View: Eave and cornice details
 Photo Date: Sept., 2014
 Camera Facing: North

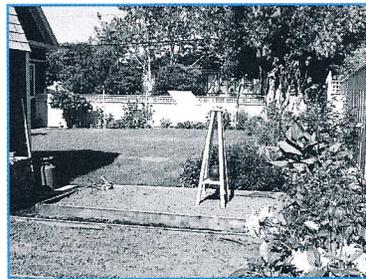


Photo No: 100_1192
 View: Partial rear yard
 Photo Date: Sept., 2014
 Camera Facing: North



Photo No: Left, 100_1207; Right, 100_1162
 View: Left, Front Bay Window; Right, N side Bay Window
 Photo Date: Sept., 2014
 Camera Facing: Left, SW; Right, S

Page 13 of 13
*Recorded by: Lorie Garcia

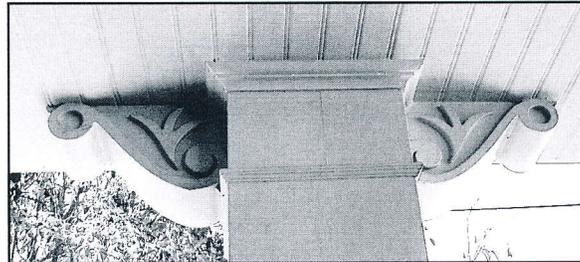
*Resource Name or # (Assigned by recorder) Fassett House

*Date 08/02/2020 Continuation Update

Additional Photos with Architectural Details



Gable detail showing decorative band of 4 rows of saw tooth shingles and two of the attic-story supporting squared brackets



Top of porch column with corbels



Front bay window corbels

Secretary of Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Statement of Justification

Julia and Joseph Breuer
590 Monroe Street

Dear Planning Staff and Historic & Landmark Commissioners,

We are the owners of the property at 590 Monroe Street in Santa Clara, and we respectfully request your consideration for a Mills Act Contract.

We have always loved historic homes. We moved here from Atlanta, where we owned and renovated a 1920s Craftsman in the historic neighborhood of Grant Park. Julia grew up in Pittsburgh, Pennsylvania, in an American Foursquare built in 1905. When we moved to California, we did not know if we would be able to find architecturally similar homes, but we happened upon 590 Monroe Street while house hunting and fell in love instantly. We quickly grew to love Santa Clara as well - the people, the neighborhood, and the architecture of the Old Quad.

We purchased the home in August of 2016. It had been fully renovated in 2013, and then further updated by the previous owners in 2014. Because the home had been recently updated, we have not completed any major projects in the main home. However, we added an accessory dwelling unit in 2019, built in a style complementing the original house.

Over the past four years, we have compiled a list of projects we would like to complete. Several of the large structural items (i.e., foundation, roof, etc.) have been recently renewed, so we will focus on maintenance and aesthetic details in order to preserve the home's historic beauty. This work will require a significant investment, and the property tax relief afforded by the Mills Act will allow us to direct our resources to the home. We are passionate about our home, and we would be honored to be a part of preserving the historic character of our city.

Thank you for your consideration.

Sincerely,
Julia and Joseph Breuer

Planning Division
Received August 31, 2020

Maintenance & Restoration Schedule

Julia and Joseph Breuer
590 Monroe Street

Dear Planning Staff and Historic & Landmark Commissioners,

The following is our proposed 10-year plan for the restorations and maintenance of our historic home at 590 Monroe Street. All items to meet the Secretary of Interiors standards for the Treatment of Historic Properties.

2021 (Year 1)

- Install vapor barriers throughout the dirt crawl space to control humidity and life of the structure.
- Install radiant sheeting to the attic to manage temperature and humidity.
- Clean and repair gutters and downspouts.

2022 (Year 2)

- Repair and paint the damaged front porch.
- Replace interior carpet on the stairs and second floor.

2023 - 2024 (Years 3 & 4)

- Repair the interior sliding pocket door separating the foyer and dining room.
- Replace the glazing on 24 double hung windows.
- Replace the glazing on the picture window and casement windows.
- Repair stile, rail joints, and deteriorated side jambs of the window framing.
- Paint all windows.

2025 (Year 5)

- Replace the engineered floors on the first level with hardwood floors.
- Repair kitchen tile floors and failing grout on the first level.
- Replace existing travertine tile in two bathrooms with period-appropriate tile.

2026 (Year 6)

- Repair peeling and blistered siding prevent the failure of new paint.

2027 - 2028 (Years 7 & 8)

- Clean and paint the exterior of the house.
 - Detailed attention to side shingles and saw tooth shingles.
 - Extra detail needed for columns and corbels.
- Restore function of the attic windows.

2029 - 2030 (Years 9 & 10)

- Repair the plaster walls throughout the home. The plaster had been wallpapered and then painted over and in many places which is beginning to fail.
- Repaint interior walls and trim.

**RECORD WITHOUT FEE
PURSUANT TO GOV'T CODE SECTION 6103**

Recording Requested by:
Office of the City Attorney
City of Santa Clara, California

When Recorded, Mail to:
Office of the City Clerk
City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Form per Gov't Code Section 27361.6

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Agreement, (herein, "Agreement"), is made and entered into this day of , 2020, ("Effective Date"), by and between Julia Breuer and Joseph Breuer, owners of certain real property located at 590 Monroe Street, Santa Clara, CA 95050 ("OWNERS") and the City of Santa Clara, California, a chartered California municipal corporation with its primary business address at 1500 Warburton Avenue, Santa Clara, California 95050 ("CITY"). CITY and OWNERS may be referred to herein individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

A. Recitals.

(1) California Government Code Section 50280, et seq. authorizes the CITY to enter into a contract with the OWNERS of qualified Historical Property to provide for the use, maintenance, and restoration of such Historical Property so as to retain its characteristics as property of historical significance.

(2) OWNERS possesses fee title in and to that certain real property, together with associated structures and improvements thereon, shown on the 2012 Santa Clara County Property Tax Rolls as Assessors' Parcel Number 296-36-037, and generally located at the street address 610 Monroe Street, in the City of Santa Clara ("Historic Property"). A legal description of the Historic Property is attached hereto as "Legal Description," marked as "Exhibit "A," and incorporated herein by reference.

(3) The Historic Property is on the City of Santa Clara Architecturally or Historically Significant Properties list. OWNERS submitted a Mills Act Proposal to City on August 31, 2020. The Proposal included a Primary Record from the State of California's Department of Parks and Recreation. A true and correct copy of the Proposal is attached to this Agreement as "Exhibit B".

(4) CITY and OWNERS, for their mutual benefit, now desire to enter into this Agreement both to protect and preserve the characteristics of historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to Section 439.2 of the California Revenue and Taxation Code.

B. **Agreement.**

NOW, THEREFORE, CITY and OWNERS, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

(1) **Effective Date and Term of Agreement.** The term of this Agreement shall commence on the effective date of this Agreement and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the effective date, such term will automatically be extended as provided in paragraph 2, below.

(2) **Renewal.**

(a) Each year on the anniversary of the effective date of this Agreement, ("renewal date"), one (1) year shall automatically be added to the term of this Agreement unless notice of nonrenewal is mailed as provided herein.

(b) If either the OWNERS or CITY desires in any year not to renew the Agreement, OWNERS or CITY shall serve written notice of nonrenewal of the Agreement. Unless such notice is served by OWNERS to CITY at least ninety (90) days prior to the annual renewal date, or served by CITY to OWNERS at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the balance of the remaining term of the Agreement as provided herein.

(c) OWNERS may make a written protest of a nonrenewal notice issued by CITY. CITY may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to OWNERS of nonrenewal. If either CITY or OWNERS serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, from either original execution date or the last renewal date of the Agreement, whichever is applicable.

(3) **Standards for Historical Property.** During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements, and restrictions:

(a) OWNERS shall preserve and maintain the characteristics of historical significance of the Historic Property. "The Secretary of the Interior's Standards for Rehabilitation," marked as "Exhibit C" to this agreement, and incorporated herein by this reference, contains a list of those minimum standards and conditions for maintenance, use, and preservation of the Historic Property, which shall apply to such property throughout the term of this Agreement.

(b) OWNERS shall, when necessary or as determined by the Director of Planning and Inspection, restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior Standards for Rehabilitation and the California Historical Building Code and in accordance with the attached schedule of potential home improvements, drafted by the OWNERS and approved by the City Council, attached hereto as "The Description of the Preservation and Restoration Efforts," marked as "Exhibit D" to this agreement, and incorporated herein by this reference.

(c) OWNERS shall allow, and CITY requires, that after five (5) years, and every five (5) years thereafter, an inspection of the property's interior and exterior shall be conducted by a party appointed by CITY, to determine OWNERS' continued compliance with the terms of this Agreement. OWNERS acknowledge that the required inspections of the interior and exterior of the property were conducted prior to the effective date of this Agreement.

(4) Provision for Information.

(a) OWNERS hereby agree to furnish CITY with any and all information requested by the CITY to determine compliance with the terms and provisions of this Agreement.

(b) It shall be the duty of the OWNERS to keep and preserve, for the term of the Agreement, all records as may be necessary to determine the eligibility of the property involved, and the OWNERS compliance with the terms and provisions of this Agreement, including, but not limited to blueprints, permits, historical and/or architectural review approvals, and schedules of potential home improvements drafted by the OWNERS and approved by the City Council.

(5) Cancellation.

(a) CITY, following a duly noticed public hearing as set forth in California Government Code Section 50280, et seq., shall cancel this Agreement or bring an action in court to enforce this Agreement if it determines any one of the following:

(i) the OWNERS breached any of the terms or conditions of this Agreement; or

(ii) the OWNERS have allowed the property to deteriorate to the point that it no longer meets standards for a qualified historic property.

(b) CITY may also cancel this Agreement if it determines that:

(i) the OWNERS have allowed the property to deteriorate to the point that it no longer meets building standards of the City Code and the codes it incorporates by reference, including, but not limited to, the Uniform Housing Code, the California Historical Building Code, the California Fire Code, and the Uniform Code for the Abatement of Dangerous Buildings or;

(ii) the OWNERS have not complied with any other local, State, or federal laws and regulations.

(iii) the OWNERS have failed to restore or rehabilitate the property in the manner specified in subparagraph 3(b) of this Agreement.

(c) In the event of cancellation, OWNERS shall pay those cancellation fees set forth in California Government Code Section 50280, et seq. As an alternative to cancellation, OWNERS may bring an action in court to enforce the Agreement.

(6) No Waiver of Breach.

(a) No waiver by CITY of any breach under this Agreement shall be deemed to be a waiver of any other subsequent breach. CITY does not waive any claim of breach by OWNERS if CITY does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for under the terms of this Agreement or in the City's laws and regulations are available to the City.

(7) Mediation.

(a) Any controversies between OWNERS and CITY regarding the construction or application of this Agreement, and claim arising out of this contract or its breach, shall be submitted to mediation upon the written request of one party after the service of that request on the other party.

(b) If a dispute arises under this contract, either party may demand mediation by filing a written demand with the other party.

(c) The parties may agree on one mediator. If they cannot agree on one mediator, there shall be three: one named in writing by each of the parties within five days after demand for mediation is given, and a third chosen by the two appointed. Should either party refuse or neglect to join in the appointment of the mediator(s) or to furnish the mediator(s) with any papers or information demanded, the mediator(s) may proceed ex parte.

(d) A hearing on the matter to be arbitrated shall take place before the mediator(s) in the city of Santa Clara, County of Santa Clara, State of California, at the time and place selected by the mediator(s). The mediator(s) shall select the time and place promptly and shall give party written notice of the time and place at least fifteen (15) days before the date selected. At the hearing, any relevant evidence may be presented by either party, and the formal rules of evidence applicable to judicial proceedings shall not govern. Evidence may be admitted or excluded in the sole discretion of the mediator(s). The mediator(s) shall hear and determine the matter and shall execute and acknowledge the award in writing and cause a copy of the writing to be delivered to each of the parties.

(e) The submission of a dispute to the mediator(s) and the rendering of a decision by the mediator(s) shall be a condition precedent to any right of legal action on the dispute. A judgment confirming the award may be given by any Superior Court having jurisdiction, or that Court may vacate, modify, or correct the award in accordance with the prevailing provisions of the California Mediation Act.

(f) Each party shall bear their own cost(s) of mediation.

(8) Binding Effect of Agreement.

(a) The OWNERS hereby subjects the Historic Property described in Exhibit "A" hereto to the covenants, reservations, and restrictions as set forth in this Agreement. CITY and OWNERS hereby declare their specific intent that the covenants, reservations, and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the OWNERS successors and assigns in title or interest to the Historic Property. Each and every contract, deed, or other instrument hereinafter executed, covering, encumbering, or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, reservations, and restrictions expressed in this Agreement,

regardless of whether such covenants, reservations, and restrictions are set forth in such contract, deed, or other instrument.

(b) CITY and OWNERS hereby declare their understanding and intent that the burden of the covenants, reservations, and restrictions set forth herein touch and concern the land in that OWNERS' legal interest in the Historic Property.

(c) CITY and OWNERS hereby further declare their understanding and intent that the benefit of such covenants, reservations, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the CITY, public (which includes, but is not limited to the benefit to the public street generally located at 610 Monroe Street), and OWNERS.

(9) Notice.

(a) Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto.

CITY: City of Santa Clara
Attn: City Clerk
1500 Warburton Avenue
Santa Clara, CA 95050

OWNERS: Joseph Breuer	Julia Breuer
590 Monroe Street	590 Monroe Street
Santa Clara, CA 95050	Santa Clara, CA 95050

(b) Prior to entering a contract for sale of the Historic Property, OWNERS shall give thirty (30) days notice to the CITY and it shall be provided at the address of the respective parties as specified above or at any other address as may be later specified by the parties hereto.

(10) No Partnership or Joint Enterprise Created. None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns; nor shall such terms, provisions, or conditions cause them to be considered joint ventures or members of any joint enterprise.

(11) Hold Harmless and Indemnification. To the extent permitted by law, OWNERS agree to protect, defend, hold harmless and indemnify CITY, its City Council, commissions, officers, agents, and employees from and against any claim, injury, liability, loss, cost, and/or expense or damage, however same may be caused, including all costs and reasonable attorney's fees in providing a defense to any claim arising there from for which OWNERS shall become legally liable arising from OWNERS' acts, errors, or omissions with respect to or in any way connected with this Agreement.

(12) Attorneys' Fees. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding

may recover all reasonable attorney's fees to be fixed by the court, in addition to costs and other relief ordered by the court.

(13) Restrictive Covenants Binding. All of the agreements, rights, covenants, reservations, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner pursuant to this Agreement.

(14) Mills Act Historic Property Contract Application Requirements. An application for a Mills Act Historic Property Contract shall be made through the Planning Division and shall include the following:

- a. a Historic Resources Inventory form;
- b. the description of the preservation or restoration efforts to be undertaken as referenced in paragraph 3 (b) as Exhibit "D";
- c. a statement of justification for the Mills Act Historic Property designation and reassessment; and,
- d. the Mills Act Historic Property Contract filing fee pursuant to paragraph 17.

(15) Mills Act Historic Property Contract Approval. Based upon the Historical and Landmarks Commission's ("Commission") review of the Mills Act Historic Property Contract criteria and recommendation to Council, and based upon the recommendation and approval by Council, a Mills Act Historic Property Contract may be entered into with OWNERS. The decision of the City Council shall be final and conclusive in the matter.

(16) Recordation and Notice. No later than twenty (20) days after the parties execute and enter into this Agreement, the CITY shall cause this Agreement to be recorded in the office of the County Recorder of the County of Santa Clara.

(17) Fees. The Planning Department may collect such Mills Act Historic Property Contract application fee of \$7,564.00 (seven-thousand, five-hundred, sixty-four dollars), or other fees for the administration of this contract as are authorized from time to time by the City Council. Such fees do not exceed the reasonable cost of providing the service for which these fees are charged. OWNERS shall pay the County Recorder's Office recordation fees for recordation of this Mills Act Historic Property Contract and the recordation of the OWNERS updated Historic Resources Inventory form.

(18) Ordinary Maintenance. Nothing in this contract shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any Historic Property covered by this contract that does not involve a change in design, material, or external appearance thereof, nor does this contract prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such external architectural feature when the Director of Planning and Inspection determines that such action is required for the public safety due to an unsafe or dangerous

condition which cannot be rectified through the use of the California Historical Building Code and when such architectural feature can be replaced according to the Secretary of Interior's Standards.

(19) California Historical Building Code. The California Historical Building Code ("CHBC") provides alternative building regulations for the rehabilitation, preservation, restoration, or relocation of structures designated as Historic Properties. The CITY's building permit procedure shall be utilized for any Historic Property which is subject to the provisions of this Agreement, except as otherwise provided in this Agreement or the CHBC. Nothing in this Agreement shall be deemed to prevent any fire, building, health, or safety official from enforcing laws, ordinances, rules, regulations, and standards to protect the health, safety, welfare, and property of the OWNERS or occupants of the Historic Property or the public.

(20) Conservation Easements.

(a) Conservation easements on the facades of the Historical Property may be acquired by the CITY, or on the CITY's behalf, by a nonprofit group designated by the CITY through purchase, donation, or condemnation pursuant to California Civil Code Section 815.

(b) The OWNERS, occupant, or other person in actual charge of the Historical Property shall keep in good repair all of the exterior portions of the Historic Property, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior architectural feature.

(c) It shall be the duty of the Director of Planning and Building Inspection to enforce this section.

(21) Severability. If any section, sentence, clause, or phrase of this Agreement is, for any reason, held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, or by subsequent preemptive legislation, such decision shall not affect the validity and enforceability of the remaining provisions or portions of this Agreement. CITY and OWNERS hereby declare that they would have adopted this Agreement, and each section, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases may be declared invalid or unconstitutional.

(22) Integrated Agreement - Totality of Agreement. This Agreement embodies the agreement between CITY and OWNERS and its terms and conditions. No other understanding, agreements, or conversations, or otherwise, with any officer, agent, or employee of CITY prior to execution of this Agreement shall affect or modify any of the terms or obligations contained in any documents comprising this Agreement. Any such verbal agreement shall be considered as unofficial information and in no way binding upon CITY.

(23) Captions. The captions of the various sections, paragraphs and subparagraphs are for convenience only and shall not be considered or referred to in resolving questions of interpretation.

(24) Statutes and Law Governing Contract. This Agreement shall be governed and construed in accordance with the statutes and laws of the State of California.

(25) **Amendments**. This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

IN WITNESS WHEREOF, CITY and OWNERS have executed this Agreement on the day and year first written above.

**CITY OF SANTA CLARA, CALIFORNIA,
a chartered California municipal corporation**

APPROVED AS TO FORM:

Brian Doyle
City Attorney

Deanna J. Santana
City Manager

ATTEST:

1500 Warburton Avenue
Santa Clara, CA 95050
Telephone: (408) 615-2210
Fax Number: (408) 241-6771

Hosam Haggag
City Clerk

“CITY”

**Joseph Breuer and Julia Breuer,
Owners of 590 Monroe Street**

By: _____
Joseph Breuer
590 Monroe Street
Santa Clara, CA 95050
(678) 592-0598

By: _____
Julia Breuer
590 Monroe Street
Santa Clara, CA 95050
(678) 592-0598

“OWNERS”

Exhibits:

- A – Property Description
- B – Primary Record
- C – Standards for Rehabilitation
- D – Restoration Schedule

I:\PLANNING\2020\Project Files Active\PLN2020-14591 590 Monroe Street\Draft Mills Act Contract.doc

Regarding:
File PLN2020-14591
590 Monroe St, Santa Clara, CA

Hello Santa Clara Planning Division,

I am writing this letter to request a denial for this consideration of Mills Act Contract.

Reasons:

1. The occupants bought the house previously restored with no further investment made since.
2. A large ADU investment was just made, but IMHO has nothing to do with preservation of the home - although it does add significant value to the property.

Obtaining a property tax reduction based on these points is not fair.

Regards,
Joe Mulqueen
540 Monroe St
Santa Clara, CA 95050

Planning Division
Received 9/18/2020



Agenda Report

20-899

Agenda Date: 10/1/2020

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of the Nomination of Pomeroy Green to the National Register of Historic Places

BACKGROUND

Pomeroy Green is a 6.5-acre multi-family townhome development project located on the northeast corner of Pomeroy Avenue and Benton Street. The site consists of 78 townhouses broken up into 17 buildings, including a separate clubhouse building. The design of the project is mid-century modern and was constructed by well-known merchant-builder Joseph Eichler. Construction was completed in 1963.

The site was nominated to the National Register of Historic Places as a Historic District by Kenneth Kratz, a homeowner in the development. The State Historical Resources Commission (SHRC) is scheduled to review the nomination and take action at their November 6, 2020 meeting. As a Certified Local Government (CLG) the Commission may prepare a report as to whether or not the subject property, in the Commission's opinion, meets the criteria for the National Register. Per the City Code, the HLC is a recommending body to the City Council. Therefore, the HLC shall provide a report and recommendation to the Council for adoption.

DISCUSSION

The National Register is the nation's inventory of historic places which have national importance. The National Register Criteria for Evaluation (attached) identifies the range of resources and kinds of significance that qualify historic and prehistoric properties for listing in the National Register. To qualify, at least one of the following four criteria must be met:

- A. The property is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. The property is associated with the lives of persons significant in our past; or
- C. The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. The property has yielded, or may be likely to yield, information important in prehistory or history.

The National Register includes buildings, sites, districts, structures, or objects. Pomeroy Green was nominated as a Historic District. Per the National Register Criteria for Evaluation, a district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district must be a definable

geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations.

The application submitted to the State Office of Historic Preservation indicates that Pomeroy Green is eligible for listing as a Historic District on the National Register of Historic Places under Criterion A in the area of Community Planning and Development for its use of cluster development and Criterion C in the areas of Architecture and Landscape Architecture.

Approval of a National Register Historic District would not change the General Plan land use designations of the property or any of the adjacent sites. If the SHRC determines that the property is eligible for listing on the National Register, however, then future development projects on nearby properties will need to consider any potential effects on the historic significance of Pomeroy Green as part of the CEQA review process. The subject site is not currently listed on the City's Historic Resources Inventory (HRI). Should the State approve the site's nomination to the National Register, the City's Historic Preservation Ordinance would not apply to the property unless it was nominated and approved for inclusion on the HRI. Listing on the City's HRI would require a separate application and approval by the City Council.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

PUBLIC CONTACT

The notice of public meeting for this item was posted at three locations within 300 feet of the project site and was mailed to property owners within 300 feet of the project site. No public comments have been received at the time of preparation of this report.

ALTERNATIVES

1. Recommend that Council recommend approval of Pomeroy Green to the National Register of Historic Places as a Historic District to the State Historical Resources Commission.
2. Recommend that Council recommend denial of Pomeroy Green to the National Register of Historic Places as a Historic District to the State Historical Resources Commission.

RECOMMENDATION

Staff has no recommendation on the Nomination of Pomeroy Green to the National Register of Historic Places.

Reviewed by Rebecca Bustos, Senior Planner
Approved by Gloria Sciara, Development Review Officer

ATTACHMENTS

1. State Historical Resources Commission Notification Letter
2. National Register of Historic Places Registration Form
3. National Register Criteria for Evaluation



**DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION**

Armando Quintero, Director

Julianne Polanco, State Historic Preservation Officer
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100
Telephone: (916) 445-7000 FAX: (916) 445-7053
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

September 2, 2020

Rebecca Bustos, Senior Planner
City of Santa Clara, Planning
1500 Warburton Avenue
Santa Clara, California 95050

**RE: Historic Preservation Commission Review and Comment on the Nomination of
Pomeroy Green to the National Register of Historic Places**

Dear Ms. Bustos:

Pursuant to the Certified Local Government Agreement between the Office of Historic Preservation (OHP) and your governmental entity, we are providing your historic preservation commission with a sixty (60) day review and comment period before the State Historical Resources Commission (SHRC) takes action on the above-stated National Register of Historic Places (National Register) nomination at its next meeting. Details on the meeting are enclosed.

As a Certified Local Government under the National Historic Preservation Act of 1966, as amended, your commission may prepare a report as to whether or not such property, in its opinion, meets the criteria for the National Register. Your commission's report should be presented to the Chief Elected Local Official for transmission, along with their comments, to California State Parks, Attn: Office of Historic Preservation, Julianne Polanco, State Historic Preservation Officer, 1725 23rd Street, Suite 100, Sacramento, California 95816. So that the SHRC may have adequate time to consider the comments, it is requested, but not required, that OHP receives written comments fifteen (15) days before the SHRC's meeting. If you have questions or require further information, please contact the Registration Unit at (916) 445-7009.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources and afforded consideration in accordance with state and local environmental review procedures.

Supplemental information on the National Register is available at our website at the following address:
www.ohp.parks.ca.gov.

Thank you for your assistance in this program.

Sincerely,

Julianne Polanco
State Historic Preservation Officer

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

DRAFT

Historic name: Pomeroy Green

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 1087-1151 Pomeroy Avenue and 3201-3289 Benton Street

City or town: Santa Clara State: California County: Santa Clara

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Government	

In my opinion, the property meets does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Plywood, Concrete, Stucco, Glass

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Pomeroy Green is an Eichler Homes, Mid-century Modern multi-family housing complex located on the northeast corner of Pomeroy Avenue and Benton Street, near the western limits of the city of Santa Clara. The complex is in a primarily residential zoned part of the city consisting of tract homes and schools, and a church. The district includes sixteen multifamily buildings of varied configurations ranging from two to eight two-story townhouses per building and a clubhouse set in extensively landscaped grounds. Buildings are oriented on a north-south or east-west axis, and arranged in a manner to enclose motor courts, parking lots, or social spaces. Buildings are constructed of concrete masonry unit walls and post and beam construction, allowing the fronts and backs of each townhouse to feature large expanses of glass windows and sliding glass doors. Wood siding and panels of stucco are also used on the exterior walls. Townhouses are all the same size, and each successive townhouse in a building is a mirror image of its adjacent neighbor. Only small changes have been made to its design and materials, including replacement of some doors and windows, and addition of some fireplaces and additional parking. The district is in good condition and retains historic integrity.

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Narrative Description

Location and Setting

Pomeroy Green has been an owner-occupied multi-family housing cooperative since inception. Owners are shareholders in the cooperative and have the exclusive use of their townhouse unit. Shareholders manage the complex through an elected Board of Directors—five shareholders who meet monthly to determine maintenance and occupancy policies. Day-to-day management of the complex is performed by a professional property manager overseen by the Board. The original construction was inspected by the Federal Housing Administration as well as city building inspectors. The success of Pomeroy Green helped secure the subsequent development of Pomeroy West, another Eichler Homes project in the Mid-century Modern style located across the street to the west. The two complexes share most of the same architectural features.

Pomeroy Green is surrounded by housing from the same period, the 1960s. Tract homes are to the south across Benton Street, and to the north. A church is to the east. The city expanded westward from its origin, called the Old Quad, near the Santa Clara Mission and the railroad on the east side of the city. In contrast to the surrounding tract homes, Pomeroy Green is an oasis of trees, green lawns, and open space (**Photo 7**). In the summer, Pomeroy Green is noticeably cooler due to the trees and ground cover.

The city's housing expansion replaced the fruit orchards that were once the predominant feature of the Santa Clara Valley. The valley is bordered by the Santa Cruz Mountains to the west and south and the Diablo Mountain range to the east. The Santa Cruz Mountains buffer the Pacific Ocean-based winter storms and contribute to the mild Mediterranean climate in the valley. The mild climate allows a wide variety of exotic plants to thrive and numerous architectural styles to succeed, including the modern architecture of Pomeroy Green.

Pomeroy Green was once part of a much larger property, a vanished fruit orchard owned by the Pomeroy family. Benton Street was realigned farther to the south, in a reverse curve design, to accommodate construction. A ranch style single-family house at 1075 Pomeroy Avenue, outside the district boundary, is surrounded on three sides by Pomeroy Green Buildings 6, 14, and 16. Further research is needed to confirm if the ranch house is the last home of the Pomeroy family.

The surrounding neighborhood is suburban in character, mostly single-story residential buildings, and includes two elementary schools and a high school within walking distance. The historic El Camino Real highway is a half-mile to the north and features commercial businesses and connections to public transportation.

Landscape (one contributing site)

Open space prevails between buildings. The site is relatively flat, and landscape and building architecture provide visual interest. Alternating areas of open and closed spaces are interconnected (**Figure 3**). The frontage along Benton Street and Pomeroy Avenue is composed of varying amounts of open space. Some areas are relatively shallow and front buildings, while

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others feature deep open spaces that provide glimpses into the interior of the complex (**Photo 12**). This irregularity creates visual interest in contrast to the regimented pattern of landscaping and pavements in front of the single-family tract homes nearby, a result of the repeated front and side setbacks and other requirements of the zoning ordinances.

The buildings enclose a central common area with clubhouse and pool. Social and recreational spaces also include a playground and basketball court. A small park (**Photo 18**) and herb garden enhance the consistent architectural character of the complex and provide a space for community activity. Those spaces feature trees, benches, and pavements as found elsewhere in the complex and thus help unify the complex. The park includes a circular planting bed with flowering plants surrounded by a circular exposed aggregate walkway with benches. The herb garden features the same concentric circle design and benches.

Spaces are interconnected by pathways between buildings (**Photo 19**). Rectangular shaped exposed aggregate pads placed in lawn areas echo the rectangular shape of the buildings and reinforce the look of the complex. Outdoor lighting and benches are provided along the pathways. The exterior lighting fixtures are globes on steel poles and provide low-level lighting throughout the complex. The globe fixtures continue on the front fences of the townhouse units. They light the parking areas and the trees in front of each unit, illuminating the tree branches and canopy to provide a dramatic visual effect from both the interior and exterior of the units.

The common grounds are extensively landscaped. Approximately three hundred trees are arranged to enclose the driveways, parking lots, and social spaces, as well as to help define pathways. The trees shade the asphalt parking lots and motor courts, as well as the units, and keep the housing complex cooler in summer. Sod and ivy ground cover also contribute to the cooling effect. This shading is particularly welcome because the townhouses do not include air conditioning.

Many original landscape features are extant. The small landscaped park along the backside of Buildings 6 and 14 features sod ground cover, three large elm trees, and numerous benches. The park is separated from the city street by a six-foot high board-and-batten fence. The original oval shaped pool, surrounded by exposed aggregate concrete paving and a bench, is located beyond the clubhouse deck. The tall trees of the park and the pool's shape contrast with the rectangular shape of the surrounding buildings.

Evergreen pear trees (*Pyrus kawakami*) line the long driveways along Buildings 1, 2 and 3 from Pomeroy Avenue and Buildings 7, 8, 9 and 11 from Benton Street, referred to by residents as the long Pomeroy and Benton courts. Further research is necessary to determine if those trees are original. The trees specified on the plans are privet trees (*Ligustrum japonicum*) and Victorian box (*Pittosperum undulatum*), though they would be about the same height as the pear trees, matching the original design intent.

These trees transform the driveway areas into outdoor spaces with well-defined edges. Since a single species of tree is planted on both sides of the driveways at regular intervals, a clean,

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straight line is created. The crowns reach across the width of the driveway, almost touching, thereby enclosing and defining space. The trees define the space and are also efficient in shading pedestrians and driveways from the intense California sun.

Several other spaces at Pomeroy Green are defined by the tree selections. Camphor trees (*Cinnamomum camphora*) are an efficient, functional solution to landscaping a parking lot. Providing shade, they are low maintenance, requiring infrequent and little pruning and leaf litter removal. The trees are of a uniform height with the trees in front of the buildings, thereby extending the tree canopy across the entire lot, helping to define and enclose the space while shading the lot in summer and diverting wind up and over the complex in winter.

The long walkway that runs east-west through the complex, starting at Building 6 and ending at Building 11, is defined by elm trees (*Ulmus parvifolia*) that line the walk on one side. The regular spacing of those trees helps define the edge of the walkway space, enhancing the clean lines of the space. Those elms, along with the pepper trees (*Schinus terebinthifolius*), birch trees (*Betula alba*), and Chinese pistache trees (*Pistacia chinensis*), on the south, west, north, and east sides respectively, surround the clubhouse and pool area. Those trees help to define the space, provide shade over the walkways in summer and help direct the winter winds up and over the complex.

The use of sod for ground cover along the frontage, in the small park, along walkways between buildings, and around the small basketball court, is a practical solution for plantings that must tolerate moderate pedestrian traffic and recreational activity. The Santa Clara Valley Water District, the government agency that delivers water to customers in the valley, has encouraged homeowners to replace sod with drought tolerant plants. Alternatives to sod have been explored by Pomeroy Green residents. The balance of the ground cover is primarily ivy (*Hedra canariensis*), used in locations where little foot traffic is expected, such as borders along walkways and in the medians of the parking courts.

Buildings (seventeen contributing buildings)

General Attributes

Exteriors

Buildings are oriented on an east-west or north-south axis to take advantage of sunlight. The orientation of many of the buildings at ninety degrees to one another and the generous building separations provide privacy as well as allowing unobstructed views in most cases. Each building group is arranged around a driveway or parking lot to facilitate access to automobiles (**Photos 1, 13**). Grouping the buildings around parking lots and driveways blocks vehicular noise from the townhouse backyards. Each townhouse also has an integral carport for one passenger vehicle. The entry door for the townhouse is inside the carport, providing shelter (**Photo 15**). Superior to the secondary entry door found in the garage of a typical single-family detached home, the carport entry door is illuminated by daylight and there is not the added expense of a secondary entrance door.

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The Mid-century Modern architectural style features repeated building elements, modular design and construction, and rectangular shapes. The townhouse units are all the same size and design. Mirrored floor plans contribute to the modular look of the architecture. Townhouses are assembled into rectangular buildings of two, three, four, five, six, and eight townhouses. The architect refers to these buildings as blocks.

Other modular and rectangular elements in the design and construction include flat roofs that further enhance the rectangular look. Entry doors are flush and painted in bright colors to provide a rectangular focal point that emphasizes the modular design. Door height has been standardized at seven feet, matching the height of the underside of the carport roof, so that it visually enhances the sense of the carport space. The carport roofs extend into and away from the townhouse, further emphasizing the carport space. The roof underside features a flat, white-colored surface lit at night. This surface creates a visually distinctive rectangular horizontal plane that directs the eye towards the front door. This planar surface extends beyond the façade of the building intermittently, for every two units, and provides relief to the otherwise long, rectangular building.

The townhouse roofs cantilever four feet beyond the rear wall of the building, forming an overhang that protects the sliding glass windows and doors. They also provide a decorative element since the boards are chamfered along their length, creating a shadow that directs the eye out, from the rooms through the windows, towards the sky. The townhouses and the clubhouse include rectangular walls constructed of concrete masonry units (CMU) laid in a stack bond that echoes the rectangular wall, contributing to the modular design. The CMU walls and wood posts support structural beams that allow the buildings to feature large expanses of glass windows and sliding glass doors.

Windowless walls, made of CMU, on the ends of the buildings provide visual and acoustic privacy between buildings (**Photo 24**) and provide a backdrop for shadows cast by the trees (**Photo 25**). To further enhance privacy, the concrete block walls that separate one townhouse from another extend past the front and rear walls of the homes, obstructing views into neighbors' yards. Light is reflected from those block walls into the interiors of the units (**Photo 26**).

While the rear walls of the townhouses extend from the ground to the roof, creating an imposing impression, the front façade is irregular. In the front of each townhouse, the second floor extends over the front patio, slightly creating a soffit finished in textured stucco. The second floor spans and partially covers the carport, creating a recessed volumetric space in the building's façade (**Photo 27**). The flat carport ceiling, when lit at night, creates a dramatic effect enhanced by the shadow pattern of the two-by-four wood framing near the entry.

Large fixed pane windows and sliding glass doors on the first floor, front and rear façades, visually connect the indoors with the outdoors, and allow a lot of natural light into the buildings. To further maximize sunlight, buildings are oriented on either a north-south or east-west axis, ignoring the alignment with the surrounding city streets. Flat roofs also allow more sunlight on the landscape and adjacent buildings because flat roofs block less sunlight than sloped roofs.

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On the second floor of each townhouse, the front façade features four identical narrow double-hung windows that extend from the floor to the beam near the ceiling. The windows are divided into three parts: a double-hung top and middle over a lower fixed portion. The repeated windows and the block walls emphasize the modular look of the architecture.

Front windows are located on each side of the front bedrooms, next to the interior concrete block walls. This window placement helps to brighten the adjacent interior walls and floors and leaves the center of the wall free for furniture. The symmetrical location of the windows on each unit gives a rhythm to the façade of the entire building and helps to differentiate each unit. Narrow windowsills make the second-floor rooms appear bigger because there is no shadow cast by the sill onto the interior wall.

The second-floor bedrooms at the back of the townhouse are each lit by a sliding glass window, as well as a fixed pane window next to the cement block wall. The fixed pane location allows daylight to fall on the wall surface, improving the overall lighting in the room. Five skylights further illuminate the second-floor rooms. Skylights are above the two full bathrooms, master bedroom, laundry area, and stairwell and second floor hallway.

Interiors

The ground floor features an open-floor plan. The half bathroom in the center effectively separates the various living spaces. Upon entering the unit from the carport, a short hallway leads directly to the stairwell, the living room, and the half bathroom. Opposite the half bathroom is a multipurpose area and kitchen accessed from the hallway or the dining space. The living room and dining area overlook the backyard, and the multipurpose room overlooks the front yard.

A staircase to the second-floor lands at a short hallway that provides access to four bedrooms and two bathrooms. Two bedrooms are located at the front, and two at the back. The master bedroom includes a bathroom and small walk-in closet. All bedrooms include built-in closet space. The second floor also features a laundry area near the bedrooms. A boiler room, including a gas-fired water heater, pumping equipment for the radiant floor heating system, and a potable hot water heater, is also on the second floor. These centralized utilities are an improvement over their garage location as is normally found in other types of housing from the period.

Interior walls and doors are finished with mahogany plywood, stained to darken the color, or gypsum board. The gypsum board is used in areas of high fire risk, such as the boiler room, bedrooms, and in the stairwell. Other finishes include kitchen cabinets with sliding Masonite panels for doors, and cabinet drawers comprised of wood faces affixed to plastic trays that have rounded corners for ease of cleaning. Unusual installations include a stovetop cabinet height lower than industry standards (32 inches versus 36 inches) to allow greater observation and ease of cooking, stovetop controls located toward the front of the appliance for ease of access, a cabinet-mounted wall oven installed at waist height for ease of use, and laundry facilities convenient to bedrooms.

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Yards

Each townhouse features two fenced yards, a small front yard and a larger backyard (**Photo 28**). The yards are accessed through floor to ceiling sliding glass doors that, along with adjacent floor to ceiling fixed-pane glass windows, allow a visual connection between the indoors and outdoors (**Photo 29**). This indoor-outdoor connection visually expands the interior space and is a signature feature of Eichler's Mid-century Modern architecture.

Residents have planted extensively in their front and back yards. Many residents have planted fruit trees; citrus trees in particular thrive here. Flowering plants are found frequently in the front yards. Bougainvillea is a favorite plant in those locations as well as other climbing vines that cover some of the fencing and soften the rectangular architecture.

The front and back yards feature six-foot high fences that separate neighboring townhouses and adjacent properties. Fencing provides privacy for the yards and prevents views into ground floor interiors. The front yard fence includes tongue-and-groove boards placed vertically, facing the public side of the fence. These boards provide a more finished appearance than the board-and-batten fence used in the backyard and help to define and accentuate the rectangular space.

Front yards may include a decorative feature on the inside face of the fence and gate in a section of fence that separates the yard from the carport. This feature consists of vertical wood strips, 1/2" thick by 1-1/2' wide, and spaced 3/4" apart, applied to the fence framing as well as the swinging door that provides access to the carport. This decorative fence treatment disguises the swinging door and makes it look like part of the fence, thereby giving the whole door and fence assembly a planar look emphasizing the space rather than the fence.

Construction Materials

Portland cement concrete floor slabs and block walls, wood framing, plywood, and stucco are used in a manner that expresses their decorative, protective, and structural properties. Aluminum frames of the windows and sliding glass doors have a brushed finish to provide a non-glare surface.

Construction consists of a slab on grade with a steel reinforced spread footing in the concrete block walls. The block walls further serve to separate one unit from another, provide a fire and acoustic barrier between units, and support structural beams that provide support for each townhouse second floor and the clubhouse roof. Exterior wood-framed walls and some interior walls are inserted into the wall/beam structural system and are non-load bearing.

The underside of the carports features a textured gypsum to create the flat, homogeneous surface characteristic of modern architecture. The roof over the townhouse consists of a waterproof membrane supported by 2" by 8" tongue and groove boards that allow for expansion and contraction. The boards are exposed inside the unit, and the joints between the boards creates an interesting pattern.

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The exterior walls, both front and back, feature vertically grooved plywood that contrasts with the long horizontal profile of the buildings. Two stucco panels on the rear wall extend from the head of the glass doors and windows on the first floor to the sill of the sliding glass and fixed pane windows on the second floor. These panels' rectangular shape complements the rectangular windows.

The clubhouse features the same type of modern construction and style as the townhouses. Floor to ceiling fixed windows and sliding glass doors are inserted into the post and beam construction along one side of the room, overlooking the pool and deck (**Photo 16**). The beams and roof extend past the glass wall toward the pool and deck, protecting the interior from the summer sun as well as visually directing attention toward the outdoors. The windows blur the distinction between the interior and exterior spaces, visually extending the sense of space.

Individual Building Descriptions

Unless otherwise noted, windows and doors are original. Condition and alterations are as of December 2018. Overall condition is good. Minor alterations to exterior doors and windows do not compromise integrity. Many residents have remodeled their kitchens to include new cabinets (replacing the sliding Masonite doors with swing type doors), appliances, and fixtures, and most residents have painted the wood paneling a lighter color. Known changes are noted in the individual unit descriptions. Kitchen improvements and window replacements are in the same locations as original features and are reversible, with minimal impact on integrity.

Building 1 1113-1123 Pomeroy Avenue six townhouses
The windows and sliding glass doors of 1117, 1119, and 1123 Pomeroy front and rear façades, have been replaced with vinyl framed equivalents. The interior of 1123 Pomeroy is original (only first floor viewed).

Building 2 1137-1151 Pomeroy Avenue eight townhouses
The windows and sliding glass doors of 1139 Pomeroy front and rear façade, have been replaced with vinyl framed equivalents. Townhouse at 1151 Pomeroy has vinyl framed windows on the second floor, and original windows and sliding glass doors on the ground floor. Entry doors on 1139 and 1151 Pomeroy have applied decoration. The interior of 1151 Pomeroy is original (only first floor viewed).

Building 3 1125-1135 Pomeroy Avenue six townhouses
All the windows on 1125, 1129, and 1131 Pomeroy, except possibly rear façade bottom windows that can't be seen, have been replaced with vinyl framed equivalents. The first floor of the interior of 1125 Pomeroy is original; the wall between the two front bedrooms of the second floor has been removed. The interior of 1131 Pomeroy is original (first and second floors viewed).

Building 4 (Photo 2) 1105-1111 Pomeroy Avenue four townhouses
Entry door to 1107 Pomeroy has applied decoration.

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Building 5 1097-1103 Pomeroy Avenue four townhouses
Townhouse at 1097 Pomeroy has security bars over the second-floor windows.

Building 6 1087-1095 Pomeroy Avenue five townhouses
The windows and sliding glass doors on 1093 Pomeroy have been replaced with vinyl framed equivalents. Townhouses at 1091, 1093, and 1095 Pomeroy have raised panel entry doors and the doors of 1093 and 1095 Pomeroy include fanlights. The interior of 1095 Pomeroy is original (only first floor viewed).

Building 7 3209-3215 Benton Street four townhouses
Second floor windows on 3209 Benton have been replaced with vinyl framed equivalents. The ground floor windows and sliding glass doors are original. Most of the windows on 3211 Benton, have been replaced with vinyl framed equivalents; the fixed pane window next to the rear sliding glass door is original. Townhouse at 3209 Benton has a raised panel door that features a fan light. The interior of 3215 Pomeroy is original (only first floor viewed).

Building 8 3201-3207 Benton Street four townhouses
The windows and sliding glass doors of 3207 Benton have been replaced with vinyl framed equivalents. Townhouse at 3203 Benton has original windows on the second floor of the front façade and the rest of the windows and sliding glass doors have vinyl framed equivalents. Townhouses at 3203 and 3207 Benton have raised panel doors with fanlights. The first floor interior of 3223 Benton is original.

Building 9 3217-3219 Benton Street two townhouses
The windows on the second floor of 3217 Benton have been replaced with vinyl framed equivalents; ground floor windows and sliding glass doors are original. All windows and sliding glass doors of 3219 Benton have been replaced with vinyl framed equivalents.

Building 10 3221-3227 Benton Street four townhouses
The windows and sliding glass doors on 3223 Benton (**Photo 5**, rear façade) have been replaced with vinyl framed equivalents. Entries at 3221, 3223, and 3225 Benton have raised panel doors. The flush door of 3227 Benton has a small amount of applied ornament. The interior of 3223 Benton is original (only first floor viewed).

Building 11 3229-3235 Benton Street four townhouses
The windows and sliding glass doors of 3229 Benton have been replaced with vinyl framed equivalents. Entries at 3229 and 3233 Benton have raised panel doors and fanlights. The interior of 3229 Benton is original (only first floor viewed).

Building 12 3245-3249 Benton Street three townhouses
The windows and sliding glass doors on the front façade of 3245 Benton have been replaced with vinyl framed equivalents. The windows and sliding glass doors on 3247 Benton have been replaced with vinyl framed equivalents. The front façade sliding glass door opening was infilled with framing and stucco to accommodate a smaller replacement sliding glass door. The windows

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and sliding glass doors of 3249 Benton have been replaced with vinyl framed equivalents except for the ground floor front façade where original windows and sliding glass doors are extant. Entries to 3247 and 3249 Benton have raised panel doors with fanlights. The interior of 3245 Benton is original (only first floor viewed).

Building 13 3251-3265 Benton Street eight townhouses
Townhouse at 3257 Benton has replacement aluminum framed windows that appear identical to original windows. The windows and sliding glass doors on 3259 Benton have been replaced with vinyl framed equivalents. Entry doors on 3251, 3259, and 3265 Benton have raised panels. The door at 3259 Benton includes a vinyl frame around the door. The interior of 3257 Benton is original (only first floor viewed).

Building 14 (Photo 8) 3267-3281 Benton Street eight townhouses
The windows and sliding glass doors on 3267 Benton have been replaced with vinyl framed equivalents. The rear façade sliding glass door opening was infilled with framing and stucco to accommodate a smaller replacement sliding glass door. Windows and doors on 3271, 3273, 3279 and 3281 Benton have been replaced with vinyl framed equivalents. On 3277 Benton, only the rear windows and sliding glass doors have been replaced with vinyl framed equivalents. On the second-floor rear façade of 3275 Benton, black anodized window frames have been installed, and on the ground floor rear façade, a 4-foot greenhouse extension has been installed over the sliding glass door opening. Townhouses at 3267, 3273, 3277, 3279, and 3281 Benton have raised panel doors. The interior of 3271 Benton is original (only first floor viewed).

Building 15 (Photo 9) 3237-3243 Benton Street four townhouses
The windows and sliding glass doors of 3237, 3239, and 3241 Benton have been replaced with vinyl framed equivalents. The ground floor windows and sliding glass doors on the rear façade of 3241 Benton cannot be seen. Entry door at 3243 Benton has raised panels and a fanlight, at 3237 Benton has a clear coat finish, and at 3239 Benton has applied decoration.

Building 16 (Photo 10) 3283-3289 Benton Street four townhouses
The windows and sliding glass doors of 3287 and 3289 Benton have been replaced with vinyl framed equivalents. The interiors of 3283 and 3285 Benton are original. The interior of 3289 Benton is mostly original; kitchen cabinets and appliances have been replaced (only first floor viewed).

Clubhouse

The clubhouse features a large gathering place and restrooms next to the clubhouse, separated by a short corridor. Block walls support exposed beams that extend past the glass wall on the south side of the building. The beams and the cantilevered roof they support attract attention and direct it towards the floor to ceiling glass wall and view outside. The original glass wall is made up of three sliding glass doors and fixed pane windows that overlook and provide access to the deck and swimming pool.

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Alterations and Integrity

Pomeroy Green has the same *location* since construction was completed in 1963; no buildings have been added, removed, or moved. The *setting* of the surrounding neighborhood is still residential in character. Pomeroy Green retains all of its original *design* elements of site planning, landscape architecture, and building architecture. Most common areas and circulation networks are maintained as intended by the original design. Minor changes in the outdoor recreation areas include the conversion of two sand boxes to planters and a third to a small basketball court. Some of the exposed aggregate concrete pathways have been replaced with brick in the same footprint as the walkways they replaced (**Photo 30**). Some of the globe lighting fixtures have been replaced with globes approximately the same size as the original. A few additional fixtures of a different style have been installed, which could be replaced with globe fixtures to match the original design. Additional lighting along the pool area pathway is compatible.

Additional landscaping is compatible with the overall design and not noticeable as an addition. Though some plantings have changed from varieties originally specified by the landscape architects, the complex is still lushly landscaped as intended. Evergreen pear trees (*Pyrus kawakamii*) have replaced some mock orange trees (*Pittosporum undulatum*). Maidenhair trees (*Ginkgo biloba*) have replaced some Japanese privet (*Ligustrum japonicum*). Some shrubs have been allowed to grow into small trees.

The townhouses and clubhouse, with few exceptions, retain their original architectural design and building elements. Exceptions are reversible. Fireplaces have been installed at the rear of some of the units, serving the living room and bedrooms above. They are sheathed in the same exterior plywood as the rest of the adjacent wall in order to encase the flue (**Photo 31**). Further research is needed to determine if fireplace installations were part of the original plans since the chases are standardized throughout the complex and integral to the architecture.

Most replacement windows were installed in the original openings. The vinyl replacements are usually white in color, creating a focal point that optically advances in space. This is especially true of the frames that are much wider than the original brushed aluminum frames (**Photo 32**). The original doors and windows visually blend into the façade, occupying the same plane as the surrounding walls. Narrow-framed vinyl windows can be painted to match the aluminum color of the original windows and the wider framed windows can be replaced with new windows to match the original windows more closely. Smaller window and door replacements that required stucco or vinyl infill can be replaced in the future with taller windows and doors more sympathetic to the original design; the original structure around the windows and doors has not been disturbed.

The operation of some of the new windows is different from the original. Some residents have replaced the rear second floor sliding glass windows with double-hung windows, in some instances to install exterior mounted air conditioning units. Other residents have installed continuous windows that required the removal of the wood post that functions in the original

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design as a divider between the sliding glass doors and windows and the adjacent fixed pane windows. Some vinyl framed windows and sliding glass doors have tinted glass rather than clear.

Many of the original front entry flush type doors have been replaced by doors with decorative features and incompatible materials. Shorter, paneled, vinyl, and ornamented doors with fanlights are installations that reflect a desire on the part of some residents to display some traditional ornamentation, a characteristic not normally found in modern architecture. Some door replacements have included adjacent side light/window replacement (**Photo 33**). Originally made of frosted glass, some windows have been changed to hammered glass or safety glass.

Minor changes to exterior lighting fixtures include similar looking globes with LED technology on front fences. Fixtures in backyards and carports are more likely to appear visually different.

The finish on the plywood siding on the buildings has been changed from a dark brown stain to light gray paint. The color is similar to colors found in other Eichler projects. There has been an effort to reintroduce the limited palette of colors Eichler chose to paint entry doors; those colors are brighter than colors used on the building envelope and help to accent and emphasize the location of the entry door, similar to entry doors in other Eichler projects.

The principal building *materials* have not changed. The townhouse units are separated from one another by original concrete block walls. Wood beams span between the concrete block walls creating a framework infilled with wood framed walls. The wood framed exterior walls at the front and back of the units feature vertical grooved plywood siding. Original plywood siding has been replaced with T-111 plywood siding that has fewer grooves per foot.

The wood bench around the pool has been replaced. The corners of the replacement bench were constructed with a miter; the original bench had rounded corners, giving the bench a curvilinear appearance. The decking around the pool has been changed from the original redwood boards to composite material, constructed in the same footprint. Several utility enclosures have been replaced with taller enclosures sheathed in a different material than the originals.

Most of the electrical and gas meter enclosures, made to the same height as the front and rear fences, are made of the same materials and design as the adjoining fences, contributing to the rectangular design of the building (**Photo 34**).

One of the few opportunities to display *workmanship* in this type of concrete block and beam construction is the front elevation, especially the entryway in the carport. The storage doors and the door to the front patio in the carport are finished with the original Eichler siding and the original tongue-and-groove fencing, respectively, in order that these doors match the appearance of the surrounding walls and fence. This detail required careful planning of the construction in order to match the grooved pattern of the adjacent surfaces.

The architecture of Pomeroy Green conveys the *feeling* of the early 1960s, a time when people were exuberant about all things modern, including electronics, television, outer space,

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automobile culture, and leisure and recreational activities. The modern design of the complex, with buildings featuring crisp rectangular shaped forms that contrast with the organic shapes of the trees, is visually striking. The complex still exudes a sense of modernism due to its regularity of repeated forms and repeated building components, its lack of architectural ornamentation, and the straightforward use of materials.

Pomeroy Green retains its *association* with the Eichler name, modern architecture, and cluster housing development. The complex was featured in *CA Modern*, the Eichler Network magazine on mid-century modern architecture distributed to California Eichler owners. Many Pomeroy Green shareholders were interviewed for the article.¹

¹ David Weinstein, "Pioneering 'Easy Living' at the Pomeroy's, Eichler's Pomeroy West and Green Developments," *Eichler Network*, Spring 2005, 1, 6-8.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

LANDSCAPE ARCHITECTURE

Period of Significance

1963

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Eichler, Joseph Leopold

Oakland, Claude

Sasaki, Walker & Associates

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Pomeroy Green is eligible for listing on the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development for its pioneering use of cluster development. The district is also eligible for listing at the local level of significance under Criterion C in the areas of Architecture and Landscape Architecture. Pomeroy Green embodies the distinctive characteristics of Modern building design, materials, and methods, and is an exceptional residential example by regionally prominent post World War II merchant-builder Joseph Eichler, architect Claude Oakland, and landscape architects Sasaki, Walker and Associates. The period of significance is 1963, the year construction was completed.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Criterion A: Community Planning and Development

Pomeroy Green is significant in Community Planning and Development as an early example of cluster development, a type of suburban housing land use and site planning begun in the 1960s. Cluster development challenged the prevailing pattern of single-family tract homes on individual lots that dominated the United States middle-class suburban housing market. Cluster development features common grounds, landscaping, and cooperative management by the residents. The goal is to provide housing while meeting the growing concern in the U.S. to conserve open space and farmland. Cluster housing was influenced by the Regional Planning Association of America (RPAA) design principles of the American Garden City Movement and, the Federal Housing Administration (FHA) design guidelines.²

According to Matthew Gordon Lasner in his book *High Life Condo Living in the Suburban Century*, the Santa Clara County Planning Commission published a briefing directed towards developers encouraging them to cluster homes around common open space. The briefing included Pomeroy Green as an example.³ Pomeroy Green is also featured in *Cluster Development* by journalist William Wythe.⁴ Published in 1964, the book examines completed cluster developments across the country. The July 14, 1964 issue of *Look* magazine, a popular photo journal distributed nationwide, featured "Solution for Suburbia" about Pomeroy Green with photo captions citing the advantages of cluster housing (**Figure 7**)⁵.

² From the turn of the twentieth century, the movement proposed self-contained cities surrounded by greenbelts, in an attempt to balance residential, industrial, and agricultural land use. See Ebenezer Howard's *Garden Cities of Tomorrow* (Cambridge, MA: MIT Press, 1965).

³ Matthew Gordon Lasner, *High Life Condo Living in the Suburban Century* (New Haven and London, UK: Yale University Press, 2012), 201.

⁴ William Whyte, *Cluster Development* (New York: American Conservation Association, 1964), 57, 88, 100, 101.

⁵ John Peter and Fred Lyon, "Solution for Suburbia," *Look* 28, no.14 (July 14, 1964).

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David Gebhard, architectural historian and author of *The Guide to Architecture in San Francisco and Northern California*, stated:

These two tracts [Pomeroy West and Pomeroy Green] were among the pioneering townhouse developments that triggered the “wave” of planned unit, high density, attached housing that had by the 1970s all but captured the mass housing market in California. Starting in the 1950s, architects advocated such solutions in place of the sprawl of single family detached housing.⁶

Those housing and land conservation concerns are echoed and form the basis for the RPAA design principles and land-use guidelines, as well as the design and neighborhood planning goals of the FHA’s approved garden apartment communities. At the local level, Pomeroy Green reflected those national trends in suburban development.

Suburban development in the Santa Clara Valley is easily traced. From the 1800s to the 1940s, the Santa Clara Valley was primarily agricultural, from wheat fields to fruit orchards. Beginning in the late 1940s, rapid suburban development began to surround the downtowns of the small cities that dotted the valley, encroaching into the orchards.

Suburban development in the City of Santa Clara, originating on the outskirts of the original downtown located on the eastern border with San Jose, made its way westward on former farmland towards the city limits with the City of Sunnyvale. As Santa Clara developed, the housing tracts became larger, housing lots in those tracts became larger, homes on those lots became larger, and city streets in those tracts became wider. The housing developments hastened the demise of the orchards.

In response to concerns over disappearing farmland in Santa Clara County, cluster housing development was proposed by county officials as an alternative to conventional subdivisions of single-family tract homes on individual lots. The county published a brochure describing the advantages of cluster subdivision development compared to conventional subdivision development. The pamphlet was distributed nationwide and used by planners and builders across the country, as well as in the Santa Clara Valley.⁷

Eichler, recognizing those concerns, decided a change was needed from his normal practice of constructing tracts of single-family homes.⁸ Eichler needed flat land to build his single-family homes that he had been most successful in building for homebuyers elsewhere in California. The San Francisco Bay Area is ringed by mountain ranges, and the little flat land available for development was becoming scarce by the 1960s. In reference to the increasing price of his

⁶ David Gebhard, Eric Sanweiss, and Robert Winter, *Architecture in San Francisco and Northern California* (Salt Lake City: Peregrine Smith Books, 2nd ed., 1985), 186.

⁷ Whyte, *Cluster Development*, 16-17. Whyte mentions *The Common Green* brochure was “fomented” by the county planners in 1961 and credits the brochure's creation to Karl Belser and his associates on the Santa Clara County Planning Commission.

⁸ Lasner, 201-202.

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single-family detached homes, Eichler remarked, “The situation obviously calls for a more intensive use of land, and we are more and more turning our attention in that direction.”⁹

One solution to the scarcity of land was the Pomeroy Green project. Pomeroy Green is a higher density development located in a less dense ring of single-family tract homes. Measured by gross density,¹⁰ twelve townhouse units per acre at Pomeroy Green compare to six or fewer single-family detached homes per acre usually found in City of Santa Clara typical housing tracts. The preponderance of multi-family housing projects, built after Pomeroy Green as the City expanded westward towards Sunnyvale, confirms that builders in the area were indeed having to adjust to the scarcity of flat land and to rising land prices.

Pomeroy Green met FHA requirements for neighborhood amenities and building design as well as governance. The complex is in a neighborhood that includes two elementary schools, a high school, a city park, two churches, and another Eichler multi-family complex. Pomeroy Green realized many of the recommended FHA design guidelines, such as the inclusion of a private entrance for each unit, recreation areas for socializing, and common grounds. The social spaces at Pomeroy Green include a clubhouse, swimming pool, and benches around the complex for informal gatherings of residents. Pomeroy Green shareholders are provided a Sales Binder that includes organization and policy documents to help them manage the complex. Such attributes contribute to neighborhood stability and minimize the risk of investing by lenders, all goals of the FHA.

The integration of the buildings and the landscape result from Pomeroy Green being treated as a single parcel following RPAA and FHA design guidelines. Building architecture and landscape architecture are integrated in order to create a coherent spatial organization that provides community, privacy, fresh air circulation, and control and use of daylight. Hundreds of trees were planted in strategic locations to make the best use of their shade. The protection is particularly welcome because the townhouses were designed without mechanical air-conditioning. During the winter months, when the deciduous trees have lost most of their leaves, the bare trees in combination with a low roof height and flat roofs allows more daylight.¹¹

Criterion C: Architecture

Pomeroy Green embodies the distinctive characteristics of Modern building design, materials, and methods. The district retains its massing, spatial relationships, pattern of windows and doors, texture of materials, and ornamentation of the type associated with Modern architecture.

⁹ Dave Weinstein, “Joe Reveals ‘The Eichler Success Formula,’” <https://www.eichlernetwork.com/blog/dave-weinstein/joe-reveals-%E2%80%98eichler-success-formula%E2%80%9999>, accessed December 11, 2018.

¹⁰ Gross density is number of housing units per acre of land; land acreage includes transport infrastructure such as private driveways and public streets as well as private or public parking spaces.

¹¹ Walter Gropius, *The New Architecture and the Bauhaus* (Cambridge, MA: MIT Press, 1965), 104-105. Includes a detailed explanation and diagrams illustrating the relationship between building separation and the number of building floors in regard to sunlight penetration into the buildings and site.

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The district reflects the history of Modern architecture in California and the tenets of design established by one of the notable pioneers of modern architecture in California, Rudolph Schindler. Most of the features Schindler prescribed for modern architecture are found in his reply to the 1952 request made by the director of the Department of Architecture and Design at the New York Museum of Modern Art to include Schindler's work in an exhibit at the museum:

In my own house (1921) I introduced features which seemed to be necessary for life in California: an open plan, flat on the ground; living patios; glass walls; translucent walls; wide sliding doors; clerestory windows; shed roofs with wide shading overhangs. These features have now been accepted generally and form the basis of the contemporary California house.¹²

Most of those characteristics appear in the design by Eichler's chief architect Claude Oakland for Pomeroy Green and Schindler's design for El Pueblo Ribera Court (1923), a complex of twelve duplexes in La Jolla, California similar to Pomeroy Green. Both complexes feature units with open floor plans, floor slabs on grade, and expanses of windows (glass walls) that look onto private patios. Both feature translucent windows/walls and wide shading overhangs. Both complexes also feature windowless walls that provide privacy between units and form a backdrop for the landscaping. The careful placement of the windowless walls and the large windows at both complexes provide an indoor-outdoor connection while maintaining privacy between the units.¹³

Pomeroy Green's architectural design can also be considered an offshoot of the International Style, defined by architectural historian Henry-Russell Hitchcock and architect Philip Johnson. In the preface to *The International Style*, Alfred Barr, Jr. summarizes the three characteristics elaborated in the book:

The distinguishing aesthetic principles of the International Style as laid down by the authors are three: emphasis on volume—space enclosed by thin planes or surfaces as opposed to the suggestion of mass or solidity; regularity as opposed to symmetry or other obvious balance; and, lastly, dependence upon the intrinsic elegance of materials, technical perfection and fine proportions, as opposed to applied ornament.¹⁴

These aesthetic characteristics are found in the design of Pomeroy Green. Volume is emphasized by the thin planes of the concrete block party walls infilled with plywood-sheathed wall. Regularity is established by the spacing of the windows and by the projecting roofs of the carports providing rhythm rather than symmetry along the façade. Elegance, without applied ornamentation, is found in the fine detailing of the exterior surfaces, such as the fine grooves in

¹² Susan Morgan, "Not Another International Style Ballyhoo, A Short History of the Schindler House," http://schindlerlab.org/history/#_edn2, accessed December 11, 2018.

¹³ The Architecture Week, Great Buildings Collection, "El Pueblo Ribera Court," http://www.greatbuildings.com/buildings/El_Pueblo_Ribera_Ct.html, accessed December, 31, 2018.

¹⁴ Henry-Russell Hitchcock and Philip Johnson, *The International Style* (New York: W. W. Norton & Company, 1932), 29.

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the exterior plywood, the fine framed windows of brushed aluminum, and the fine textured stucco panels.

Ornament is treated differently in modern architecture. J. M. Richards provides an explanation in *An Introduction to Modern Architecture*:

The Modern equivalent of applied ornament, however, largely lies in the natural qualities of materials themselves; in the grain and surface of beautiful woods, in the sheen of new metal alloys, and in the contrasting texture of fabrics; all used with the exactness of finish that machines have introduced into architecture.¹⁵

Materials used in the construction of Pomeroy Green are indeed ornamented in that fashion. The fine grooving of the exterior plywood, the fine brushed aluminum windows, and the mahogany plywood that graces the interior contribute to the sense of ornamentation, without resorting to applied ornamentation.

The post and beam construction found in Pomeroy Green is a common method of framing for a modern house. The post and beam construction allows the use of large expanses of glass since the walls are not load bearing, only functioning as isolating walls. This construction allows the carport roof to project past the building's façade; that roof introduces a planar element to the overall design and is strikingly modern in appearance.

The bearing walls that form the end walls and the party walls, the walls that separate each unit and support the beams, are made of concrete blocks and contribute more than fire resistance and acoustic separation. Blocks are laid in a stack bond in a straightforward manner, in one continuous wall, without any applied finish, creating a grid pattern across the surface of the wall both in and outside the unit. This pattern emphasizes the rectilinear wall plane as well as the overall rectangular shape of the building. Those concrete masonry block walls extend beyond the building envelope towards the backyard. This extension both enhances backyard privacy and visually divides the long buildings into repeated modular units.

The modularity is emphasized in the repeated use of block walls, and in the variety of materials employed. The buildings are visually interesting since the arrangement of different parts occur periodically along the walls of the building. The plank-type built-up roof, stucco panels with a medium float finish, grooved plywood siding, windows, and sliding glass doors are arranged in a harmonious assembly and are repeated throughout the complex for every unit.

The placement of the sliding glass doors and windows periodically along the façade and rear wall of each building and exposed portion of the block wall define the limits of each unit and create a visual rhythm across the length of the building. Windows and sliding glass door placement, along with the open floor plan, enhances natural cross ventilation. Fixed pane windows, adjacent to the sliders, increase daylight inside the townhouses. Repetition allows the

¹⁵ J. M. Richards, *An Introduction to Modern Architecture* (1940; reprint with revisions, London: Penguin Books, 1970), 42.

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viewer to extend attention to the landscaping, allowing the architecture to serve as a background for the landscaping.

The building components and materials contribute to the overall geometrical design of the buildings. The design is very similar to the row houses designed by Le Corbusier, Cité Frugès (1924-1926) in Pessac, France. Though many of the buildings were modified, efforts are underway to restore the original architecture.¹⁶

The modern rectangular look of Pomeroy Green is further emphasized by the materials used to enclose the front yards. The tongue and groove fencing used around the front yard and patio provide a more finished surface than the typical board fencing used for suburban tract homes; that smoothness helps to emphasize the rectangular shape of the front yard, and complements the rectangular facade of the building. Boards are oriented vertically and provide a welcome contrast to the overall horizontal look of the front façade. The front yard, extending from the building face and under the second floor, interrupts the horizontal boxy look of the building and creating an interesting mix of positive and negative volumes extending from and into the façade.

The tongue-and-groove fencing enclosing the front yard also runs along one side of the carport providing a smooth transition to the more refined vertically grooved siding near the entrance to the unit. The siding in this location and at the back of the carport is finely grooved in keeping with the small scale of the space and helps define the rectangular volume and rectangular surfaces. The front yard fencing also extends to cover the utility cabinet on the building ends. This helps to incorporate the cabinets visually into the rectangular architectural design. Rather than distracting the viewer from the overall form of the building, the cabinets add another rectangular element.

The flat roof also contributes to the rectangular architecture of the buildings. The roof cantilever harmonizes with the vertically grooved siding and the exposed portion of the concrete block party walls. All three elements have rectilinear properties: the vertical grooving in the siding, the grid pattern of the block wall, and the exposed horizontal boards that make up the roof. The cantilevered roof projects horizontally from the rear of the building farther than the concrete block walls and runs the length of the building. The cantilever further accents the rectangular shape of the building.

The tongue and groove boards that make up the roof are exposed inside the unit and visible outside where the roof cantilevers horizontally over the back wall. The four-foot cantilever visually extends the room toward the outdoors, which makes the room appear larger. At night, that cantilever produces a dramatic effect. It reflects light from the interior and, along with the joints in the tongue and groove boards, directs the eye towards the outdoors. From the vantage point of the ground outside the unit, the observer's eye is drawn up to the lighted underside of the cantilevered roof and to the source of the light, the interior lighting of the unit.

¹⁶ Philip Boudon, *Lived in Architecture, Le Corbusier's Pessac Revisited* (Cambridge, MA: MIT Press, 1972); Helena Ariza, "La Cité' Frugès: A Modern Neighborhood for the Working Class," <http://architecturalvisits.com/en/2015/01/27/cite-fruges-le-corbusier-pessac/>, accessed December 11, 2018.

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Of particular importance to the Regional Planning Association of America is the privacy afforded by the design of a complex. In Pomeroy Green, the front and rear yard fences, as well as the windowless end walls of the buildings, provide privacy. Privacy is further enhanced by the placement of the living room at the back of the unit overlooking the backyard and away from the carport and parking lots. The building blocks noise from entering the backyards.

Building orientation also helps to protect privacy. Some buildings are oriented ninety degrees to one another and overlap. In this orientation, the buildings are separated a minimum of thirty-six feet; the average separation is forty feet. Buildings facing other buildings along the motor courts are separated by approximately forty-four feet to provide privacy.

Criterion C: Landscape Architecture

Pomeroy Green's landscape is the work of Hideo Sasaki and Peter Walker of Sasaki, Walker and Associates, landscape architects and site planning consultants. The contribution of Sasaki and Walker to the profession of landscape architecture is acknowledged by Diana Vogelsong in the introduction to her book *Landscape Architecture Sourcebook, A Guide to Resources and Practice of Landscape Architecture in the United States*:

A new effort to define landscape in the mid-twentieth century was represented by the work of three prominent pioneers: Garrett Eckbo, Dan Urban Kiley, and James Rose. Inventive landscape architects such as Peter Walker, M. Paul Friedenberg, Hideo Sasaki, Martha Schwartz, and others expanded upon those traditions in subsequent decades.¹⁷

Pomeroy Green's landscape is an excellent example of mid-century modern landscape design. In "The Rise of Modernism" section on modern landscape architecture in *Landscape at Berkeley, the First 100 Years*, Randy Hester, Jr. describes the origins and characteristics of modern landscape architecture:

When the international, or modern, style was introduced into the United States in 1932, landscape architecture was being practiced under strict and formal classical rules. According to landscape mythology, the modern style was born in in the 1940s, when a student at Harvard refused to solve a site-planning problem with classical symmetry. The rebellion gave rise to modernism, which has now dominated the form of landscape architecture for over forty years. The work of nearly all the best known professionals today—Hideo Sasaki, John Simonds, William Johnson, Garrett Eckbo, Lawrence Halprin, [and others]—fits into this category.

Their work is characterized by simple, highly functional, and efficient form; well-defined edges; clearly articulated spaces; clean lines [emphasis added]. Their modernism

¹⁷ Diana Vogelsong, *Landscape Architecture Sourcebook, A Guide to Resources of the History and Practice of Landscape Architecture in the United States*, Design Reference Series, vol. 1 (Detroit, MI: Omnigraphics, Inc., 1997), 11-12.

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expressed the nation's need for functional and efficient growth, with modern landscape design giving clear form to those national purposes through design of corporate estates, suburb expansion, and urban renewal projects.¹⁸

These characteristics are found in the design for Pomeroy Green. The landscape design is simple, having few species of plants; is efficient, having low-maintenance plants; and defines space, repeating a variety of plants along and around pathways, buildings, and other architectural features. The buildings themselves echo this space defining characteristic of the landscape design by forming a variety of well-defined spaces that are further enhanced by the plantings, such as the long driveways, courts, and green open spaces.¹⁹

The selection of magnolia trees (*Magnolia grandiflora*) along Pomeroy Avenue and Benton Street provides a simple and efficient form in addition to being highly functional. The magnolia trees provide dense shade along the city sidewalk and are low maintenance. The five-foot setback of the trees behind the back of the city sidewalk creates a clean line that follows the street; in the case of Benton Street, the trees follow the slight curvature of the street. The choice of one species along the frontage, planted on thirty-foot centers so that the crowns overlap, is a simple, straightforward solution to the problems of providing shade, defining the perimeter of the complex, and enclosing the space between the city street and the Pomeroy Green buildings.

While landscape architecture as an area of significance is typically associated with Criterion C, at Pomeroy Green the landscape architecture exemplifies the community planning and development addressed under Criterion A: a residential development of low to moderate-cost housing, located on previously undeveloped land, designed by collaborating professionals—planners, architects, and landscape architects—to provide comprehensive amenities with the goal of fostering community among its residents.²⁰ This collaboration results in residential development that includes positive outdoor space, undivided by property lines, easily accessible by residents.²¹

Pomeroy Green shares this comprehensive design objective with many earlier historic housing projects.²² Pomeroy Green is related to the Garden City movement founded in Great Britain in the 1800s and the subsequent community planning efforts in the United States based on that movement. Particularly noteworthy in the United States are the developments in multi-family

¹⁸ Randy Hester, Jr., Professor Emeritus and Department Chair, Landscape Architecture 1987-1992, College of Environmental Design, University of California, Berkeley, "Process Can be Style, Participation and Conservation in Landscape Architecture," in *Landscape at Berkeley, The First 100 Years*, ed. Waverly B. Lowell, Carrie L. McDade and Elizabeth D. Byrne (Berkeley: The Regents of the University of California, 2013), 49.

¹⁹ For a discussion on the need for space defining elements in the landscape, see Norman T. Newton, *Design on the Land, the Development of Landscape Architecture* (Cambridge, MA: Harvard University Press, 1971).

²⁰ Norman T. Newton, *Design on the Land, the Development of Landscape Architecture*, (Cambridge, MA: Harvard University Press, 1971), 424-425.

²¹ *Ibid.*, 643.

²² Peter Walker, interviewed by the author, July 21, 2019, telephone conversation.

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housing projects of the early twentieth century by architect and planner Clarence Stein, in collaboration with planner Henry Wright and landscape architect Marjorie Sewell Cautley.²³

The designs of those housing developments by Stein and his collaborators did not include all the features of a Garden City as proposed by Ebenezer Howard, author and originator of the Garden City movement.²⁴ Stein's and Wright's planned communities were large, moderate-cost, housing projects rather than complete cities, with industry and green belts, which Howard had envisioned for his Garden City. Howard's Garden City would have been difficult to realize in the U.S. at that time due to the limited means of corporations to finance and acquire land in the amount and quality needed for such a large development as well as the short business cycle of the national economy.²⁵

Instead, Stein and his design collaborators focused on the housing needs of a society increasingly reliant on automobile transportation, the same problem faced by the designers of Pomeroy Green twenty to forty years later. Pomeroy Green shares many features of those earlier projects of Stein and his collaborators, projects listed on the National Register of Historic Places. Projects include Sunnyside Gardens in New York (1924-1928, listed 1983), Radburn in New Jersey (1929-1933, listed 1975), and Baldwin Hills in Los Angeles (1941, later renamed Village Green, listed 1993), designed by architect Reginald Johnson, associate architects Wilson, Merrill and Alexander, and landscape architect Fred Barlow, Jr in consultation with Mr. Stein.²⁶

Although smaller in scope than those earlier projects by Stein, Pomeroy Green exhibits many of the same design principles. Foremost among those is planned development, an approach to design that includes comprehensive site planning which takes into account the interaction of all the elements of the built environment. These attributes are summarized by Stein in the conclusion to his book *Toward New Towns for America*:

The Unit of Design in New Towns is no longer each separate lot, street or building, it is a whole community; a co-ordinated [*sic*] entity. This means that the framework of the community and every detail down to the last house and the view from the windows must be conceived, planned and built as a related part of a great setting for convenient, wholesome, and beautiful contemporary living and working. In this way every house gains from its relation to the buildings around it. Beauty as well as convenience is produced by the rational relationship of the individual parts.

The planning of every house and every room in that house is part of the process which gives the superblock its ultimate shape and character. Thus, the size and specific

²³ Clarence Stein, *Toward New Towns for America* (Cambridge, MA: MIT Press, 1966), 22.

²⁴ The difference in these projects is the size and scope, Howard's being larger and regional in scope and inclusive of industry while Stein's were largely confined to large housing complexes on super-blocks with cul-de-sacs for vehicular access.

²⁵ Stein, 18-19.

²⁶ Newton, *Design on the Land*, 643.

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requirements of inner green and private yard, of cul-de-sac or auto court, help mold the superblock in relation to good living in home, community and town.

As he designs, the New Town planner envisages the future home life of the individual and the family, and their life as part of the community. He sees it not only in terms of house and garden but in the grouping of houses in relation to each other so as to take the utmost advantage of sun and wind for every residence, and to open up pleasant, spacious and varied views from every house and, as far as possible, in every direction. He will in part be guided by the form and the nature of the land, and how its trees and streams and rocks can best be used or preserved for the common use and enjoyment of the people who are going to form the community, and whole life, from birth to old age, will be molded by the place.²⁷

Pomeroy Green exhibits community characteristics found in Stein's developments. At Pomeroy Green, the buildings and the landscape were planned together and sited on vacant land held in common. To take advantage of the sun, the buildings are oriented in north-south or east-west. The buildings are spaced generously to allow air and pedestrian circulation as well as various outdoor activities to take place.

Pomeroy Green further emulates Stein's site planning by locating buildings around green spaces situated towards the interior of the development; spaces are reserved for recreation, pedestrian circulation and the enjoyment of the residents.²⁸ These park like amenities are possible due to the savings in construction costs. Vehicular parking is grouped, and driveways and utilities are shared at Pomeroy Green. A typical subdivision of single-family detached homes provides these amenities on a separate, more expensive basis. The savings were so great that at Pomeroy Green the power lines and telephone lines are all buried underground whereas overhead lines are unsightly in the backyards of the tract homes in the adjacent neighborhood, across Benton Street to the south.

The closest historical precedent to Pomeroy Green among the community planning works of Stein is Village Green, a large housing complex located in Los Angeles. Both Pomeroy Green and Village Green consist of two-story multi-family homes, built from standardized plans of similar architectural design and organized into blocks of different lengths, which are placed to enclose space and provide vistas into and out of the complex.

Both developments include living rooms located on the backside of the housing unit that look onto green spaces rather than automobile circulation and parking areas. At Pomeroy Green this is accomplished in most instances by looking towards green space in the center of the complex, as was done at Village Green, or by providing large landscaped setbacks from the surrounding city streets, or by facing the backyards of adjoining housing projects that include generous setbacks.

²⁷ Stein, 225-226.

²⁸ Elizabeth Barlow Rogers, *Landscape Design, A Cultural and Architectural History* (New York: Harry N. Abrams, Inc., 2001), 421.

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Pomeroy Green and Village Green have the same overall design objective in regard to taming the automobile: to provide living spaces that are protected from motor vehicles and the noise they generate. Of particular concern is separating child's play from motor vehicles. To facilitate this separation, driveways and parking areas are located on the service side of the buildings, away from living rooms and backyards. At Village Green garage courts are provided and at Pomeroy Green parking courts and carports are provided.

The service rooms, kitchens in the case of Village Green and multipurpose rooms and kitchens in the case of Pomeroy Green, face the service side of the building, close to vehicular storage, for convenience and to block vehicular noise from entering living rooms and backyards.

This feature affects the arrangement of the buildings in the overall site planning such that the living rooms and back yards of adjacent buildings mostly face each other across a car-free commons. This car-free and landscaped area with plantings is where the residents can relax or recreate. At Pomeroy Green, several residents enjoy walking on the sidewalk around the perimeter of the central commons, near and around the pool area, car free and lushly landscaped with trees, shrubs, and groundcover; others enjoy sitting at the numerous benches in these areas.

Other features in common include the selection of trees to form a background to the buildings, such as the trees located at the front and sides of the buildings to soften the hard edges of the architecture. Trees are also located to define three-dimensional space, such as the camphor trees in the parking lots and the trees around the clubhouse/pool area and the magnolia trees that form a perimeter around the complex.

The idea for enlarging the private yards that face the common green space located in the interior of these developments, a feature found at Pomeroy Green and not in the earlier developments by Stein, was anticipated by Mr. Stein in his post-occupancy evaluation of the Baldwin Hills project.²⁹ Though the common green space has been reduced considerably at Pomeroy Green due to the increase in the size of the private yards, it is still possible for most residents to walk throughout the complex without crossing the car storage areas, by following the circulation paths that lead from their individual yards into the interior of the complex. A pedestrian circulation system is a defining feature of community planning.

The ultimate goals of the two projects are the same. The success of both projects goes far beyond the selection and siting of plant materials to provide complete environments for their residents based on sound community planning. As Stein mentions:

From the days of Sunnyside to those of Baldwin Hills Village we have been in search of new or revised solution of the setting for communities as well as for family and individual living. We have sought ways of bringing peaceful life in spacious green surroundings to ordinary people in this mechanical age. We have tried to simplify the

²⁹ Stein, 198.

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complexity of needs and desire as contrasted with means, and thus to make changes, from obsolete methods of the dead past, economically feasible.³⁰

Eichler Homes, in their sales brochure for Pomeroy Green, echoes many of the same themes:

These two story townhouses are skillfully arranged at relatively high land-use density. Each unit has its own carport and two fenced patios. Good site planning, well designed auxiliary open areas, and effective planting provide a high degree of livability and visual appeal.³¹

Peter Walker's practice changed during his career, and Pomeroy Green represents a distinct past phase in Walker's approach to design. Up until the early 1970s, his work was focused on two objectives: to provide a setting for the building, and to connect that setting with the existing landscape.³² His work gradually changed after that period, and by the late 1970s, focused on the integration of minimalism (art and theory), classicism, historic garden designs, and landscape architecture. Twenty years later, Walker described this period in his career:

My work for the last twenty years [since 1977] has been an attempt to weave together the strands of classicism and European and Asian garden formalism and those of modernism, including the late modernists and midcentury minimalists, as I understand them. The result is what I consider minimalism in the landscape.³³

Eichler Homes went out of business in 1967 due to the company's work on larger projects that overextended the company.³⁴ Joseph Eichler continued building homes until his death in 1974. Claude Oakland died in 1989 and Hideo Sasaki in 2000 after long practices in their respective professions.

³⁰ Ibid., 226.

³¹ Pomeroy Green Corporation, *Pomeroy Green* sales brochure, circa 1963.

³² Peter Walker, "Classicism, Modernism, and Minimalism in the Landscape" in *Peter Walker, Minimalist Gardens* Leah Levy, ed. (Washington DC: Spacemaker Press, 1977), 18.

³³ Ibid., 19.

³⁴ Lynn O'Dell, "Eichler Influenced by Wright: After Living in a House Designed by the Architect, Eichler Set Out to Build His Own and Never Quit," *Los Angeles Times*, 23 October 1993 <https://www.latimes.com/archives/la-xpm-1993-10-23-hm-48758-story.html>, accessed August 7, 2020.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: Environmental Design Archives, College of Environmental Design,
University of California, Berkeley

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 6.5

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 37.346321 Longitude: -121.985936

Verbal Boundary Description (Describe the boundaries of the property.)

Trapezoid enclosed by Benton Street to the south, Pomeroy Avenue to the west, tract homes to the north, and a church to the east, with a cutout at 1075 Pomeroy Avenue. See Sketch Map/Photo Key, Base Map (**Figure 1**), and Building Designation Map (**Figure 2**).

Boundary Justification (Explain why the boundaries were selected.)

Boundaries follow the property lines historically associated with Pomeroy Green. The house at 1075 Pomeroy Avenue has always been outside of the Pomeroy Green development.

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11. Form Prepared By

name/title: Kenneth Kratz
organization: _____
street & number: 3283 Benton Street
city or town: Santa Clara state: California zip code: 95051
e-mail: kskratz@yahoo.com
telephone: (408) 246-8149
date: May 2018; Revised Jun 2018, Dec 2018; Feb 2019, Mar 2020, Jul 2020

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Pomeroy Green
City or Vicinity: Santa Clara
County: Santa Clara
State: California
Photographer: Kenneth Kratz
Date Photographed: March 4 through May 2, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 34 Building 1 south façade (left foreground), Building 2 south façade (left background), Building 3 north façade (right), Building 7 north elevation (far background), camera facing east

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- 2 of 34 Building 4 south façade (left), Building 5 west façade (right background), camera facing northeast
- 3 of 34 Building 6 west elevation (right), Building 4 south façade (left), mature landscape, camera facing northeast
- 4 of 34 Playground between Buildings 7 and 8, camera facing east
- 5 of 34 Building 10 north (left) and west (right) elevations with typical fireplace chimney, camera facing southeast
- 6 of 34 Walkway between Buildings 10 and 13, Building 10 west and south elevations (left), Building 11 west elevation with replacement utility box (middle), Building 13 north elevation (right), camera facing east
- 7 of 34 Building 12 east elevation, camera facing west
- 8 of 34 Building 14 east façade, camera facing northwest
- 9 of 34 Building 15 north façade, camera facing south
- 10 of 34 Building 16 south elevation, camera facing northeast
- 11 of 34 Clubhouse (right), Building Five east elevation (left), camera facing northwest
- 12 of 34 Path from public sidewalk, Building 15 east elevation (left), Building 14 east façade (middle), Building 12 south elevation (right), camera facing northwest
- 13 of 34 Building 6 north façade, mature landscaping, camera facing southwest
- 14 of 34 Building 4 south façade, camera facing northwest
- 15 of 34 Building 16 south façade, camera facing north
- 16 of 34 Clubhouse interior with view of pool, Building 10 west elevation (left background), Building 13 north elevation (right background), camera facing southeast
- 17 of 34 Basketball court, Building 3 west elevation (left), Building 5 south elevation (middle), Building 4 east elevation (right), camera facing south

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- 18 of 34 Park, surrounded by Building 6 south elevation (left), Building 13 west elevation (middle far background), Building 14 west elevation (right), camera facing east [NOTE: 1075 Pomeroy Ave further right, outside frame]
- 19 of 34 Building 10 west elevation (right) with walkway between Building 10 and pool, Building 3 south elevation (background), camera facing northeast
- 20 of 34 Walkway with benches between Buildings 6 and 13, Building 13 north and east elevations (left), Building 15 north façade (middle far background), Building 14 north elevation (right), camera facing southeast
- 21 of 34 Walkway between pool and Building 13, Building 11 west elevation (far background), camera facing east
- 22 of 34 Building 15 north façade (left), Building 14 west façade (right, obscured by trees), mature landscaping, camera facing southwest
- 23 of 34 Building 14 east façade (left), Building 15 south elevation (right), mature landscape, camera facing west
- 24 of 24 Building 10 west (left) and south (right) elevations, camera facing northeast
- 25 of 34 Building 16 south façade (left) and east elevation (right), camera facing northwest
- 26 of 34 Representative townhouse living room, camera facing southeast
- 27 of 34 Building 13 south façade with vinyl-framed sliding-glass door and windows, camera facing north
- 28 of 34 Representative townhouse backyard, Building 5 in background, camera facing southwest
- 29 of 34 Representative townhouse living room and backyard, camera facing south
- 30 of 34 Building 5 north elevation (left), Building 4 east elevation with replacement utility box (right), camera facing west
- 31 of 34 Building 14 west elevation with original aluminum framed windows (left) and replacement vinyl framed (right) windows, camera facing northeast
- 32 of 34 Building 14 east façade with original aluminum framed windows (left) and replacement vinyl framed windows (right), camera facing west

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- 33 of 34 Building 13 south façade with replacement raised panel front door with fanlight, vinyl framed side light and sliding glass door, camera facing north
- 34 of 34 Building 16 east elevation with original gas meter box, camera facing southwest

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Location Map

Latitude: 37.346321

Longitude: -121.985936



Source: Google maps, accessed January 14, 2019

Pomeroy Green
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Location Map (detail)

Latitude: 37.346321

Longitude: -121.985936

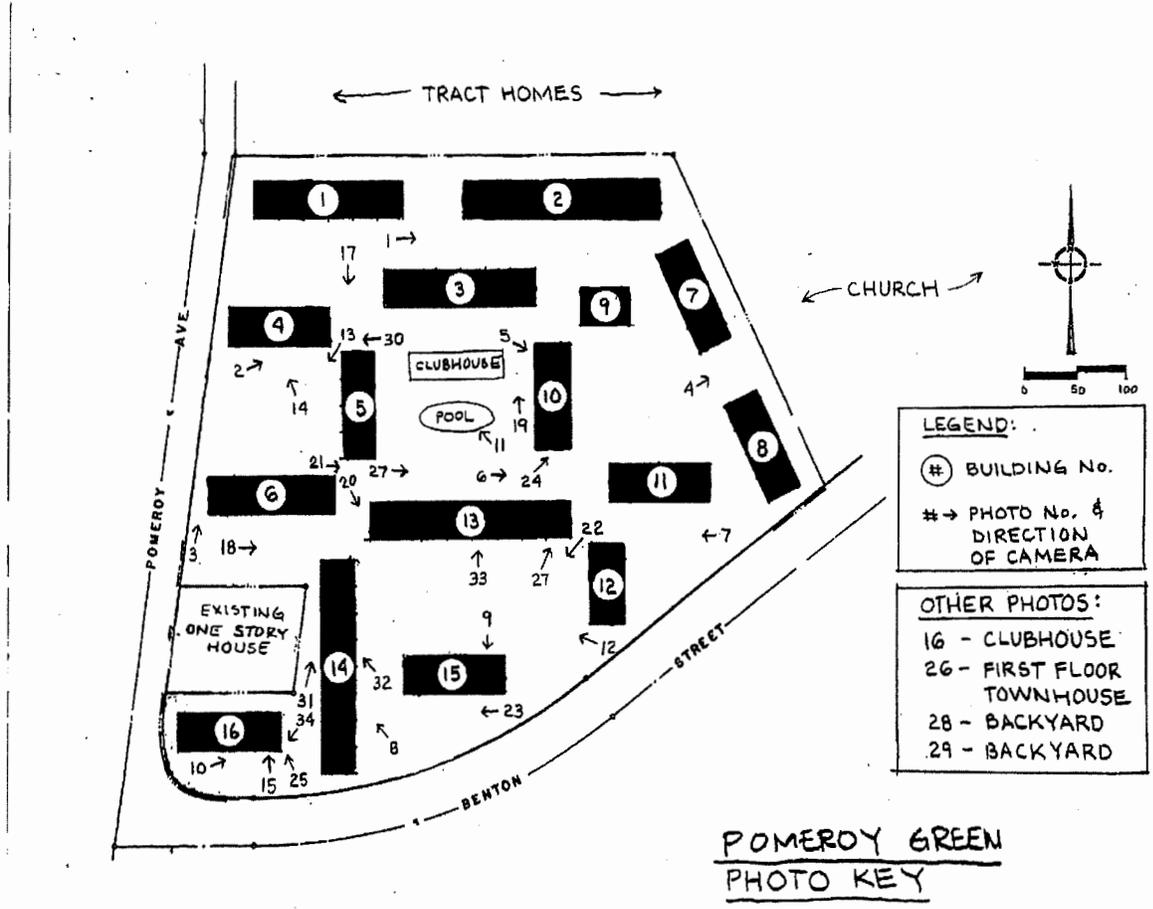


Source: Google maps, accessed January 14, 2019

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Sketch Map/Photo Key

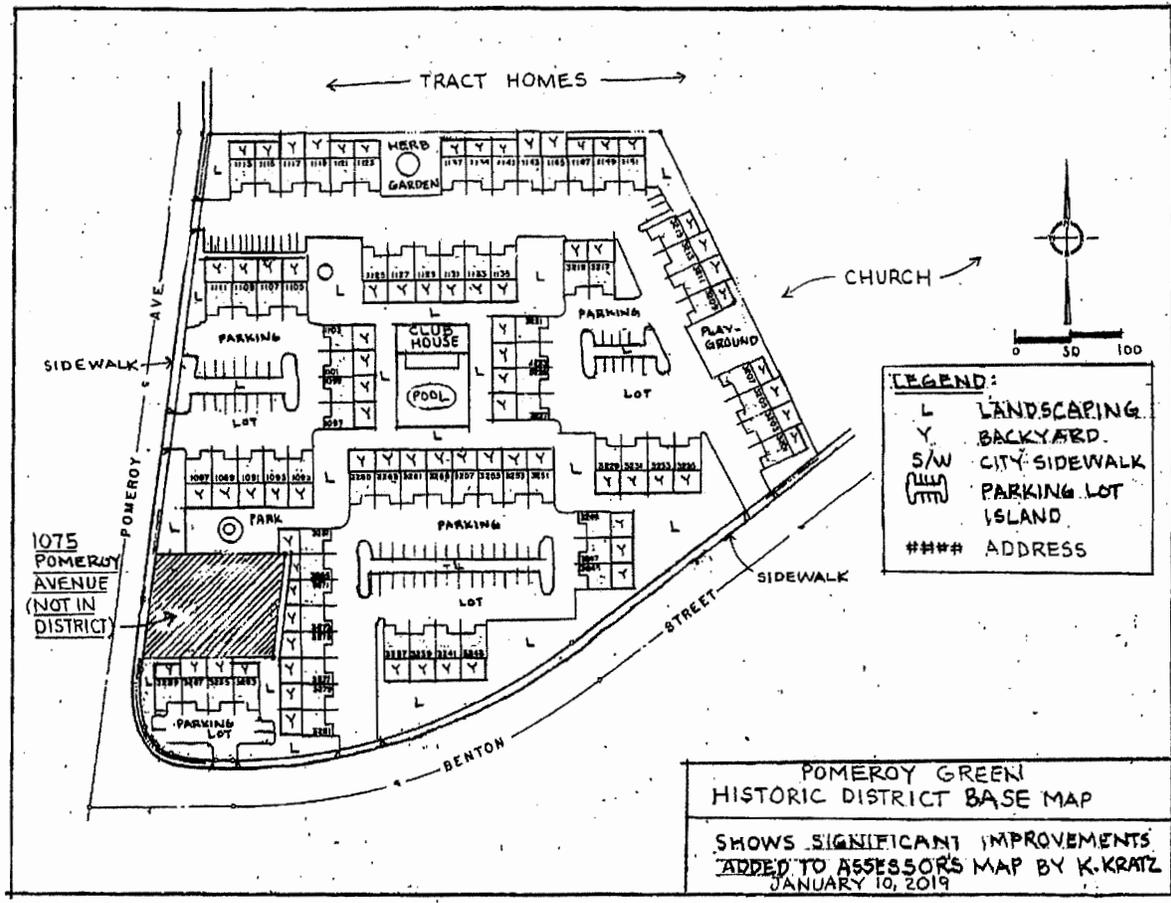


Drawing adapted from the Santa Clara County Assessor's Office parcel map, book 290, page 69

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Figure 1 Base Map

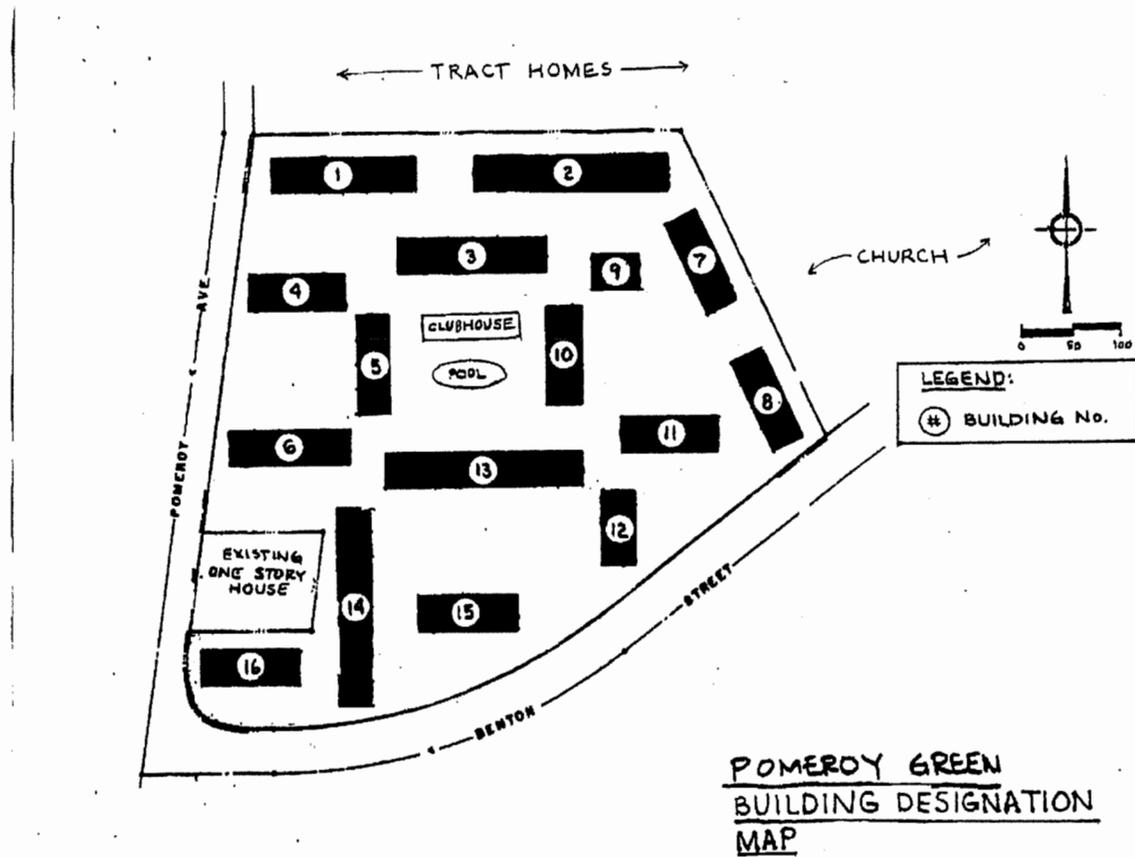


Drawing adapted from the Santa Clara County Assessor's Office parcel map, book 290, page 69

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Figure 2 Building Designation Map

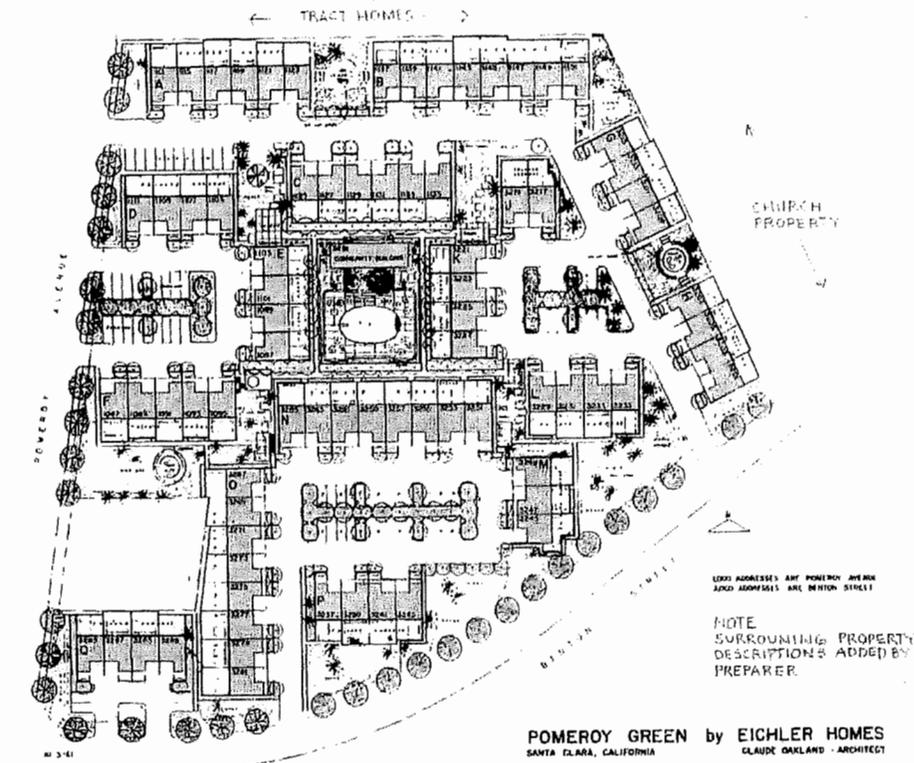


Drawing adapted from the Santa Clara County Assessor's Office parcel map, book 290, page 69

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Figure 3 Eichler Homes Map, 1962-1963

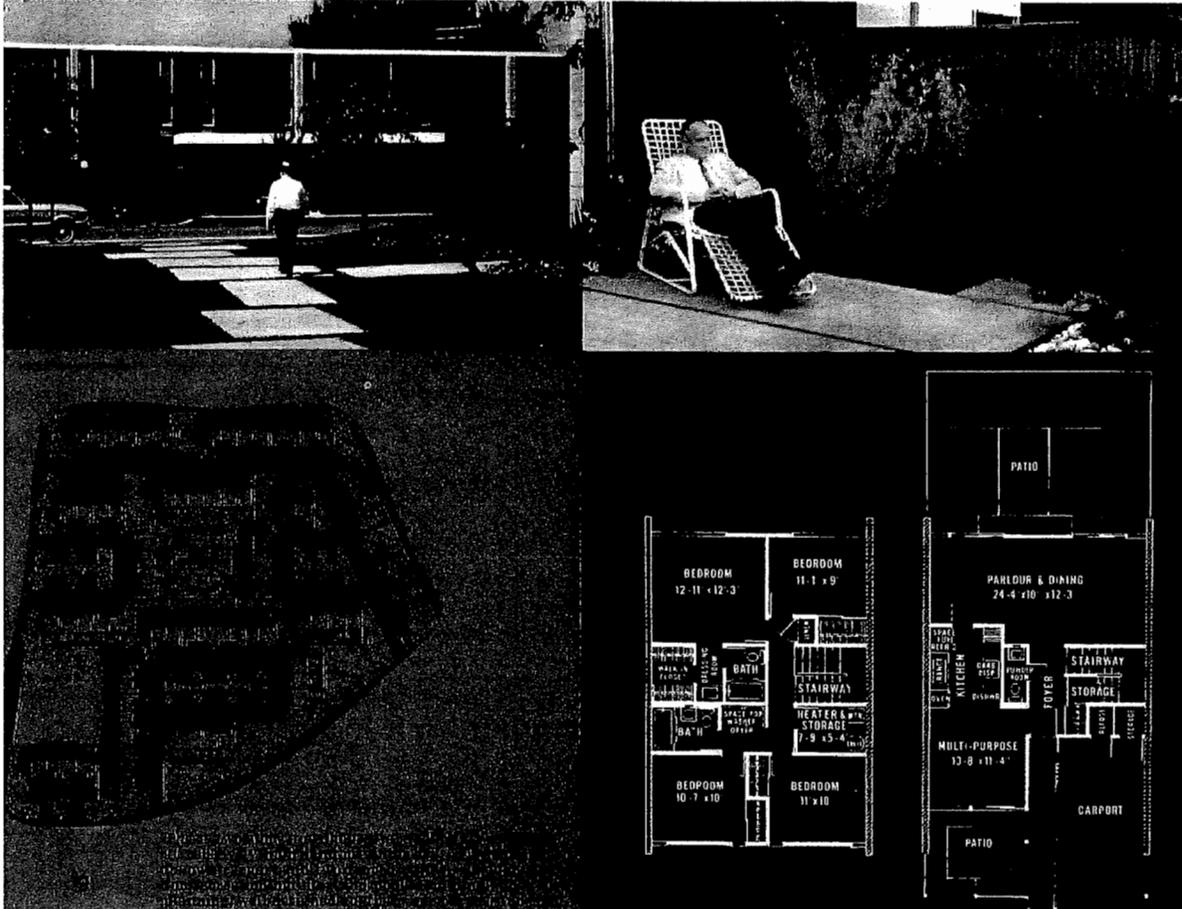


Source: Oakland and Imada Collection, 2002-3, box 14, folder IV 204, Pomeroy Green & Pomeroy West 1962-1963, Environmental Design Archives, University of California, Berkeley

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Figure 4 Page from "Planned Unit Development with a Homes [sic] Association"

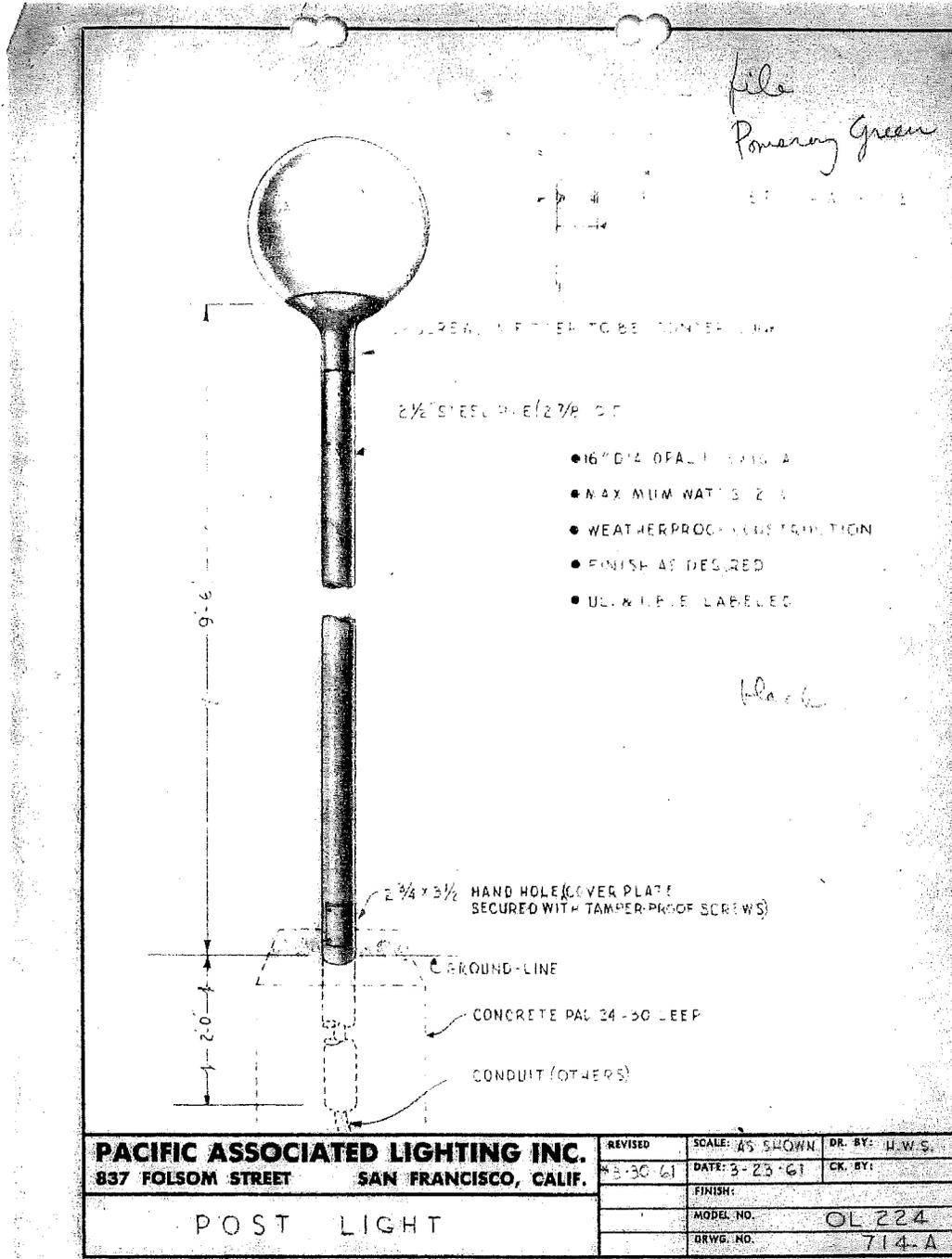


Source: Oakland and Imada Collection, 2002-3, box box 4, folder III 67, Pomeroy Green and Pomeroy West 1963-1964, Environmental Design Archives, University of California, Berkeley

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Figure 5 Pole type exterior lighting

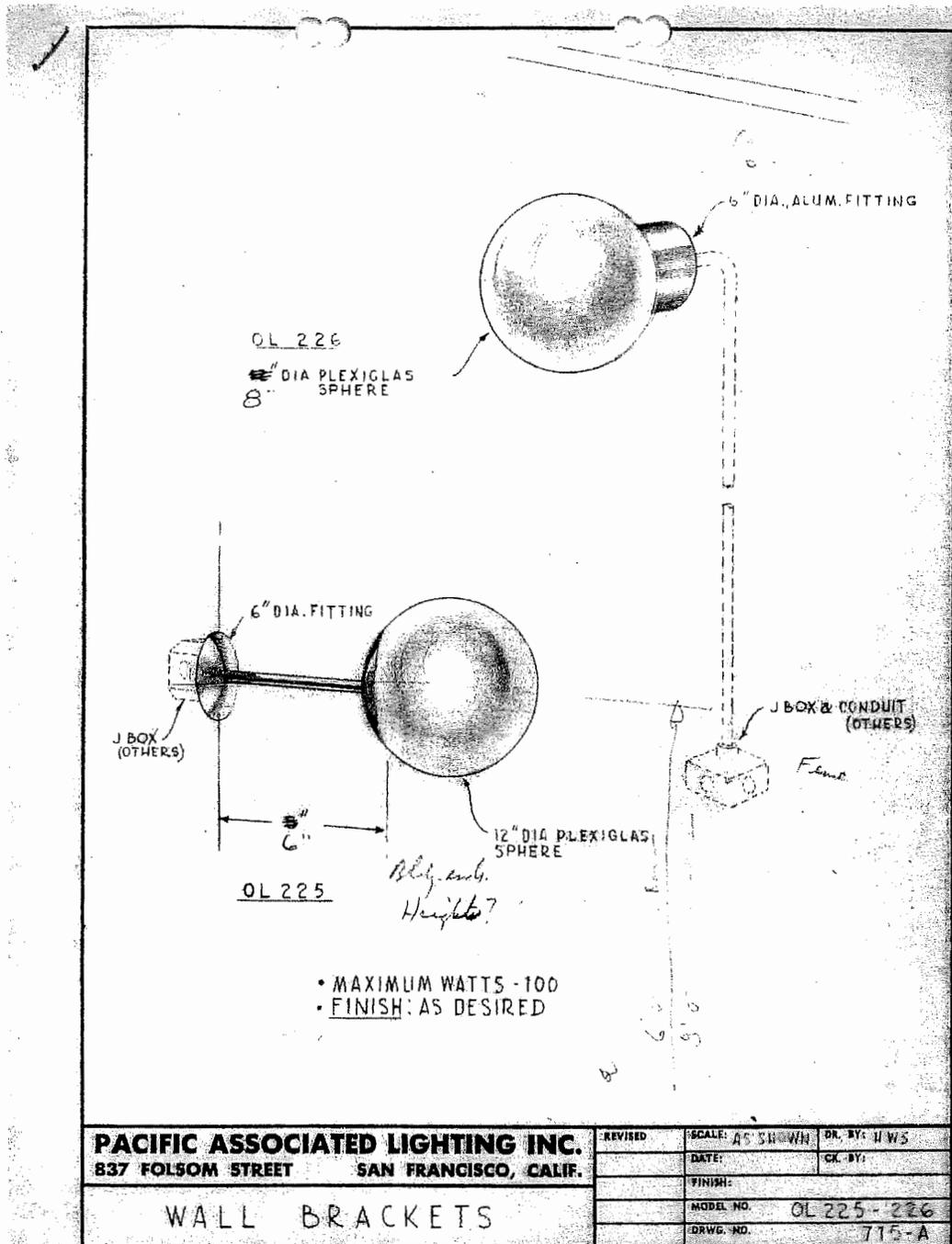


Source: Oakland and Imada Collection, 2002-3, box 11, folder V 81, Pomeroy Green 1960-1962, Environmental Design Archives, University of California, Berkeley

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Figure 6 Fence and wall mounted exterior lighting



Source: Oakland and Imada Collection, 2002-3, box 11, folder V 81, Pomeroy Green 1960-1962 Environmental Design Archives, University of California, Berkeley

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Figure 7 John Peter and Fred Lyon, "Solution for Suburbia" *Look*, 28, no.14 (July 14, 1964)



Swimming pool,
greenery and privacy
provide this

SOLUTION FOR SUBURBIA

THE CLUSTERING California town houses of Pomeroy Green reflect the single most significant trend in the way we live. Designed by architect Claude Oakland, built by Eichler Homes, Inc., they use our increasingly expensive and fast-disappearing suburban land sensibly and imaginatively. Homes share savings of common walls, yet provide country-club pleasures.

continued

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Kitchens are carefully planned in relation to front patio and children's back playyard.



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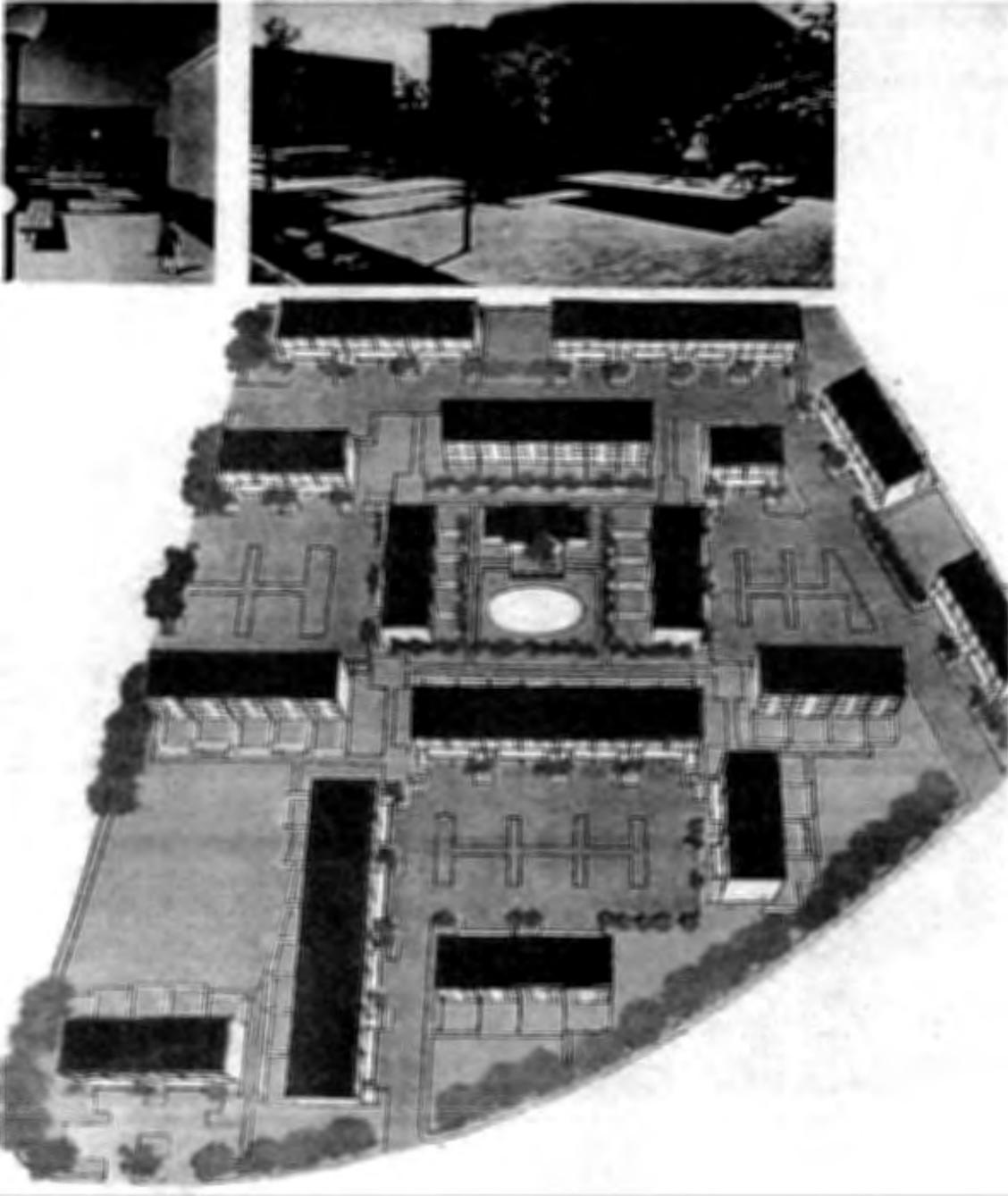
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Caption: Each 4-bedroom, 2 1/2-bathroom home has a light-filled living room (above), with sliding glass doors that open onto a private patio. Mrs. Frank La Horgue enjoys hers (right) for quiet hours or (left) for neighborly barbecues. With all maintenance—lawn mowing to appliance repair—included in the \$20-25,000 [sic] purchase price (under a \$200-per-month FHA mortgage), residents are free to enjoy leisure-time community activities or outside diversions, such as weekend cruises on a motorboat (below). This new concept of development living is such a success that a Pomeroy West has been built, and suburban townhouses are going up across the country.

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Caption: This drawing shows the community's 78 two-story private homes. Grouped around 2 ½ acres of landscaped lawns and shared facilities, they are in Santa Clara County, southeast of San Francisco. Wide walkways (above), protected from traffic, insure safe passage, with frequent play platforms (above, right) for children on the way to the community center and pool.

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Photo 1 Building 1 south façade (left foreground), Building 2 south façade (left background), Building 3 north façade (right), Building 7 north elevation (far background), camera facing east



Photo 2 Building 4 south façade (left), Building 5 west façade (right background), camera facing northeast



Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 3 Building 6 west elevation (right), Building 4 south façade (left), mature landscape, camera facing northeast



Photo 4 Playground between Buildings 7 and 8, camera facing east



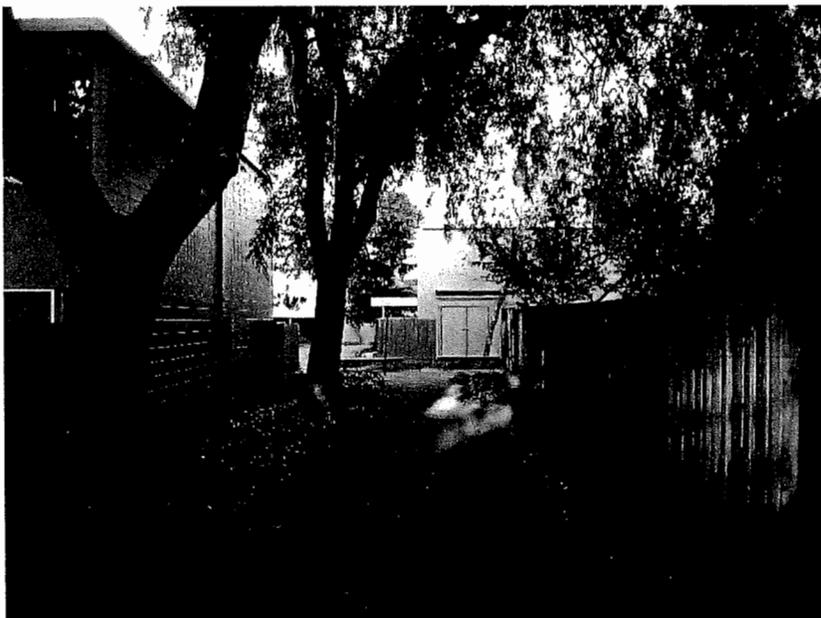
Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 5 Building 10 north (left) and west (right) elevations with typical fireplace chimney, camera facing southeast



Photo 6 Walkway between Buildings 10 and 13, Building 10 west and south elevations (left), Building 11 west elevation with replacement utility box (middle), Building 13 north elevation (right), camera facing east



Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 7 Building 12 east elevation, camera facing west



Photo 8 Building 14 east façade, camera facing northwest



Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 9 Building 15 north façade, camera facing south



Photo 10 Building 16 south elevation, camera facing northeast



Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 11 Clubhouse (right), Building Five east elevation (left), camera facing northwest



Photo 12 Path from public sidewalk, Building 15 east elevation (left), Building 14 east façade (middle), Building 12 south elevation (right), camera facing northwest



Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 13 Building 6 north façade, mature landscaping, camera facing southwest

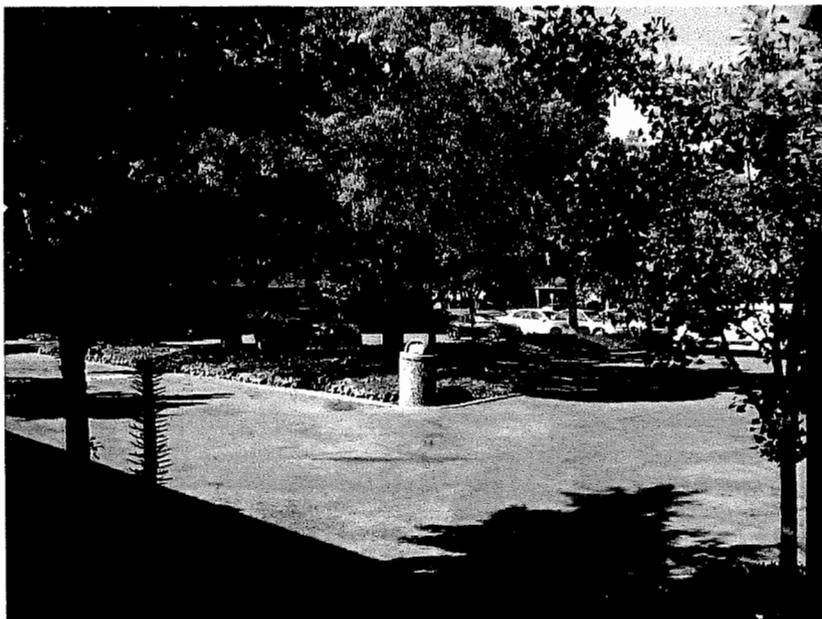
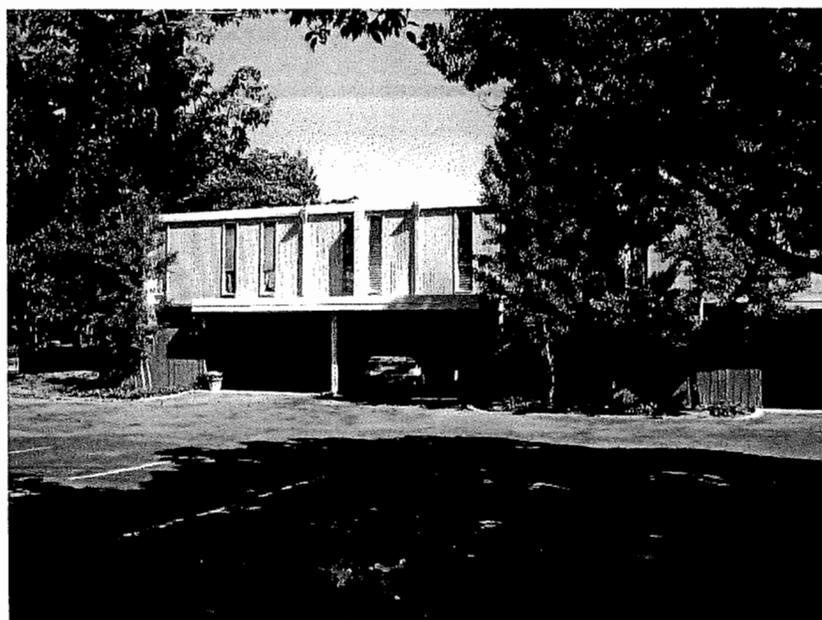


Photo 14 Building 4 south façade, camera facing northwest



Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 15 Building 16 south façade, camera facing north



Photo 16 Clubhouse interior with view of pool, Building 10 west elevation (left background), Building 13 north elevation (right background), camera facing southeast



Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 17 Basketball court, Building 3 west elevation (left), Building 5 south elevation (middle), Building 4 east elevation (right), camera facing south



Photo 18 Park, surrounded by Building 6 south elevation (left), Building 13 west elevation (middle far background), Building 14 west elevation (right), camera facing east
[NOTE: 1075 Pomeroy Ave further right, outside frame]



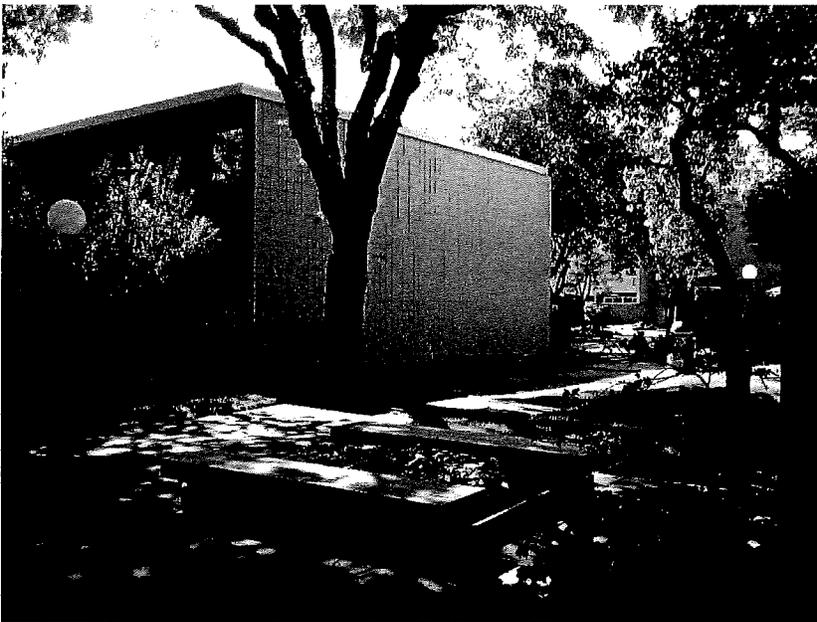
Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 19 Building 10 west elevation (right) with walkway between Building 10 and pool, Building 3 south elevation (background), camera facing northeast



Photo 20 Walkway with benches between Buildings 6 and 13, Building 13 north and east elevations (left), Building 15 north façade (middle far background), Building 14 north elevation (right), camera facing southeast



Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 21 Walkway between pool and Building 13, Building 11 west elevation (far background), camera facing east



Photo 22 Building 15 north façade (left), Building 14 west façade (right, obscured by trees), mature landscaping, camera facing southwest



Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 23 Building 14 east façade (left), Building 15 south elevation (right), mature landscape, camera facing west



Photo 24 Building 10 west (left) and south (right) elevations, camera facing northeast



Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 25 Building 16 south façade (left) and east elevation (right), camera facing northwest



Photo 26 Representative townhouse living room, camera facing southeast



Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 27 Building 13 south façade with vinyl-framed sliding-glass door and windows, camera facing north



Photo 28 Representative townhouse backyard, Building 5 in background, camera facing southwest



Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 29 Representative townhouse living room and backyard, camera facing south



Photo 30 Building 5 north elevation (left), Building 4 east elevation with replacement utility box (right), camera facing west



Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 31 Building 14 west elevation with original aluminum framed windows (left) and replacement vinyl framed (right) windows, camera facing northeast



Photo 32 Building 14 east façade with original aluminum framed windows (left) and replacement vinyl framed windows (right), camera facing west



Pomeroy Green
Name of Property

Santa Clara, California
County and State

Photo 33 Building 13 south façade with replacement raised panel front door with fanlight, vinyl framed side light and sliding glass door, camera facing north



Photo 34 Building 16 east elevation with original gas meter box, camera facing southwest



NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources



U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

How to Apply the National Register Criteria for Evaluation



The mission of the Department of the Interior is to protect and provide access to our Nation's natural and cultural heritage and honor our trust responsibilities to tribes.

The National Park Service preserves unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations. The Park Service cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world.

This material is partially based upon work conducted under a cooperative agreement with the National Conference of State Historic Preservation Officers and the U.S. Department of the Interior.

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Cover

(Top Left) Criterion B - Frederick Douglass Home, Washington, D.C. From 1877-1899, this was the home of Frederick Douglass, the former slave who rose to become a prominent author, abolitionist, editor, orator, and diplomat. (Walter Smalling, Jr.)

(Top Right) Criterion D - Francis Canyon Ruin, Blanco vicinity, Rio Arriba County, New Mexico. A fortified village site composed of 40 masonry-walled rooms arranged in a cluster of four house blocks. Constructed ca. 1716-1742 for protection against raiding Utes and Comanches, the site has information potential related to Navajo, Pueblo, and Spanish cultures. (Jon Samuelson)

(Bottom Left) Criterion C - Bridge in Cherrytree Township, Venago County, Pennsylvania. Built in 1882, this Pratt through truss bridge is significant for engineering as a well preserved example of a type of bridge frequently used in northwestern Pennsylvania in the late 19th century. (Pennsylvania Department of Transportation)

(Bottom Right) Criterion A - Main Street/Market Square Historic District, Houston, Harris County, Texas. Until well into the 20th century this district marked the bounds of public and business life in Houston. Constructed between the 1870s and 1920s, the district includes Houston's municipal and county buildings, and served as the city's wholesale, retail, and financial center. (Paul Hester)

PREFACE

Preserving historic properties as important reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended. The Historic Sites Act authorized the Secretary of the Interior to identify and recognize properties of national significance (National Historic Landmarks) in United States history and archeology. The National Historic Preservation Act of 1966 authorized the Secretary to expand this recognition to properties of local and State significance in American history, architecture, archeology, engineering, and culture, and worthy of preservation. The National Register of Historic Places is the official list of these recognized properties, and is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior.¹

The National Register of Historic Places documents the appearance and importance of districts, sites, buildings, structures, and objects signifi-

cant in our prehistory and history. These properties represent the major patterns of our shared local, State, and national experience. To guide the selection of properties included in the National Register, the National Park Service has developed the National Register Criteria for Evaluation. These criteria are standards by which every property that is nominated to the National Register is judged. In addition, the National Park Service has developed criteria for the recognition of nationally significant properties, which are designated National Historic Landmarks and prehistoric and historic units of the National Park System. Both these sets of criteria were developed to be consistent with the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*, which are uniform, national standards for preservation activities.²

This publication explains how the National Park Service applies these criteria in evaluating the wide range of properties that may be significant in local, State, and national history.

It should be used by anyone who must decide if a particular property qualifies for the National Register of Historic Places.

Listing properties in the National Register is an important step in a nationwide preservation process. The responsibility for the identification, initial evaluation, nomination, and treatment of historic resources lies with private individuals, State historic preservation offices, and Federal preservation offices, local governments, and Indian tribes. The final evaluation and listing of properties in the National Register is the responsibility of the Keeper of the National Register.

This bulletin was prepared by staff of the National Register Branch, Interagency Resources Division, National Park Service, with the assistance of the History Division. It was originally issued in draft form in 1982. The draft was revised into final form by Patrick W. Andrus, Historian, National Register, and edited by Rebecca H. Shrimpton, Consulting Historian.

Beth L. Savage, National Register and Sarah Dillard Pope, National Register, NCSHPO coordinated the latest revision of this bulletin. Antionette J. Lee, Tanya Gossett, and Kira Badamo coordinated earlier revisions.

¹Properties listed in the National Register receive limited Federal protection and certain benefits. For more information concerning the effects of listing, and how the National Register may be used by the general public and Certified Local Governments, as well as by local, State, and Federal agencies, and for copies of National Register Bulletins, contact the National Park Service, National Register, 1849 C Street, NW, NC400, Washington, D.C., 20240. Information may also be obtained by visiting the National Register Web site at www.cr.nps.gov/nr or by contacting any of the historic preservation offices in the States and territories.

²The *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* are found in the *Federal Register*, Vol. 48, No. 190 (Thursday, September 29, 1983). A copy can be obtained by writing the National Park Service, Heritage Preservation Services (at the address above).

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I. INTRODUCTION

The National Register is the nation's inventory of historic places and the national repository of documentation on the variety of historic property types, significance, abundance, condition, ownership, needs, and other information. It is the beginning of a national census of historic properties. The National Register Criteria for Evaluation define the scope of the National Register of Historic Places; they identify the range of resources and kinds of significance that will qualify properties for listing in the National Register. The Criteria are written broadly to recognize the wide variety of historic properties associated with our prehistory and history.

Decisions concerning the significance, historic integrity, documentation, and treatment of properties can be made reliably only when the resource is evaluated within its historic context. The historic context serves as the framework within which the National Register Criteria are applied to specific properties or property types. (See *Part V* for a brief discussion of

historic contexts. Detailed guidance for developing and applying historic contexts is contained in *National Register Bulletin: How to Complete the National Register Registration Form* and *National Register Bulletin: How to Complete the National Register Multiple Property Documentation Form*.)

The guidelines provided here are intended to help you understand the National Park Service's use of the Criteria for Evaluation, historic contexts, integrity, and Criteria Considerations, and how they apply to properties under consideration for listing in the National Register. Examples are provided throughout, illustrating specific circumstances in which properties are and are not eligible for the National Register. This bulletin should be used by anyone who is:

- Preparing to nominate a property to the National Register,
- Seeking a determination of a property's eligibility,
- Evaluating the comparable significance of a property to those listed in the National Register, or

- Expecting to nominate a property as a National Historic Landmark in addition to nominating it to the National Register.

This bulletin also contains a summary of the National Historic Landmarks Criteria for Evaluation (see *Part IX*). National Historic Landmarks are those districts, sites, buildings, structures, and objects designated by the Secretary of the Interior as possessing national significance in American history, architecture, archeology, engineering, and culture. Although National Register documentation includes a recommendation about whether a property is significant at the local, State, or national level, the only official designation of national significance is as a result of National Historic Landmark designation by the Secretary of the Interior, National Monument designation by the President of the United States, or establishment as a unit of the National Park System by Congress. These properties are automatically listed in the National Register.

II. THE NATIONAL REGISTER CRITERIA FOR EVALUATION

CRITERIA FOR EVALUATION:³

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS:

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

³The Criteria for Evaluation are found in the *Code of Federal Regulations, Title 36, Part 60*, and are reprinted here in full.

III. HOW TO USE THIS BULLETIN TO EVALUATE A PROPERTY

For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

- **Being associated with an important historic context** *and*
- **Retaining historic integrity of those features necessary to convey its significance.**

Information about the property based on physical examination and documentary research is necessary to evaluate a property's eligibility for the National Register. Evaluation of a property is most efficiently made when following this sequence:

1. Categorize the property (Part IV). A property must be classified as

a district, site, building, structure, or object for inclusion in the National Register.

2. **Determine which prehistoric or historic context(s) the property represents** (Part V). A property must possess significance in American history, architecture, archeology, engineering, or culture when evaluated within the historic context of a relevant geographic area.
3. Determine whether the property is significant under the National Register Criteria (Part VI). This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.

4. Determine if the property represents a type usually excluded from the National Register (Part VII). If so, determine if it meets any of the Criteria Considerations.

5. Determine whether the property retains integrity (Part VIII). Evaluate the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

If, after completing these steps, the property appears to qualify for the National Register, the next step is to prepare a written nomination. (Refer to *National Register Bulletin: How to Complete the National Register Registration Form.*)

IV. HOW TO DEFINE CATEGORIES OF HISTORIC PROPERTIES

The National Register of Historic Places includes significant properties, classified as buildings, sites, districts, structures, or objects. It is not used to list intangible values, except in so far as they are associated with or reflected by historic properties. The National Register does not list cultural events, or skilled or talented individuals, as is done in some countries. Rather, the National Register is oriented to recognizing physically concrete properties that are relatively fixed in location.

For purposes of National Register nominations, small groups of properties are listed under a single category, using the primary resource. For example, a city hall and fountain would be categorized by the city hall (building), a farmhouse with two outbuildings would be categorized by the farmhouse (building), and a city park with a gazebo would be categorized by the park (site). Properties with large acreage or a number of resources are usually considered districts. Common sense and reason should dictate the selection of categories.

BUILDING

A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Buildings eligible for the National Register must include all of their basic structural elements. Parts of buildings, such as interiors, facades, or wings, are not eligible independent of the rest of the existing building. The

whole building must be considered, and its significant features must be identified.

If a building has lost any of its basic structural elements, it is usually considered a "ruin" and is categorized as a site.

Examples of buildings include:

*administration building
carriage house
church
city or town hall
courthouse
detached kitchen, barn, and privy
dormitory
fort
garage
hotel
house
library
mill building
office building
post office
school
social hall
shed
stable
store
theater
train station*

STRUCTURE

The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Structures nominated to the National Register must include all of the extant basic structural elements. Parts of structures can not be considered eligible if the whole structure remains. For example, a truss bridge is composed of the metal or wooden truss, the abutments, and supporting

piers, all of which, if extant, must be included when considering the property for eligibility.

If a structure has lost its historic configuration or pattern of organization through deterioration or demolition, it is usually considered a "ruin" and is categorized as a site.

Examples of structures include:

*aircraft
apiary
automobile
bandstand
boats and ships
bridge
cairn
canal
carousel
corncrib
dam
earthwork
fence
gazebo
grain elevator
highway
irrigation system
kiln
lighthouse
railroad grade
silo
trolley car
tunnel
windmill*

OBJECT

The term “object” is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

Small objects not designed for a specific location are normally not eligible. Such works include transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place.

Objects should be in a setting appropriate to their significant historic use, roles, or character. Objects relocated to a museum are inappropriate for listing in the National Register.

Examples of objects include:

*boundary marker
fountain
milepost
monument
sculpture
statuary*

SITE

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

A site can possess associative significance or information potential or both, and can be significant under any or all of the four criteria. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no buildings, structures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate.

A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well documented through scholarly research. Generally, though, the National Register excludes from the definition of “site” natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality’s subsequent economic development. While they may have been “avenues of exploration,” the features most appropriate to document this significance are the properties built in association with the waterways.

Examples of sites include:

*battlefield
campsite
cemeteries significant for information potential or historic association
ceremonial site
designed landscape
habitation site
natural feature (such as a rock formation) having cultural significance
petroglyph
rock carving
rock shelter
ruins of a building or structure
shipwreck
trail
village site*

DISTRICT

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

CONCENTRATION, LINKAGE, & CONTINUITY OF FEATURES

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or

commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

SIGNIFICANCE

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

TYPES OF FEATURES

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district’s historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district’s integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

GEOGRAPHICAL BOUNDARIES

A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

DISCONTIGUOUS DISTRICTS

A district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by nonsignificant areas. A discontinuous district is most appropriate where:

- Elements are spatially discrete;
- Space between the elements is not related to the significance of the district; and
- Visual continuity is not a factor in the significance.

In addition, a canal can be treated as a discontinuous district when the system consists of man-made sections of canal interspersed with sections of river navigation. For scattered archeological properties, a discontinuous district is appropriate when the deposits are related to each other through cultural affiliation, period of use, or site type.

It is not appropriate to use the discontinuous district format to include an isolated resource or small group of resources which were once connected to the district, but have since been separated either through demolition or new construction. For example, do not use the discontinuous district format to nominate individual buildings of a downtown commercial district that have become isolated through demolition.

Examples of districts include:

*business districts
canal systems
groups of habitation sites
college campuses
estates and farms with large acreage/
numerous properties
industrial complexes
irrigation systems
residential areas
rural villages
transportation networks
rural historic districts*



Ordeman-Shaw Historic District, Montgomery, Montgomery County, Alabama. Historic districts derive their identity from the interrelationship of their resources. Part of the defining characteristics of this 19th century residential district in Montgomery, Alabama, is found in the rhythmic pattern of the rows of decorative porches. (Frank L. Thiermonge, III)

V. HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT

UNDERSTANDING HISTORIC CONTEXTS

To qualify for the National Register, a property must be significant; that is, it must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past. This section explains how to evaluate a property within its historic context.

The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. Historians, architectural historians, folklorists, archeologists, and anthropologists use different words to describe this phenomena such as trend, pattern, theme, or cultural affiliation, but ultimately the concept is the same.

The concept of historic context is not a new one; it has been fundamental to the study of history since the 18th century and, arguably, earlier than that. Its core premise is that resources, properties, or happenings in history do not occur in a vacuum but rather are part of larger trends or patterns.

In order to decide whether a property is significant within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

These five steps are discussed in detail below. If the property being evaluated does represent an important aspect of the area's history or prehistory *and* possesses the requisite quality of integrity, then it qualifies for the National Register.

HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT

Identify what the property represents: the theme(s), geographical limits, and chronological period that provide a perspective from which to evaluate the property's significance.

Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. Historic contexts may have already been defined in your area by the State historic preservation office, Federal agencies, or local governments. In accordance with the National Register Criteria, the historic context may relate to one of the following:

- An event, a series of events or activities, or patterns of an area's development (Criterion A);
- Association with the life of an important person (Criterion B);
- A building form, architectural style, engineering technique, or artistic values, based on a stage of physical development, or the use of a material or method of construction that shaped the historic identity of an area (Criterion C); or
- A research topic (Criterion D).

⁴ For a complete discussion of historic contexts, see *National Register Bulletin: Guidelines for Completing National Register of Historic Places Registration Forms*.

Determine how the theme of the context is significant in the history of the local area, the State, or the nation.

A theme is a means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments that have influenced the development of an area during one or more periods of prehistory or history. A theme is considered significant if it can be demonstrated, through scholarly research, to be important in American history. Many significant themes can be found in the following list of Areas of Significance used by the National Register.

AREAS OF SIGNIFICANCE

Agriculture
Architecture
Archeology
 Prehistoric
 Historic—Aboriginal
 Historic—Non-Aboriginal
Art
Commerce
Communications
Community Planning and Development
Conservation
Economics
Education
Engineering
Entertainment/Recreation
Ethnic Heritage
 Asian
 Black
 European
 Hispanic
 Native American
 Pacific Islander
 Other
Exploration/Settlement
Health/Medicine
Industry
Invention
Landscape Architecture
Law
Literature
Maritime History
Military
Performing Arts
Philosophy
Politics/Government
Religion
Science
Social History
Transportation
Other

Determine what the property type is and whether it is important in illustrating the historic context.

A context may be represented by a variety of important property types. For example, the context of “Civil War Military Activity in Northern Virginia” might be represented by such properties as: a group of mid-19th century fortification structures; an open field where a battle occurred; a knoll from which a general directed troop movements; a sunken transport ship; the residences or public buildings that served as company headquarters; a railroad bridge that served as a focal point for a battle; and earthworks exhibiting particular construction techniques.

Because a historic context for a community can be based on a distinct period of development, it might include numerous property types. For example, the context “Era of Industrialization in Grand Bay, Michigan, 1875 - 1900” could be represented by important property types as diverse as sawmills, paper mill sites, salt refining plants, flour mills, grain elevators, furniture factories, workers housing, commercial buildings, social halls, schools, churches, and transportation facilities.

A historic context can also be based on a single important type of property. The context “Development of County Government in Georgia, 1777 - 1861” might be represented solely by courthouses. Similarly, “Bridge Construction in Pittsburgh, 1870 - 1920” would probably only have one property type.

Determine how the property represents the context through specific historic associations, architectural or engineering values, or information potential (the Criteria for Evaluation).

For example, the context of county government expansion is represented under Criterion A by historic districts or buildings that reflect population growth, development patterns, the role of government in that society, and political events in the history of the State, as well as the impact of county government on the physical development of county seats. Under Criterion C, the context is represented by properties whose architectural treatments reflect their governmental functions, both practically and symbolically. (See *Part VI: How to Identify the Type of Significance of a Property.*)

Determine what physical features the property must possess in order for it to reflect the significance of the historic context.

These physical features can be determined after identifying the following:

- Which types of properties are associated with the historic context,
- The ways in which properties can represent the theme, and
- The applicable aspects of integrity.

Properties that have the defined characteristics are eligible for listing. (See *Part VIII: How to Evaluate the Integrity of a Property.*)

PROPERTIES SIGNIFICANT WITHIN MORE THAN ONE HISTORIC CONTEXT

A specific property can be significant within one or more historic contexts, and, if possible, all of these should be identified. For example, a public building constructed in the 1830s that is related to the historic context of Civil War campaigns in the area might also be related to the theme of political developments in the community during the 1880s. A property is only required, however, to be documented as significant in one context.

COMPARING RELATED PROPERTIES

Properties listed in the National Register must possess significance when evaluated in the perspective of their historic context. Once the historic context is established and the property type is determined, it is not necessary to evaluate the property in question against other properties if:

- It is the sole example of a property type that is important in illustrating the historic context or
- It clearly possesses the defined characteristics required to strongly represent the context.

If these two conditions do not apply, then the property will have to be evaluated against other examples of the property type to determine its eligibility. The geographic level (local, State, or national) at which this evaluation is made is the same as the level of the historic context. (See *Part V: How to Evaluate a Property Within Its Historic Context.*)

LOCAL, STATE, AND NATIONAL HISTORIC CONTEXTS

Historic contexts are found at a variety of geographical levels or scales. The geographic scale selected may relate to a pattern of historical development, a political division, or a cultural area. Regardless of the scale, the historic context establishes the framework from which decisions about the significance of related properties can be made.

LOCAL HISTORIC CONTEXTS

A local historic context represents an aspect of the history of a town, city, county, cultural area, or region, or any portions thereof. It is defined by the importance of the property, not necessarily the physical location of the property. For instance, if a property is of a type found throughout a State, or its boundaries extend over two States, but its importance relates only to a particular county, the property would be considered of local significance.

The level of context of archeological sites significant for their information potential depends on the scope of the applicable research design. For example, a Late Mississippian village site may yield information in a research design concerning one settlement system on a regional scale, while in another research design it may reveal information of local importance concerning a single group's stone tool manufacturing techniques or house forms. It is a question of how the available information potential is likely to be used.

STATE HISTORIC CONTEXTS

Properties are evaluated in a State context when they represent an aspect of the history of the State as a whole (or American Samoa, the District of Columbia, the Commonwealth of the Northern Mariana Islands, Guam, Puerto Rico, or the Virgin Islands). These properties do not necessarily have to belong to property types

found throughout the entire State: they can be located in only a portion of the State's present political boundary. It is the property's historic context that must be important statewide. For example, the "cotton belt" extends through only a portion of Georgia, yet its historical development in the antebellum period affected the entire State. These State historic contexts may have associated properties that are statewide or locally significant representations. A cotton gin in a small town might be a locally significant representation of this context, while one of the largest cotton producing plantations might be of State significance.

A property whose historic associations or information potential appears to extend beyond a single local area might be significant at the State level. A property can be significant to more than one community or local area, however, without having achieved State significance.

A property that overlaps several State boundaries can possibly be significant to the State or local history of each of the States. Such a property is not necessarily of national significance, however, nor is it necessarily significant to all of the States in which it is located.

Prehistoric sites are not often considered to have "State" significance, per se, largely because States are relatively recent political entities and usually do not correspond closely to Native American political territories or cultural areas. Numerous sites, however, may be of significance to a large region that might geographically encompass parts of one, or usually several, States. Prehistoric resources that might be of State significance include regional sites that provide a diagnostic assemblage of artifacts for a particular cultural group or time period or that provide chronological control (specific dates or relative order in time) for a series of cultural groups.

NATIONAL HISTORIC CONTEXTS

Properties are evaluated in a national context when they represent an aspect of the history of the United States and its territories as a whole. These national historic contexts may have associated properties that are locally or statewide significant representations, as well as those of national significance.

Properties designated as nationally significant and listed in the National Register are the prehistoric and historic units of the National Park System and those properties that have been designated National Historic Landmarks. The National Historic Landmark criteria are the standards for nationally significant properties; they are found in the *Code of Federal*

Regulations, Title 36, Part 65 and are summarized in this bulletin in *Part IX: Summary of National Historic Landmarks Criteria for Evaluation*.

A property with national significance helps us understand the history of the nation by illustrating the nationwide impact of events or persons associated with the property, its architectural type or style, or information potential. It must be of exceptional value in representing or illustrating an important theme in the history of the nation.

Nationally significant properties do not necessarily have to belong to a property type found throughout the entire country: they can be located in only a portion of the present political boundaries. It is their historic context that must be important nationwide. For example, the American Civil War

was fought in only a portion of the United States, yet its impact was nationwide. The site of a small military skirmish might be a locally significant representation of this national context, while the capture of the State's largest city might be a statewide significant representation of the national context.

When evaluating properties at the national level for designation as a National Historic Landmark, please refer to the National Historic Landmarks outline, *History and Prehistory in the National Park System and the National Historic Landmarks Program 1987*. (For more information about the National Historic Landmarks program, please write to the Department of the Interior, National Park Service, National Historic Landmarks, 1849 C Street, NW, NC400, Washington, DC 20240.)

VI. HOW TO IDENTIFY THE TYPE OF SIGNIFICANCE OF A PROPERTY

INTRODUCTION

When evaluated within its historic context, a property must be shown to be significant for *one or more of the four Criteria for Evaluation - A, B, C, or D* (listed earlier in *Part II*). The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential.

The basis for judging a property's significance and, ultimately, its eligibility under the Criteria is *historic context*. The use of historic context allows a property to be properly evaluated in a nearly infinite number of capacities. For instance, Criterion C: Design/Construction can accommodate properties representing construction types that are unusual or widely practiced, that are innovative or traditional, that are "high style" or vernacular, that are the work of a famous architect or an unknown master craftsman. *The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its historic context.*

After identifying the relevant historic context(s) with which the property is associated, the four Criteria are applied to the property. Within the scope of the historic context, the National Register Criteria define the kind of significance that the properties represent.

For example, within the context of "19th Century Gunpowder Production in the Brandywine Valley," Criterion A would apply to those properties associated with important events in the founding and development of the industry. Criterion B would apply to those properties associated with persons who are significant in the founding of the industry or associated with important inventions related to gunpowder manufacturing. Criterion C would apply to those buildings, structures, or objects whose architectural form or style reflect important design qualities integral to the industry. And Criterion D would apply to properties that can convey information important in our understanding of this industrial process. If a property qualifies under more than one of the Criteria, its significance under each should be considered, if possible, in order to identify all aspects of its historical value.

NATIONAL REGISTER CRITERIA FOR EVALUATION*

The National Register Criteria recognize different types of values embodied in districts, sites, buildings, structures, and objects. These values fall into the following categories:

Associative value (Criteria A and B): Properties significant for their association or linkage to events (Criterion A) or persons (Criterion B) important in the past.

Design or Construction value (Criterion C): Properties significant as representatives of the manmade expression of culture or technology.

Information value (Criterion D): Properties significant for their ability to yield important information about prehistory or history.

*For a complete listing of the Criteria for Evaluation, refer to Part II of this bulletin.

CRITERION A: EVENT

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

UNDERSTANDING CRITERION A: EVENT

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity. (See *Part V: How to Evaluate a Property Within its Historic Context.*)

Several steps are involved in determining whether a property is significant for its associative values:

- Determine the nature and origin of the property,
- Identify the historic context with which it is associated, and
- Evaluate the property's history to determine whether it is associated with the historic context in any important way.

APPLYING CRITERION A: EVENT

TYPES OF EVENTS

A property can be associated with either (or both) of two types of events:

- A specific event marking an important moment in American prehistory or history and
- A pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.

Refer to the sidebar on the right for a list of specific examples.

ASSOCIATION OF THE PROPERTY WITH THE EVENTS

The property you are evaluating must be documented, through accepted means of historical or archeological research (including oral history), to have existed at the time of the event or pattern of events *and* to have been associated with those events. A property is *not* eligible if its associations are speculative. For archeological sites, well reasoned inferences drawn from data recovered at the site can be used to establish the association between the site and the events.

SIGNIFICANCE OF THE ASSOCIATION

Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history.

EXAMPLES OF PROPERTIES ASSOCIATED WITH EVENTS

Properties associated with specific events:

- *The site of a battle.*
- *The building in which an important invention was developed.*
- *A factory district where a significant strike occurred.*
- *An archeological site at which a major new aspect of prehistory was discovered, such as the first evidence of man and extinct Pleistocene animals being contemporaneous.*
- *A site where an important facet of European exploration occurred.*

Properties associated with a pattern of events:

- *A trail associated with western migration.*
- *A railroad station that served as the focus of a community's transportation system and commerce.*
- *A mill district reflecting the importance of textile manufacturing during a given period.*
- *A building used by an important local social organization.*
- *A site where prehistoric Native Americans annually gathered for seasonally available resources and for social interaction.*
- *A downtown district representing a town's growth as the commercial focus of the surrounding agricultural area.*

TRADITIONAL CULTURAL VALUES

Traditional cultural significance is derived from the role a property plays in a community's historically rooted beliefs, customs, and practices. Properties may have significance under Criterion A if they are associated with events, or series of events, significant to the cultural traditions of a community.⁵

Eligible

- A hilltop associated in oral historical accounts with the founding of an Indian tribe or society is eligible.
- A rural community can be eligible whose organization, buildings, or patterns of land use reflect the cultural traditions valued by its long-term residents.
- An urban neighborhood can be eligible as the traditional home of a particular cultural group and as a reflection of its beliefs and practices.

Not Eligible

- A site viewed as sacred by a recently established utopian or religious community does not have traditional cultural value and is not eligible.



Criterion A - The Old Brulay Plantation, Brownsville vicinity, Cameron county, Texas. Historically significant for its association with the development of agriculture in southeast Texas, this complex of 10 brick buildings was constructed by George N. Brulay, a French immigrant who introduced commercial sugar production and irrigation to the Rio Grande Valley. (Photo by Texas Historical Commission).

⁵For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

CRITERION B: PERSON

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

UNDERSTANDING CRITERION B: PERSON⁶

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. (The policy regarding commemorative properties, birthplaces, and graves is explained further in *Part VIII: How to Apply the Criteria Considerations*.)

Several steps are involved in determining whether a property is significant for its associative values under Criterion B. First, determine the importance of the individual. Second, ascertain the length and nature of his/her association with the property under study and identify the other properties associated with the individual. Third, consider the property under Criterion B, as outlined below.

EXAMPLES OF PROPERTIES ASSOCIATED WITH PERSONS

Properties associated with a Significant Person:

- *The home of an important merchant or labor leader.*
- *The studio of a significant artist.*
- *The business headquarters of an important industrialist.*



Criterion B - The William Whitney House, Hinsdale, DuPage County, Illinois. This building is locally significant for its historical association with William Whitney, the founder of the town of Hinsdale, Illinois. Whitney, a citizen of New York State, moved to Illinois, established the town, and while living here between 1870 and 1879 was a prominent local businessman and politician. (Photo by Frederick C. Cue).

⁶For further information on properties eligible under Criterion B, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*.

APPLYING CRITERION B: PERSON

SIGNIFICANCE OF THE INDIVIDUAL

The persons associated with the property must be *individually* significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group.

Eligible

- The residence of a doctor, a mayor, or a merchant is eligible under Criterion B if the person was significant in the field of medicine, politics, or commerce, respectively.

Not Eligible

- A property is not eligible under Criterion B if it is associated with an individual about whom no scholarly judgement can be made because either research has not revealed specific information about the person's activities and their impact, or there is insufficient perspective to determine whether those activities or contributions were historically important.

ASSOCIATION WITH THE PROPERTY

Properties eligible under Criterion B are usually those associated with a person's *productive* life, reflecting the time period when he or she achieved significance. In some instances this may be the person's home; in other cases, a person's business, office, laboratory, or studio may best represent his or her contribution. Properties that pre- or post-date an individual's significant accomplishments are usually not eligible. (See *Comparison to Related Properties*, below, for exceptions to this rule.)

The individual's association with the property must be documented by accepted methods of historical or archeological research, including written or oral history. Speculative associations are not acceptable. For archeological sites, well reasoned inferences drawn from data recovered at the site are acceptable.

COMPARISON TO RELATED PROPERTIES

Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions. The best representatives usually are properties associated with the person's adult or *productive* life. Properties associated with an individual's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant or if no properties from the person's productive years survives. Length of association is an important factor when assessing several properties with similar associations.

A community or State may contain several properties eligible for associations with the same important person, if each represents a different aspect of the person's productive life. A property can also be eligible if it has brief but consequential associations with an important individual. (Such associations are often related to specific events that occurred at the property and, therefore, it may also be eligible under Criterion A.)

ASSOCIATION WITH GROUPS

For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.

Eligible

- A residential district in which a large number of prominent or influential merchants, professionals, civic leaders, politicians, etc., lived will be eligible under Criterion B if the significance of one or more specific individual residents is explicitly justified.
- A building that served as the seat of an important family is eligible under Criterion B if the significant accomplishments of one or more individual family members is explicitly justified.

Not Eligible

- A residential district in which a large number of influential persons lived is not eligible under Criterion B if the accomplishments of a specific individual(s) cannot be documented. If the significance of the district rests in the cumulative importance of prominent residents, however, then the district might still be eligible under Criterion A. Eligibility, in this case, would be based on the broad pattern of community development, through which the neighborhood evolved into the primary residential area for this class of citizens.
- A building that served as the seat of an important family will not be eligible under Criterion B if the significant accomplishments of individual family members cannot be documented. In cases where a succession of family members have lived in a house and collectively have had a demonstrably significant impact on the community, as a family, the house is more likely to be significant under Criterion A for association with a pattern of events.

ASSOCIATION WITH LIVING PERSONS

Properties associated with living persons are usually not eligible for inclusion in the National Register. Sufficient time must have elapsed to assess both the person's field of endeavor and his/her contribution to that field. Generally, the person's active participation in the endeavor must be finished for this historic perspective to emerge. (See Criteria Considerations C and G in *Part VII: How to Apply the Criteria Considerations*.)

ASSOCIATION WITH ARCHITECTS/ARTISANS

Architects, artisans, artists, and engineers are often represented by their works, which are eligible under Criterion C. Their homes and studios, however, can be eligible for consideration under Criterion B, because these usually are the properties with which they are most personally associated.

NATIVE AMERICAN SITES

The known major villages of individual Native Americans who were important during the contact period or later can qualify under Criterion B. As with all Criterion B properties, the individual associated with the property must have made some specific important contribution to history. Examples include sites significantly associated with Chief Joseph and Geronimo.⁷

⁷ For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

CRITERION C: DESIGN/CONSTRUCTION

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.



Richland Plantation, East Feliciana Parish, Louisiana. Properties can qualify under Criterion C as examples of high style architecture. Built in the 1830s, Richland is a fine example of a Federal style residence with a Greek Revival style portico. (Photo by Dave Gleason).

UNDERSTANDING CRITERION C: DESIGN/ CONSTRUCTION

This criterion applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. To be eligible under Criterion C, a property must meet *at least one* of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction.
- Represent the work of a master.
- Possess high artistic value.

- Represent a significant and distinguishable entity whose components may lack individual distinction.

The first requirement, that properties “embody the distinctive characteristics of a type, period, or method of construction,” refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history.

“The work of a master” refers to the technical or aesthetic achievements of an architect or craftsman. “High artistic values” concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement.

Resources “that represent a significant and distinguishable entity whose components may lack individual distinction” are called “districts.” In the Criteria for Evaluation (as published in the *Code of Federal Regulations* and reprinted here in Part II), districts are

defined within the context of Criterion C. Districts, however, can be considered for eligibility under all the Criteria, individually or in any combination, as is appropriate. For this reason, the full discussion of districts is contained in *Part IV: How to Define Categories of Historic Properties*. Throughout the bulletin, however, districts are mentioned within the context of a specific subject, such as an individual Criterion.



Grant Family House, Saco vicinity, York County, Maine. Properties possessing high artistic value meet Criterion C through the expression of aesthetic ideals or preferences. The Grant Family House, a modest Federal style residence, is significant for its remarkably well-preserved stenciled wall decorative treatment in the entry hall and parlor. Painted by an unknown artist ca. 1825, this is a fine example of 19th century New England regional artistic expression. (Photo by Kirk F. Mohney).

EXAMPLES OF PROPERTIES ASSOCIATED WITH DESIGN/ CONSTRUCTION

Properties associated with design and construction:

- A house or commercial building representing a significant style of architecture.
- A designed park or garden associated with a particular landscape design philosophy.
- A movie theater embodying high artistic value in its decorative features.
- A bridge or dam representing technological advances.

APPLYING CRITERION C: DESIGN/ CONSTRUCTION

DISTINCTIVE CHARACTERISTICS OF TYPE, PERIOD, AND METHOD OF CONSTRUCTION

This is the portion of Criterion C under which most properties are eligible, for it encompasses all architectural styles and construction practices. To be eligible under this portion of the Criterion, a property must clearly illustrate, through "distinctive characteristics," the following:

- The pattern of features common to a particular class of resources,
- The individuality or variation of features that occurs within the class,
- The evolution of that class, or
- The transition between classes of resources.

Distinctive Characteristics: "Distinctive characteristics" are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials.

Eligible

- A building eligible under the theme of Gothic Revival architecture must have the distinctive characteristics that make up the vertical and picturesque qualities of the style, such as pointed gables, steep roof pitch, board and batten siding, and ornamental bargeboard and veranda trim.
- A late Mississippian village that illustrates the important concepts in prehistoric community design and planning will qualify.
- A designed historic landscape will qualify if it reflects a historic trend or school of theory and practice, such as the City Beautiful Movement, evidencing distinguished design, layout, and the work of skilled craftsmanship.

Not Eligible

- A commercial building with some Art Deco detailing is not eligible under Criterion C if the detailing was added merely as an afterthought, rather than fully integrated with overall lines and massing typical of the Art Deco style or the transition between that and another style.
- A designed landscape that has had major changes to its historic design, vegetation, original boundary, topography/grading, architectural features, and circulation system will not qualify.

Type, Period, and Method of Construction: "Type, period, or method of construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology.

A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however, simply because it has been identified as the only such property ever fabricated; it must be demonstrated to be significant as well.

Eligible

- A building that has some characteristics of the Romanesque Revival style and some characteristics of the Commercial style can qualify if it illustrates the transition of architectural design and the transition itself is considered an important architectural development.
- A Hopewellian mound, if it is an important example of mound building construction techniques, would qualify as a method or type of construction.
- A building which illustrates the early or the developing technology of particular structural systems, such as skeletal steel framing, is eligible as an example of a particular method of construction.



Swan Falls Dam and Power Plant, Murphy vicinity, Ada County, Idaho. Significant works of engineering can qualify under Criterion C. Built between 1900-1907 the Swan Falls Dam and Power Plant across the Snake River is one of the early hydroelectric plants in the State of Idaho. (Photo by H.L. Hough).



Looney House, Asheville vicinity, St. Clair County, Alabama. Examples of vernacular styles of architecture can qualify under Criterion C. Built ca. 1818, the Looney House is significant as possibly the State's oldest extant two-story dogtrot type of dwelling. The defining open center passage of the dogtrot was a regional building response to the southern climate. (Photo by Carolyn Scott).

HISTORIC ADAPTATION OF THE ORIGINAL PROPERTY

A property can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.

A district is eligible under this guideline if it illustrates the evolution of historic character of a place over a particular span of time.

Eligible

- A Native American irrigation system modified for use by Europeans could be eligible if it illustrates the technology of either or both periods of construction.
- An early 19th century farmhouse modified in the 1880s with Queen Anne style ornamentation could be significant for the modification itself, if it represented a local variation or significant trend in building construction or remodeling, was the work of a local master (see *Works of a Master* on page 20), or reflected the tastes of an important person associated with the property at the time of its alteration.
- A district encompassing the commercial development of a town between 1820 and 1910, characterized by buildings of various styles and eras, can be eligible.

WORKS OF A MASTER

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft.

A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion C, although it might meet other portions of the Criterion, for instance as a representative of the Prairie style.

The work of an unidentified craftsman is eligible if it rises above the level of workmanship of the other properties encompassed by the historic context.

PROPERTIES POSSESSING HIGH ARTISTIC VALUES

High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. A property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.

Eligible

- A sculpture in a town square that epitomizes the design principles of the Art Deco style is eligible.
- A building that is a classic expression of the design theories of the Craftsman Style, such as carefully detailed handwork, is eligible.
- A landscaped park that synthesizes early 20th century principles of landscape architecture and expresses an aesthetic ideal of environment can be eligible.
- Properties that are important representatives of the aesthetic values of a cultural group, such as petroglyphs and ground drawings by Native Americans, are eligible.

Not Eligible

- A sculpture in a town square that is a typical example of sculpture design during its period would not qualify for high artistic value, although it might be eligible if it were significant for other reasons.
- A building that is a modest example (within its historic context) of the Craftsman Style of architecture, or a landscaped park that is characteristic of turn of the century landscape design would not qualify for high artistic value.

A Significant and Distinguishable Entity Whose Components May Lack Individual Distinction. This portion of Criterion C refers to districts. For detailed information on districts, refer to *Part IV* of this bulletin.

CRITERION D: INFORMATION POTENTIAL

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

UNDERSTANDING CRITERION D: INFORMATION POTENTIAL

Certain important research questions about human history can only be answered by the actual physical material of cultural resources. Criterion D encompasses the properties that have the potential to answer, in whole or in part, those types of research questions. The most common type of property nominated under this Criterion is the archeological site (or a district comprised of archeological sites). Buildings, objects, and structures (or districts comprised of these property types), however, can also be eligible for their information potential.

Criterion D has two requirements, which must *both* be met for a property to qualify:

- The property must have, or have had, information to contribute to our understanding of human history or prehistory, and
- The information must be considered important.

Under the first of these requirements, a property is eligible if it has been used as a source of data and contains more, as yet unretrieved data. A property is also eligible if it has not yet yielded information but, through testing or research, is determined a likely source of data.

Under the second requirement, the information must be carefully evaluated within an appropriate context to determine its importance. Information is considered "important" when it is shown to have a significant bearing on a research design that addresses such areas as: 1) current

data gaps or alternative theories that challenge existing ones or 2) priority areas identified under a State or Federal agency management plan.

APPLYING CRITERION D: INFORMATION POTENTIAL

ARCHEOLOGICAL SITES

Criterion D most commonly applies to properties that contain or are likely to contain information bearing on an important archeological research question. The property must have characteristics suggesting the likelihood that it possesses configurations of artifacts, soil strata, structural remains, or other natural or cultural features that make it possible to do the following:

- Test a hypothesis or hypotheses about events, groups, or processes in the past that bear on important research questions in the social or natural sciences or the humanities; or
- Corroborate or amplify currently available information suggesting that a hypothesis is either true or false; or
- Reconstruct the sequence of archeological cultures for the purpose of identifying and explaining continuities and discontinuities in the archeological record for a particular area.

BUILDINGS, STRUCTURES, AND OBJECTS

While most often applied to archeological districts and sites, Criterion D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information.

Eligible

- A building exhibiting a local variation on a standard design or construction technique can be eligible if study could yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

Not Eligible

- The ruins of a hacienda once contained murals that have since been destroyed. Historical documentation, however, indicates that the murals were significant for their highly unusual design. The ruins can not be eligible under Criterion D for the importance of the destroyed murals if the information is contained only in the documentation.



Criterion D - Champe-Fremont 1 Archeological Site, Omaha vicinity, Douglas County, Nebraska. This archeological site, dating from ca. 1100-1450 A.D., consists of pit houses and storage pits which have the potential to yield important information concerning the subsistence patterns, religious and mortuary practices, and social organization of the prehistoric residents of eastern Nebraska. (Nebraska State Historical Society)

ASSOCIATION WITH HUMAN ACTIVITY

A property must be associated with *human activity* and be critical for understanding a site's historic environment in order to be eligible under Criterion D. A property can be linked to human activity through events, processes, institutions, design, construction, settlement, migration, ideals, beliefs, lifeways, and other facets of the development or maintenance of cultural systems.

The natural environment associated with the properties was often very different from that of the present and strongly influenced cultural development. Aspects of the environment that are pertinent to human activities should be considered when evaluating properties under Criterion D.

Natural features and paleontological (floral and faunal) sites are not usually eligible under Criterion D in and of themselves. They can be eligible, however, if they are either directly related to human activity or critical to understanding a site's historic environment. In a few cases, a natural feature or site unmarked by cultural materials, that is primarily eligible under Criterion A, may also be eligible under Criterion D, if study of the feature, or its location, setting, etc. (usually in the context of data gained from other sources), will yield important information about the event or period with which it is associated.

ESTABLISHING A HISTORIC CONTEXT

The information that a property yields, or will yield, must be evaluated within an appropriate historic context. This will entail consulting the body of information already collected from similar properties or other pertinent sources, including modern and historic written records. The researcher must be able to anticipate if and how the potential information will affect the definition of the context. The information likely to be obtained from a particular property must confirm, refute, or supplement in an important way existing information.

A property is *not* eligible if it cannot be related to a particular time period or cultural group and, as a result, lacks any historic context within which to evaluate the importance of the information to be gained.

DEVELOPING RESEARCH QUESTIONS

Having established the importance of the information that may be recovered, it is necessary to be explicit in demonstrating the connection between the important information and a specific property. One approach is to determine if specific important research questions can be answered by the data contained in the

property. Research questions can be related to property-specific issues, to broader questions about a large geographic area, or to theoretical issues independent of any particular geographic location. These questions may be derived from the academic community or from preservation programs at the local, regional, State, or national level. Research questions are usually developed as part of a "research design," which specifies not only the questions to be asked, but also the types of data needed to supply the answers, and often the techniques needed to recover the data.

Eligible

- When a site consisting of a village occupation with midden deposits, hearths, ceramics, and stratified evidence of several occupations is being evaluated, three possible research topics could be: 1) the question of whether the site occupants were indigenous to the area prior to the time of occupation or recent arrivals, 2) the investigation of the settlement-subsistence pattern of the occupants, 3) the question of whether the region was a center for the domestication of plants. Specific questions could include: A) Do the deposits show a sequential development or sudden introduction of Ceramic Type X? B) Do the dates of the occupations fit our expectations based on the current model for the reoccupation behavior of slash-and-burn agriculturalists? C) Can any genetic changes in the food plant remains be detected?

Not Eligible

- A property is not eligible if so little can be understood about it that it is not possible to determine if specific important research questions can be answered by data contained in the property.

ESTABLISHING THE PRESENCE OF ADEQUATE DATA

To support the assertion that a property has the data necessary to provide the important information, the property should be investigated with techniques sufficient to establish the presence of relevant data categories. What constitutes appropriate investigation techniques would depend upon specific circumstances including the property's location, condition, and the research questions being addressed, and could range from surface survey (or photographic survey for buildings), to the application of remote sensing techniques or intensive subsurface testing. Justification of the research potential of a property may be based on analogy to another better known property if sufficient similarities exist to establish the appropriateness of the analogy.

Eligible

- Data requirements depend on the specific research topics and questions to be addressed. To continue the example in "Developing Research Questions" above, we might want to ascertain the following with reference to questions A, B, and C: A) The site contains Ceramic Type X in one or more occupation levels and we expect to be able to document the local evaluation of the type or its intrusive nature. B) The hearths contain datable carbon deposits and are associated with more than one occupation. C) The midden deposits show good floral/faunal preservation, and we know enough about the physical evolution of food plants to interpret signs that suggest domestication.

Not Eligible

- Generally, if the applicable research design requires clearly stratified deposits, then subsurface investigation techniques must be applied. A site composed only of surface materials can not be eligible for its potential to yield information that could only be found in stratified deposits.

INTEGRITY

The assessment of integrity for properties considered for information potential depends on the data requirements of the applicable research design. A property possessing information potential does not need to recall *visually* an event, person, process, or construction technique. It is important that the significant data contained in the property remain sufficiently intact to yield the expected important information, if the appropriate study techniques are employed.

Eligible

- An irrigation system significant for the information it will yield on early engineering practices can still be eligible even though it is now filled in and no longer retains the appearance of an open canal.

Not Eligible

- A plowed archeological site contains several superimposed components that have been mixed to the extent that artifact assemblages cannot be reconstructed. The site cannot be eligible if the data requirements of the research design call for the study of artifacts specific to one component.

PARTLY EXCAVATED OR DISTURBED PROPERTIES

The current existence of appropriate physical remains must be ascertained in considering a property's ability to yield important information. Properties that have been partly excavated or otherwise disturbed and that are being considered for their potential to yield additional important information must be shown to retain that potential in their remaining portions.

Eligible

- A site that has been partially excavated but still retains substantial intact deposits (or a site in which the remaining deposits are small but contain critical information on a topic that is not well known) is eligible.

Not Eligible

- A totally collected surface site or a completely excavated buried site is not eligible since the physical remains capable of yielding important information no longer exist at the site. (See *Completely Excavated Sites*, on page 24, for exception.) Likewise, a site that has been looted or otherwise disturbed to the extent that the remaining cultural materials have lost their important depositional context (horizontal or vertical location of deposits) is not eligible.
- A reconstructed mound or other reconstructed site will generally not be considered eligible, because original cultural materials or context or both have been lost.

COMPLETELY EXCAVATED SITES

Properties that have yielded important information in the past and that no longer retain additional research potential (such as completely excavated archeological sites) must be assessed essentially as historic sites under Criterion A. Such sites must be significant for associative values related to: 1) the importance of the data gained or 2) the impact of the property's role in the history of the development of anthropology/ archeology or other relevant disciplines. Like other historic properties, the site must retain the ability to convey its association as the former repository of important information, the location of historic events, or the representative of important trends.

Eligible

- A property that has been excavated is eligible if the data recovered was of such importance that it influenced the direction of research in the discipline, as in a site that clearly established the antiquity of the human occupation of the New World. (See Criterion A in *Part VI: How to Identify the Type of Significance of a Property* and *Criteria Consideration G* in *Part VII: How to Apply the Criteria Considerations*.)

Not Eligible

- A totally excavated site that at one time yielded important information but that no longer can convey either its historic/ prehistoric utilization or significant modern investigation is not eligible.

VII. HOW TO APPLY THE CRITERIA CONSIDERATIONS

INTRODUCTION

Certain kinds of properties are not usually considered for listing in the National Register: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past fifty years. These properties *can* be eligible for listing, however, if they meet special requirements, called Criteria Considerations, in addition to meeting the regular requirements (that is, being eligible under one or more of the four Criteria and possessing integrity). *Part VII* provides guidelines for determining which properties must meet these special requirements and for applying each Criteria Consideration.

The Criteria Considerations need to be applied only to *individual* properties. Components of eligible districts do not have to meet the special requirements unless they make up the majority of the district or are the focal point of the district. These are the general steps to follow when applying the Criteria Considerations to your property:

- Before looking at the Criteria Considerations, make sure your property meets one or more of the four Criteria for Evaluation and possesses integrity.
- If it does, check the Criteria Considerations (next column) to see if

the property is of a type that is usually excluded from the National Register. The sections that follow also list specific examples of properties of each type. If your property clearly *does not* fit one of these types, then it does not need to meet any special requirements.

- If your property *does* fit one of these types, then it must meet the special requirements stipulated for that type in the Criteria Considerations.

CRITERIA CONSIDERATIONS*

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

- b. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events; or
- e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- g. a property achieving significance within the past 50 years if it is of exceptional importance.

*The Criteria Considerations are taken from the Criteria for Evaluation, found in the *Code of Federal Regulations, Title 36, Part 60.*

CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.

UNDERSTANDING CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.

Criteria Consideration for Religious Properties applies:

- If the resource was constructed by a religious institution.
- If the resource is presently owned by a religious institution or is used for religious purposes.
- If the resource was owned by a religious institution or used for religious purposes during its Period of Significance.
- If Religion is selected as an Area of Significance.

Examples of Properties that MUST Meet Criteria Consideration A: Religious Properties

- *A historic church where an important non-religious event occurred, such as a speech by Patrick Henry.*
- *A historic synagogue that is significant for architecture.*
- *A private residence is the site of a meeting important to religious history.*
- *A commercial block that is currently owned as an investment property by a religious institution.*
- *A historic district in which religion was either a predominant or significant function during the period of significance.*

Example of Properties that DO NOT Need to Meet Criteria Consideration A: Religious Properties

- *A residential or commercial district that currently contains a small number of churches that are not a predominant feature of the district.*
- *A town meeting hall that serves as the center of community activity and houses a wide variety of public and private meetings, including religious service. The resource is significant for architecture and politics, and the religious function is incidental.*
- *A town hall, significant for politics from 1875 to 1925, that housed religious services during the 1950s. Since the religious function occurred after the Period of Significance, the Criteria Consideration does not apply.*

APPLYING CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

ELIGIBILITY FOR HISTORIC EVENTS

A religious property can be eligible under Criterion A for any of three reasons:

- It is significant under a theme in the history of religion having secular scholarly recognition; or
- It is significant under another historical theme, such as exploration, settlement, social philanthropy, or education; or
- It is significantly associated with traditional cultural values.

RELIGIOUS HISTORY

A religious property can be eligible if it is directly associated with either a specific event or a broad pattern in the history of religion.

Eligible

- The site of a convention at which a significant denominational split occurred meets the requirements of Criteria Consideration A. Also eligible is a property that illustrates the broad impact of a religious institution on the history of a local area.

Not Eligible

- A religious property cannot be eligible simply because was the place of religious services for a community, or was the oldest structure used by a religious group in a local area.

OTHER HISTORICAL THEMES

A religious property can be eligible if it is directly associated with either a specific event or a broad pattern that is significant in another historic context. A religious property would also qualify if it were significant for its associations that illustrate the importance of a particular religious group in the social, cultural, economic, or political history of the area. Eligibility depends on the importance of the event or broad pattern and the role of the specific property.

Eligible

- A religious property can qualify for its important role as a temporary hospital during the Revolutionary War, or if its school was significant in the history of education in the community.

Not Eligible

- A religious property is not significant in the history of education in a community simply because it had occasionally served as a school.

TRADITIONAL CULTURAL VALUES

When evaluating properties associated with traditional cultures, it is important to recognize that often these cultures do not make clear distinctions between what is secular and what is sacred. Criteria Consideration A is not intended to exclude traditional cultural resources merely because they have religious uses or are considered sacred. A property or natural feature important to a traditional culture's religion and mythology is eligible if its importance has been ethnohistorically documented and if the site can be clearly defined. It is critical, however, that the activities be documented and that the associations not be so diffuse that the physical resource cannot be adequately defined.⁸

Eligible

- A specific location or natural feature that an Indian tribe believes to be its place of origin and that is adequately documented qualifies under Criteria Consideration A.

ELIGIBILITY FOR HISTORIC PERSONS

A religious property can be eligible for association with a person important in religious history, if that significance has scholarly, secular recognition or is important in other historic contexts. Individuals who would likely be considered significant are those who formed or significantly influenced an important religious institution or movement, or who were important in the social, economic, or political history of the area. Properties associated with individuals important only within the context of a single congregation and lacking importance in any other historic context would not be eligible under Criterion B.

Eligible

- A religious property strongly associated with a religious leader, such as George Whitefield or Joseph Smith, is eligible.

⁸ For more information on applying Criteria Consideration A to traditional cultural properties, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

ELIGIBILITY FOR ARCHITECTURAL OR ARTISTIC DISTINCTION

A religious property significant for its architectural design or construction should be evaluated as are other properties under Criterion C; that is, it should be evaluated within an established architectural context and, if necessary, compared to other properties of its type, period, or method of construction. (See "Comparing Related Properties" in Part V: *How to Evaluate a Property Within Its Historic Context*.)

Eligible

- A historic camp meeting district that meets the requirements of Criterion C for its significance as a type of construction is eligible.

ELIGIBILITY FOR INFORMATION POTENTIAL

A religious property, whether a district, site, building, structure, or object, is eligible if it can yield important information about the religious practices of a cultural group or other historic themes. This kind of property should be evaluated as are other properties under Criterion D, in relation to similar properties, other information sources, and existing data gaps.

Eligible

- A 19th century camp meeting site that could provide information about the length and intensity of site use during revivals of the Second Great Awakening is eligible.
- Rock cairns or medicine wheels that had a historic religious mythological function and can provide information about specific cultural beliefs are eligible.

ABILITY TO REFLECT HISTORIC ASSOCIATIONS

As with all eligible properties, religious properties must physically represent the period of time for which they are significant. For instance, a recent building that houses an older congregation cannot qualify based on the historic activities of the group because the current building does not convey the earlier history. Likewise, an older building that housed the historic activities of the congregation is eligible if it still physically represents the period of the congregation's significance. However, if an older building has been remodeled to the extent that its appearance dates from the time of the remodeling, it can only be eligible if the period of significance corresponds with the period of the alterations.

Eligible

- A church built in the 18th century and altered beyond recognition in the 19th century is eligible only if the additions are important in themselves as an example of late 19th century architecture or as a reflection of an important period of the congregation's growth.

Not Eligible

- A synagogue built in the 1920s cannot be eligible for the important activities of its congregation in the 18th and 19th centuries. It can only be eligible for significance obtained after its construction date.
- A rural 19th century frame church recently sheathed in brick is not eligible because it has lost its characteristic appearance and therefore can no longer convey its 19th century significance, either for architectural value or historic association.



Criteria Consideration A - Religious Properties. A religious property can qualify as an exception to the Criteria if it is architecturally significant. **The Church of the Navity** in Rosedale, Iberville Parish, Louisiana, qualified as a rare example in the State of a 19th century small frame Gothic Revival style chapel. (Robert Obier)

CRITERIA CONSIDERATION B: MOVED PROPERTIES

A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.

UNDERSTANDING CRITERIA CONSIDERATION B: MOVED PROPERTIES

The National Register criteria limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits. Properties that were moved *before* their period of significance do not need to meet the special requirements of Criteria Consideration B.

One of the basic purposes of the National Register is to encourage the preservation of historic properties as living parts of their communities. In keeping with this purpose, it is not usual to list artificial groupings of buildings that have been created for purposes of interpretation, protection, or maintenance. Moving buildings to such a grouping destroys the integrity of location and setting, and can create a false sense of historic development.

APPLYING CRITERIA CONSIDERATION B: MOVED PROPERTIES

ELIGIBILITY FOR ARCHITECTURAL VALUE

A moved property significant under Criterion C must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association.

Examples of Properties that MUST Meet Criteria Consideration B: Moved Properties

- A resource moved from one location on its original site to another location on the property, during or after its Period of Significance.
- A district in which a significant number of resources have been moved from their original location.
- A district which has one moved building that makes an especially significant contribution to the district.
- A portable resource, such as a ship or railroad car, that is relocated to a place incompatible with its original function.
- A portable resource, such as a ship or railroad car, whose importance is critically linked to its historic location or route and that is moved.

Examples of Properties that DO NOT Need to Meet Criteria Consideration B: Moved Properties

- A property that is moved prior to its Period of Significance.
- A district in which only a small percentage of typical buildings in a district are moved.
- A moved building that is part of a complex but is of less significance than the remaining (unmoved) buildings.
- A portable resource, such as a ship or railroad car, that is eligible under Criterion C and is moved within its natural setting (water, rails, etc.).
- A property that is raised or lowered on its foundations.

ELIGIBILITY FOR HISTORIC ASSOCIATIONS

A moved property significant under Criteria A or B must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant.

Eligible

- A moved building occupied by an business woman during the majority of her productive career would be eligible if the other extant properties are a house she briefly inhabited prior to her period of significance and a commercial building she owned after her retirement.

Not Eligible

- A moved building associated with the beginning of rail transportation in a community is not eligible if the original railroad station and warehouse remained intact on their original sites.

SETTING AND ENVIRONMENT

In addition to the requirements above, moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property's significance.

Eligible

- A property significant as an example of mid-19th century rural house type can be eligible after a move, provided that it is placed on a lot that is sufficient in size and character to recall the basic qualities of the historic environment and setting, and provided that the building is sited appropriately in relation to natural and manmade surroundings.

Not Eligible

- A rural house that is moved into an urban area and a bridge that is no longer situated over a waterway are not eligible.

ASSOCIATION DEPENDENT ON THE SITE

For a property whose design values or historical associations are directly dependent on its location, any move will cause the property to lose its integrity and prevent it from conveying its significance.

Eligible

- A farm structure significant only as an example of a method of construction peculiar to the local area is still eligible if it is moved within that local area and the new setting is similar to that of the original location.

Not Eligible

- A 19th century rural residence that was designed around particular topographic features, reflecting that time period's ideals of environment, is not eligible if moved.

PROPERTIES DESIGNED TO BE MOVED

A property designed to move or a property frequently moved during its historic use must be located in a historically appropriate setting in order to qualify, retaining its integrity of setting, design, feeling, and association. Such properties include automobiles, railroad cars and engines, and ships.

Eligible

- A ship docked in a harbor, a locomotive on tracks or in a railyard, and a bridge relocated from one body of water to another are eligible.

Not Eligible

- A ship on land in a park, a bridge placed in a pasture, or a locomotive displayed in an indoor museum are not eligible.

ARTIFICIALLY CREATED GROUPINGS

An artificially created grouping of buildings, structures, or objects is not eligible unless it has achieved significance since the time of its assemblage. It cannot be considered as a reflection of the time period when the individual buildings were constructed.

Eligible

- A grouping of moved historic buildings whose creation marked the beginning of a major concern with past lifestyles can qualify as an early attempt at historic preservation and as an illustration of that generation's values.

Not Eligible

- A rural district composed of a farmhouse on its original site and a grouping of historic barns recently moved onto the property is not eligible.

PORTIONS OF PROPERTIES

A moved *portion* of a building, structure, or object is not eligible because, as a fragment of a larger resource, it has lost integrity of design, setting, materials, workmanship, and location.

CRITERIA CONSIDERATION C: BIRTHPLACES OR GRAVES

A birthplace or grave of a historical figure is eligible if the person is of outstanding importance and if there is no other appropriate site or building directly associated with his or her productive life.

UNDERSTANDING CRITERIA CONSIDERATION C: BIRTHPLACES AND GRAVES

Birthplaces and graves often attain importance as reflections of the origins of important persons or as lasting memorials to them. The lives of persons significant in our past normally are recognized by the National Register through listing of properties illustrative of or associated with that person's productive life's work. Birthplaces and graves, as properties that represent the beginning and the end of the life of distinguished individuals, may be temporally and geographically far removed from the person's significant activities, and therefore are not usually considered eligible.

Examples of Properties that MUST Meet Criteria Consideration C: Birthplaces and Graves

- *The birthplace of a significant person who lived elsewhere during his or her Period of Significance.*
- *A grave that is nominated for its association with the significant person buried in it.*
- *A grave that is nominated for information potential.*

Examples of Properties that DO NOT Need to Meet Criteria Consideration C: Birthplaces and Graves

- *A house that was inhabited by a significant person for his or her entire lifetime.*
- *A grave located on the grounds of the house where a significant person spent his or her productive years.*

APPLYING CRITERIA CONSIDERATION C: BIRTHPLACES AND GRAVES

PERSONS OF OUTSTANDING IMPORTANCE

The phrase "a historical figure of outstanding importance" means that in order for a birthplace or grave to qualify, it cannot be simply the birthplace or grave of a person significant in our past (Criterion B). It must be the birthplace or grave of an individual who was of outstanding importance in the history of the local area, State, or nation. The birthplace or grave of an individual who was one of several people active in some aspect of the history of a community, a state, or the Nation would not be eligible.

LAST SURVIVING PROPERTY ASSOCIATED WITH A PERSON

When an geographical area strongly associated with a person of outstanding importance has lost all other properties directly associated with his or her formative years or productive life, a birthplace or grave may be eligible.

ELIGIBILITY FOR OTHER ASSOCIATIONS

A birthplace or grave can also be eligible if it is significant for reasons other than association with the productive life of the person in question. It can be eligible for significance under Criterion A for association with important events, under Criterion B for association with the productive lives of *other* important persons, or under Criterion C for architectural significance. A birthplace or grave can also be eligible in rare cases if, after the passage of time, it is significant for its commemorative value. (See Criteria Consideration F for a discussion of commemorative properties.) A birthplace or grave can also be eligible under Criterion D if it contains important information on research, e.g., demography, pathology, mortuary practices, socioeconomic status differentiation.



Criteria Consideration C - Birthplaces. A birthplace of a historical figure is eligible if the person is of outstanding importance and there is no other appropriate site or building associated with his or her productive life. The **Walter Reed Birthplace**, Gloucester vicinity, Gloucester County, Virginia is the most appropriate remaining building associated with the life of the man who, in 1900, discovered the cause and mode of transmission of the great scourge of the tropics, yellow fever. (Virginia Historic Landmarks Commission)

CRITERIA CONSIDERATION D: CEMETERIES

A cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

UNDERSTANDING CRITERIA CONSIDERATION D: CEMETERIES

A cemetery is a collection of graves that is marked by stones or other artifacts or that is unmarked but recognizable by features such as fencing or depressions, or through maps, or by means of testing. Cemeteries serve as a primary means of an individual's recognition of family history and as expressions of collective religious and/or ethnic identity. Because cemeteries may embody values beyond personal or family-specific emotions, the National Register criteria allow for listing of cemeteries under certain conditions.

Examples of Properties that MUST Meet Criteria Consideration D: Cemeteries

- A cemetery that is nominated individually for Criterion A, B, or C.

Examples of Properties that DO NOT Need to Meet Criteria Consideration D: Cemeteries

- A cemetery that is nominated along with its associated church, but the church is the main resource nominated.
- A cemetery that is nominated under Criterion D for information potential.
- A cemetery that is nominated as part of a district but is not the focal point of the district.

APPLYING CRITERIA CONSIDERATION D: CEMETERIES

PERSONS OF TRANSCENDENT IMPORTANCE

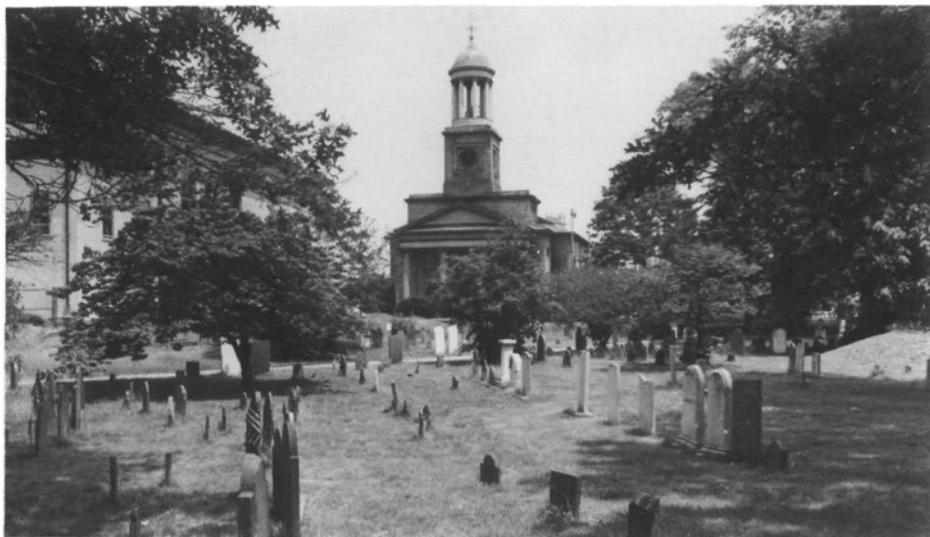
A cemetery containing the graves of persons of transcendent importance may be eligible. To be of transcendent importance the persons must have been of great eminence in their fields of endeavor or had a great impact upon the history of their community, State, or nation. (A single grave that is the burial place of an important person and is located in a larger cemetery that does not qualify under this Criteria Consideration should be treated under Criteria Consideration C: Birthplaces and Graves.)

Eligible

- A historic cemetery containing the graves of a number of persons who were exceptionally significant in determining the course of a State's political or economic history during a particular period is eligible.

Not Eligible

- A cemetery containing graves of State legislators is not eligible if they simply performed the daily business of State government and did not have an outstanding impact upon the nature and direction of the State's history.



Criteria Consideration D - Cemeteries. The Hancock Cemetery, Quincy, Norfolk County, Massachusetts meets the exception to the Criteria because it derives its primary significance from its great age (the earliest burials date from 1640) and from the distinctive design features found in its rich collection of late 17th and early 18th century funerary art. (N. Hobart Holly)

ELIGIBILITY ON THE BASIS OF AGE

Cemeteries can be eligible if they have achieved historic significance for their relative great age in a particular geographic or cultural context.

Eligible

- A cemetery dating from a community's original 1830s settlement can attain significance from its association with that very early period.

ELIGIBILITY FOR DESIGN

Cemeteries can qualify on the basis of distinctive design values. These values refer to the same design values addressed in Criterion C and can include aesthetic or technological achievement in the fields of city planning, architecture, landscape architecture, engineering, mortuary art, and sculpture. As for all other nominated properties, a cemetery must clearly express its design values and be able to convey its historic appearance.

Eligible

- A Victorian cemetery is eligible if it clearly expresses the aesthetic principles related to funerary design for that period, through such features as the overall plan, landscaping, statuary, sculpture, fencing, buildings, and grave markers.

Not Eligible

- A cemetery cannot be eligible for design values if it no longer conveys its historic appearance because of the introduction of new grave markers.

ELIGIBILITY FOR ASSOCIATION WITH EVENTS

Cemeteries may be associated with historic events including specific important events or general events that illustrate broad patterns.

Eligible

- A cemetery associated with an important Civil War battle is eligible.
- A cemetery associated with the settlement of an area by an ethnic or cultural group is eligible if the movement of the group into the area had an important impact, if other properties associated with that group are rare, and if few documentary sources have survived to provide information about the group's history.

Not Eligible

- A cemetery associated with a battle in the Civil War does not qualify if the battle was not important in the history of the war.
- A cemetery associated with an area's settlement by an ethnic or cultural group is not eligible if the impact of the group on the area cannot be established, if other extant historic properties better convey association with the group, or if the information that the cemetery can impart is available in documentary sources.

ELIGIBILITY FOR INFORMATION POTENTIAL

Cemeteries, both historic and prehistoric, can be eligible if they have the potential to yield important information. The information must be important within a specific context and the potential to yield information must be demonstrated.

A cemetery can qualify if it has potential to yield important information provided that the information it contains is not available in extant documentary evidence.

Eligible

- A cemetery associated with the settlement of a particular cultural group will qualify if it has the potential to yield important information about subjects such as demography, variations in mortuary practices, or the study of the cause of death correlated with nutrition or other variables.

INTEGRITY

Assessing the integrity of a historic cemetery entails evaluating principal design features such as plan, grave markers, and any related elements (such as fencing). Only that portion of a historic cemetery that retains its historic integrity can be eligible. If the overall integrity has been lost because of the number and size of recent grave markers, some features such as buildings, structures, or objects that retain integrity may be considered as individual properties if they are of such historic or artistic importance that they individually meet one or more of the requirements listed above.

NATIONAL CEMETERIES

National Cemeteries administered by the Veterans Administration are eligible because they have been designated by Congress as primary memorials to the military history of the United States. Those areas within a designated national cemetery that have been used or prepared for the reception of the remains of veterans and their dependents, as well as any landscaped areas that immediately surround the graves may qualify. Because these cemeteries draw their significance from the presence of the remains of military personnel who have served the country throughout

its history, the age of the cemetery is not a factor in judging eligibility, although integrity must be present.

A national cemetery or a portion of a national cemetery that has only been set aside for use in the future is not eligible.

CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

A reconstructed property is eligible when it is accurately executed in a suitable environment *and* presented in a dignified manner as part of a restoration master plan *and* when no other building or structure with the same associations has survived. All three of these requirements must be met.

UNDERSTANDING CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

“Reconstruction” is defined as the reproduction of the exact form and detail of a vanished building, structure, object, or a part thereof, as it appeared at a specific period of time. Reconstructed buildings fall into two categories: buildings wholly constructed of new materials and buildings reassembled from some historic and some new materials. Both categories of properties present problems in meeting the integrity requirements of the National Register criteria.

Examples of Properties that MUST Meet Criteria Consideration E: Reconstructed Properties

- A property in which most or all of the fabric is not original.
- A district in which an important resource or a significant number of resources are reconstructions.

Examples of Properties that DO NOT Need to Meet Criteria Consideration E: Reconstructed Properties

- A property that is remodeled or renovated and still has the majority of its original fabric.

APPLYING CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

ACCURACY OF THE RECONSTRUCTION

The phrase “accurately executed” means that the reconstruction must be based upon sound archeological, architectural, and historic data concerning the historic construction and appearance of the resource. That documentation should include both analysis of any above or below ground material and research in written and other records.

SUITABLE ENVIRONMENT

The phrase “suitable environment” refers to: 1) the physical context provided by the historic district and 2) any interpretive scheme, if the historic district is used for interpretive purposes. This means that the reconstructed property must be located at the same site as the original. It must also be situated in its original grouping of buildings, structures, and objects (as many as are extant), and that grouping must retain integrity. In addition, the reconstruction must not be misrepresented as an authentic historic property.

Eligible

- A reconstructed plantation manager’s office building is considered eligible because it is located at its historic site, grouped with the remaining historic plantation buildings and structures, and the plantation as a whole retains integrity. Interpretation of the plantation district includes an explanation that the manager’s office is not the original building, but a reconstruction.

Not Eligible

- The same reconstructed plantation manager’s office building would not qualify if it were rebuilt at a location different from that of the original building, or if the district as a whole no longer reflected the period for which it is significant, or if a misleading interpretive scheme were used for the district or for the reconstruction itself.

RESTORATION MASTER PLANS

Being presented "as part of a restoration master plan" means that: 1) a reconstructed property is an essential component in a historic district and 2) the reconstruction is part of an overall restoration plan for an entire district. "Restoration" is defined as accurately recovering the form and details of a property and its setting as it appeared at a particular period by removing later work or by replacing missing earlier work (as opposed to completely rebuilding the property). The master plan for the entire property must emphasize restoration, not reconstruction. In other words, the master plan for the entire resource would not be acceptable under this consideration if it called for reconstruction of a majority of the resource.

LAST SURVIVING PROPERTY OF A TYPE

This consideration also stipulates that a reconstruction can qualify if, in addition to the other requirements, no other building, object, or structure with the same association has survived. A reconstruction that is part of a restoration master plan is appropriate only if: 1) the property is the only one in the district with which a particular important activity or event has been historically associated or 2) no other property with the same associative values has survived.

RECONSTRUCTIONS OLDER THAN FIFTY YEARS

After the passage of fifty years, a reconstruction may attain its own significance for what it reveals about the period in which it was built, rather than the historic period it was intended to depict. On that basis, a reconstruction can possibly qualify under any of the Criteria.

Eligible

- A reconstructed plantation manager's office is eligible if the office were an important component of the plantation *and* if the reconstruction is one element in an overall plan for restoring the plantation *and* if no other building or structure with the same associations has survived.
- The reconstruction of the plantation manager's office building can be eligible only if the majority of buildings, structures, and objects that comprised the plantation are extant and are being restored. For guidance regarding restoration see the *Secretary of the Interior's Standards for Historic Preservation Projects*.

CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

A property primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historical significance.

UNDERSTANDING CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

Commemorative properties are designed or constructed after the occurrence of an important historic event or after the life of an important person. They are not directly associated with the event or with the person's productive life, but serve as evidence of a later generation's assessment of the past. Their significance comes from their value as cultural expressions at the date of their creation. Therefore, a commemorative property generally must be over fifty years old and must possess significance based on its own value, not on the value of the event or person being memorialized.

Examples of Properties that MUST Meet Criteria Consideration F: Commemorative Properties

- *A property whose sole or primary function is commemorative or in which the commemorative function is of primary significance.*

Examples of Properties that DO NOT Need to Meet Criteria Consideration F: Commemorative Properties

- *A resource that has a non-commemorative primary function or significance.*
- *A single marker that is a component of a district (whether contributing or non-contributing).*

APPLYING CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

ELIGIBILITY FOR DESIGN

A commemorative property derives its design from the aesthetic values of the period of its creation. A commemorative property, therefore, may be significant for the architectural, artistic, or other design qualities of its own period in prehistory or history.

Eligible

- A commemorative statue situated in a park or square is eligible if it expresses the aesthetics or craftsmanship of the period when it was made, meeting Criterion C.
- A late 19th century statue erected on a courthouse square to commemorate Civil War veterans would qualify if it reflects that era's shared perception of the noble character and valor of the veterans and their cause. This was commonly conveyed by portraying idealized soldiers or allegorical figures of battle, victory, or sacrifice.

ELIGIBILITY FOR AGE, TRADITION, OR SYMBOLIC VALUE

A commemorative property cannot qualify for association with the event or person it memorializes. A commemorative property may, however, acquire significance after the time of its creation through *age*, *tradition*, or *symbolic* value. This significance must be documented by accepted methods of historical research, including written or oral history, and must meet one or more of the Criteria.

Eligible

- A commemorative marker erected by a cultural group that believed the place was the site of its origins is eligible if, for subsequent generations of the group, the marker itself became the focus of traditional association with the group's historic identity.
- A building erected as a monument to an important historical figure will qualify if through the passage of time the property itself has come to symbolize the value placed upon the individual and is widely recognized as a reminder of enduring principles or contributions valued by the generation that erected the monument.
- A commemorative marker erected early in the settlement or development of an area will qualify if it is demonstrated that, because of its relative great age, the property has long been a part of the historic identity of the area.

Not Eligible

- A commemorative marker erected in the past by a cultural group at the site of an event in its history would not be eligible if the marker were significant only for association with the event, and it had not become significant itself through tradition.
- A building erected as a monument to an important historical figure would not be eligible if its only value lay in its association with the individual, and it has not come to symbolize values, ideas, or contributions valued by the generation that erected the monument.
- A commemorative marker erected to memorialize an event in the community's history would not qualify simply for its association with the event it memorialized.

INELIGIBILITY AS THE LAST REPRESENTATIVE OF AN EVENT OR PERSON

The loss of properties directly associated with a significant event or person does not strengthen the case for consideration of a commemorative property. Unlike birthplaces and graves, a commemorative property usually has no direct historic association. The commemorative property can qualify for historic association only if it is clearly significant in its own right, as stipulated above.

CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE LAST FIFTY YEARS⁹

A property achieving significance within the last fifty years is eligible if it is of exceptional importance.

UNDERSTANDING CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE LAST FIFTY YEARS

The National Register Criteria for Evaluation exclude properties that achieved significance within the last fifty years unless they are of exceptional importance. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places.

Examples of Properties that MUST Meet Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years

- A property that is less than fifty years old.
- A property that continues to achieve significance into a period less than fifty years before the nomination.
- A property that has non-contiguous Periods of Significance, one of which is less than fifty years before the nomination.
- A property that is more than fifty years old and had no significance until a period less than fifty years before the nomination.

Examples of Properties that DO NOT Need to Meet Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years

- A resource whose construction began over fifty years ago, but the completion overlaps the fifty year period by a few years or less.
- A resource that is significant for its plan or design, which is over fifty years old, but the actual completion of the project overlaps the fifty year period by a few years.
- A historic district in which a few properties are newer than fifty years old, but the majority of properties and the most important Period of Significance are greater than fifty years old.

⁹ For more information on Criteria Consideration G, refer to *National Register Bulletin: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Last Fifty Years*.

APPLYING CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE PAST FIFTY YEARS

ELIGIBILITY FOR EXCEPTIONAL IMPORTANCE

The phrase "exceptional importance" may be applied to the extraordinary importance of an event or to an entire category of resources so fragile that survivors of any age are unusual. Properties listed that had attained significance in less than fifty years include: the launch pad at Cape Canaveral from which men first traveled to the moon, the home of nationally prominent playwright Eugene O'Neill, and the Chrysler Building (New York) significant as the epitome of the "Style Moderne" architecture.

Properties less than fifty years old that qualify as exceptional because the entire category of resources is fragile include a recent example of a traditional sailing canoe in the Trust Territory of the Pacific Islands, where because of rapid deterioration of materials, no working Micronesian canoes exist that are more than twenty years old. Properties that by their nature can last more than fifty years cannot be considered exceptionally important because of the fragility of the class of resources.

The phrase "exceptional importance" does not require that the property be of national significance. It is a measure of a property's importance within the appropriate historic context, whether the scale of that context is local, State, or national.

Eligible

- The General Laundry Building in New Orleans, one of the few remaining Art Deco Style buildings in that city, was listed in the National Register when it was forty years old because of its exceptional importance as an example of that architectural style.

HISTORICAL PERSPECTIVE

A property that has achieved significance within the past fifty years can be evaluated only when sufficient historical perspective exists to determine that the property is exceptionally important. The necessary perspective can be provided by scholarly research and evaluation, and must consider both the historic context and the specific property's role in that context.

In many communities, properties such as apartment buildings built in the 1950s cannot be evaluated because there is no scholarly research available to provide an overview of the nature, role, and impact of that building type within the context of historical and architectural developments of the 1950s.

NATIONAL PARK SERVICE RUSTIC ARCHITECTURE

Properties such as structures built in a rustic style by the National Park Service during the 1930s and 1940s can be evaluated because a broad study, *National Park Service Rustic Architecture* (1977), provides the context for evaluating properties of this type and style. Specific examples were listed in the National Register prior to reaching fifty years of age when documentation concerning the individual properties established their significance within the historical and architectural context of the type and style.

VETERANS ADMINISTRATION HOSPITALS

Hospitals less than fifty years old that were constructed by the Veterans Bureau and Veterans Administration can be evaluated because the collection of forty-eight facilities built between 1920 and 1946 has been analyzed in a study prepared by the agency. The study provided a historic and architectural context for development of veteran's care within which hospitals could be evaluated. The exceptional importance of specific individual facilities constructed within the past fifty years could therefore be determined based on their role and their present integrity.

COMPARISON WITH RELATED PROPERTIES

In justifying exceptional importance, it is necessary to identify other properties within the geographical area that reflect the same significance or historic associations and to determine which properties *best* represent the historic context in question. Several properties in the area could become eligible with the passage of time, but few will qualify now as exceptionally important.

POST-WORLD WAR II PROPERTIES

Properties associated with the post-World War II era must be identified and evaluated to determine which ones in an area could be judged exceptionally important. For example, a public housing complex may be eligible as an outstanding expression of the nation's post-war urban policy. A military installation could be judged exceptionally important because of its contribution to the Cold War arms race. A church building in a Southern city may have served as the pivotal rallying point for the city's most famous civil rights protest. A post-war suburban subdivision may be the best reflection of contemporary siting and design tenets in a metropolitan area. In each case, the nomination preparer must justify the *exceptional* importance of the property relative to similar properties in the community, State, or nation.

ELIGIBILITY FOR INFORMATION POTENTIAL

A property that has achieved significance within the past fifty years can qualify under Criterion D only if it can be demonstrated that the information is of exceptional importance within the appropriate context and that the property contains data superior to or different from those obtainable from other sources, including other culturally related sites. An archeological site less than fifty years old may be eligible if the former inhabitants are so poorly documented that information about their lifeways is best obtained from examination of the material remains.

Eligible

- Data such as the rate of adoption of modern technological innovations by rural tenant farmers in the 1950s may not be obtainable through interviews with living persons but could be gained by examination of homesites.

Not Eligible

- A recent archeological site such as the remains of a Navajo sheep corral used in the 1950s would not be considered exceptionally significant for its information potential on animal husbandry if better information on the same topic is available through ethnographic studies or living informants.

HISTORIC DISTRICTS

Properties which have achieved significance within the past fifty years can be eligible for the National Register if they are an integral part of a district which qualifies for National Register listing. This is demonstrated by documenting that the property dates from within the district's defined Period of Significance and that it is associated with one or more of the district's defined Areas of Significance.

Properties less than fifty years old may be an integral part of a district when there is sufficient perspective to consider the properties as historic. This is accomplished by demonstrating that: 1) the district's Period of Significance is justified as a discrete period with a defined beginning and end, 2) the character of the district's historic resources is clearly defined and assessed, 3) specific resources in the district are demonstrated to date from that discrete era, and 4) the majority of district properties are over fifty years old. In these instances, it is not necessary to prove exceptional importance of either the district itself or the less-than-fifty-year-old properties. Exceptional importance still must be demonstrated for district where the majority of properties or the major Period of Significance is less than fifty years old, and for less-than-fifty-year-old properties which are nominated individually.

PROPERTIES MORE THAN FIFTY YEARS IN AGE, LESS THAN FIFTY YEARS IN SIGNIFICANCE

Properties that are more than fifty years old, but whose significant associations or qualities are less than fifty years old, must be treated under the fifty year consideration.

Eligible

- A building constructed early in the twentieth century (and having no architectural importance), but that was associated with an important person during the 1950s, must be evaluated under Criteria Consideration G because the Period of Significance is within the past fifty years. Such a property would qualify if the person was of exceptional importance.

REQUIREMENT TO MEET THE CRITERIA, REGARDLESS OF AGE

Properties that are less than fifty years old and are not exceptionally important will *not* automatically qualify for the National Register once they are fifty years old. In order to be listed in the National Register, all properties, regardless of age, must be demonstrated to meet the Criteria for Evaluation.

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

INTRODUCTION

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

UNDERSTANDING THE ASPECTS OF INTEGRITY

LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in *Part VII: How to Apply the Criteria Considerations*, for the conditions under which a moved property can be eligible.)

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a

recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in *Part VII: How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties**. And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.

DEFINING THE ESSENTIAL PHYSICAL FEATURES

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance). They are the features without which a property can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial district.

CRITERIA A AND B

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact.

Archeological sites eligible under Criteria A and B must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events or persons.

CRITERION C

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Archeological sites eligible under Criterion C must be in overall good condition with excellent preservation

of features, artifacts, and spatial relationships to the extent that these remains are able to illustrate a site type, time period, method of construction, or work of a master.

CRITERION D

For properties eligible under Criterion D, including archeological sites and standing structures studied for their information potential, less attention is given to their overall condition, than it they were being considered under Criteria A, B, or C. Archeological sites, in particular, do not exist today exactly as they were formed. There are always cultural and natural processes that alter the deposited materials and their spatial relationships.

For properties eligible under Criterion D, integrity is based upon the property's potential to yield specific data that addresses important research questions, such as those identified in the historic context documentation in the Statewide Comprehensive Preservation Plan or in the research design for projects meeting the *Secretary of the Interior's Standards for Archeological Documentation*.

INTERIORS

Some historic buildings are virtually defined by their exteriors, and their contribution to the built environment can be appreciated even if their interiors are not accessible. Examples of this would include early examples of steel-framed skyscraper construction. The great advance in American technology and engineering made by these buildings can be read from the outside. The change in American popular taste during the 19th century, from the symmetry and simplicity of architectural styles based on classical precedents, to the expressions of High Victorian styles, with their combination of textures, colors, and asymmetrical forms, is readily apparent from the exteriors of these buildings.

Other buildings "are" interiors. The Cleveland Arcade, that soaring 19th century glass-covered shopping area, can only be appreciated from the inside. Other buildings in this category would be the great covered train sheds of the 19th century.

In some cases the loss of an interior will disqualify properties from listing

in the National Register—a historic concert hall noted for the beauty of its auditorium and its fine acoustic qualities would be the type of property that if it were to lose its interior, it would lose its value as a historic resource. In other cases, the overarching significance of a property's exterior can overcome the adverse effect of the loss of an interior.

In borderline cases particular attention is paid to the significance of the property and the remaining historic features.

HISTORIC DISTRICTS

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.

A component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance *or*
- it does not share the historic associations of the district.

VISIBILITY OF PHYSICAL FEATURES

Properties eligible under Criteria A, B, and C must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction. Archeological properties are often the exception to this; by nature they usually do not require visible features to convey their significance.

NON-HISTORIC EXTERIORS

If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible *if* the significant form, features, and detailing are not obscured. If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place. If the false front, curtain wall, or non-historic siding is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

PROPERTY CONTAINED WITHIN ANOTHER PROPERTY

Some properties contain an earlier structure that formed the nucleus for later construction. The exterior property, if not eligible in its own right, can qualify on the basis of the interior property *only if* the interior property can yield significant information about a specific construction technique or material, such as rammed earth or tabby. The interior property *cannot* be used as the basis for eligibility if it has been so altered that it no longer contains the features that could provide important information, or if the presence of important information cannot be demonstrated.

SUNKEN VESSELS

A sunken vessel can be eligible under Criterion C as embodying the distinctive characteristics of a method of construction if it is structurally intact. A *deteriorated* sunken vessel, no longer structurally intact, can be eligible under Criterion D if the remains of either the vessel or its contents is capable of yielding significant information. For further information, refer to *National Register Bulletin: Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places*.

Natural Features

A natural feature that is associated with a historic event or trend, such as a rock formation that served as a trail marker during westward expansion, must retain its historic appearance, unobscured by modern construction or landfill. Otherwise it is not eligible, even though it remains intact.

COMPARING SIMILAR PROPERTIES

For some properties, comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type. In instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken during the evaluation of integrity. This situation arises when scholarly work has not been done on a particular property type or when surviving examples of a property type are extremely rare. (See **Comparing Related Properties** in *Part V: How to Evaluate a Property within its Historic Context*.)

RARE EXAMPLES OF A PROPERTY TYPE

Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource.

Eligible

- A one-room schoolhouse that has had all original exterior siding replaced and a replacement roof that does not exactly replicate the original roof profile can be eligible if the other extant rare examples have received an even greater degree of alteration, such as the subdivision of the original one-room plan.

Not Eligible

- A mill site contains information on how site patterning reflects historic functional requirements, but parts of the site have been destroyed. The site is not eligible for its information potential if a comparison of other mill sites reveals more intact properties with complete information.

DETERMINING THE RELEVANT ASPECTS OF INTEGRITY

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features.

CRITERIA A AND B

A property important for association with an event, historical pattern, or person(s) ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were a site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today.

For archeological sites that are eligible under Criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the potential to yield information is required.

Eligible

A mid-19th century waterpowered mill important for its association with an area's industrial development is eligible if:

- it is still on its original site (**Location**), and
- the important features of its setting are intact (**Setting**), and
- it retains most of its historic materials (**Materials**), and
- it has the basic features expressive of its design and function, such as configuration, proportions, and window pattern (**Design**).

Not Eligible

A mid-19th century water-powered mill important for its association with an area's industrial development is not eligible if:

- it has been moved (**Location, Setting, Feeling, and Association**), or
- substantial amounts of new materials have been incorporated (**Materials, Workmanship, and Feeling**), or
- it no longer retains basic design features that convey its historic appearance or function (**Design, Workmanship, and Feeling**).

CRITERION C

A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important, however, for those properties whose design is a reflection of their immediate environment (such as designed landscapes and bridges).

For archeological sites that are eligible under Criterion C, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the *potential* to yield information is required.

Eligible

A 19th century wooden covered bridge, important for illustrating a construction type, is eligible if:

- the essential features of its design are intact, such as abutments, piers, roof configuration, and trusses (**Design, Workmanship, and Feeling**), and
- most of the historic materials are present (**Materials, Workmanship, and Feeling**), and
- evidence of the craft of wooden bridge technology remains, such as the form and assembly technique of the trusses (**Workmanship**).
- Since the design of a bridge relates directly to its function as a transportation crossing, it is also important that the bridge still be situated over a waterway (**Setting, Location, Feeling, and Association**).

Not Eligible

For a 19th century wooden covered bridge, important for its construction type, replacement of some materials of the flooring, siding, and roofing would not necessarily damage its integrity. Integrity would be lost, however, if:

- the abutments, piers, or trusses were substantially altered (**Design, Workmanship, and Feeling**) or
- considerable amounts of new materials were incorporated (**Materials, Workmanship, and Feeling**).
- Because environment is a strong factor in the design of this property type, the bridge would also be ineligible if it no longer stood in a place that conveyed its function as a crossing (**Setting, Location, Feeling, and Association**).

CRITERION D

For properties eligible under Criterion D, setting and feeling may not have direct bearing on the property's ability to yield important information. Evaluation of integrity probably will focus primarily on the location, design, materials, and perhaps workmanship.

Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns can be eligible if:

- floral or faunal remains are found in clear association with cultural material (**Materials** and **Association**) and
- the site exhibits stratigraphic separation of cultural components (**Location**).

Not Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns would not be eligible if:

- floral or faunal remains were so badly decomposed as to make identification impossible (**Materials**), or
- floral or faunal remains were disturbed in such a manner as to make their association with cultural remains ambiguous (**Association**), or
- the site has lost its stratigraphic context due to subsequent land alterations (**Location**).

Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period can be eligible if:

- the site contains lithic debitage, finished stone tools, hammerstones, or antler flakers (**Material** and **Design**), and
- the site contains datable material (**Association**).

Not Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period would not be eligible if:

- the site contains natural deposits of lithic materials that are impossible to distinguish from culturally modified lithic material (**Design**) or
- the site does not contain any temporal diagnostic evidence that could link the site to the Late Archaic period (**Association**).

IX. SUMMARY OF THE NATIONAL HISTORIC LANDMARKS CRITERIA FOR EVALUATION

A property being nominated to the National Register may also merit consideration for potential designation as a National Historic Landmark. Such consideration is dependent upon the stringent application of the following distinct set of criteria (found in the *Code of Federal Regulations, Title 36, Part 65*).

NATIONAL HISTORIC LANDMARKS CRITERIA

The quality of national significance is ascribed to districts, sites, buildings, structures, and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
2. That are associated importantly with the lives of persons nationally significant in the history of the United States; or
3. That represent some great idea or ideal of the American people; or
4. That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; or
5. That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or
6. That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.

NATIONAL HISTORIC LANDMARK EXCLUSIONS

Ordinarily, cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings and properties that have achieved significance within the past fifty years are not eligible for designation. If such properties fall within the following categories they may, nevertheless, be found to qualify:

1. A religious property deriving its primary national significance from architectural or artistic distinction or historical importance; or
2. A building or structure removed from its original location but which is nationally significant primarily for its architectural merit, or for association with persons or events of transcendent importance in the nation's history and the association consequential; or
3. A site of a building or structure no longer standing but the person or event associated with it is of transcendent importance in the nation's history and the association consequential; or

4. A birthplace, grave or burial if it is of a historical figure of transcendent national significance and no other appropriate site, building, or structure directly associated with the productive life of that person exists; or
5. A cemetery that derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or an exceptionally significant event; or
6. A reconstructed building or ensemble of buildings of extraordinary national significance when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other buildings or structures with the same association have survived; or
7. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own national historical significance; or
8. A property achieving national significance within the past 50 years if it is of extraordinary national importance.

COMPARING THE NATIONAL HISTORIC LANDMARKS CRITERIA AND THE NATIONAL REGISTER CRITERIA

In general, the instructions for preparing a National Register nomination and the guidelines stated in this bulletin for applying the National Register Criteria also apply to Landmark nominations and the use of the Landmark criteria. While there are specific distinctions discussed below, *Parts IV and V* of this bulletin apply equally to National Register listings and Landmark nominations. That is, the categories of historic properties are defined the same way; historic con-

texts are identified similarly; and comparative evaluation is carried out on the same principles enumerated in *Part V*.

There are some differences between National Register and National Historic Landmarks Criteria. The following is an explanation of how each Landmark Criterion compares with its National Register Criteria counterpart:

CRITERION 1

This Criterion relates to National Register Criterion A. Both cover properties associated with events. The Landmark Criterion, however, requires that the events associated with the property be *outstandingly* represented by that property and that the property be related to the broad national patterns of U.S. history. Thus, the quality of the property to convey and interpret its meaning must be of a higher order and must relate to national themes rather than the narrower context of State or local themes.

CRITERION 2

This Criterion relates to National Register Criterion B. Both cover properties associated with significant people. The Landmark Criterion differs in that it specifies that the association of a person to the property in question be an important one and that the person associated with the property be of *national* significance.

CRITERION 3

This Criterion has no counterpart among the National Register Criteria. It is rarely, if ever, used alone. While not a landmark at present, the Liberty Bell is an object that might be considered under this Criterion. The application of this Criterion obviously requires the most careful scrutiny and would apply only in rare instances involving ideas and ideals of the highest order.

CRITERION 4

This Criterion relates to National Register Criterion C. Its intent is to qualify exceptionally important works of architecture or collective elements of architecture extraordinarily significant as an ensemble, such as a historic

district. Note that the language is more restrictive than that of the National Register Criterion in requiring that a candidate in architecture be "a specimen exceptionally valuable for the study of a period, style, or method of construction" rather than simply embodying distinctive characteristics of a type, period, or method of construction. With regard to historic districts, the Landmarks Criterion requires an entity that is distinctive and exceptional. Unlike National Register Criterion C, this Criterion will not qualify the works of a master, *per se*, but only such works which are exceptional or extraordinary. Artistic value is considered only in the context of history's judgement in order to avoid current conflicts of taste.

CRITERION 5

This Criterion does not have a strict counterpart among the National Register Criteria. It may seem redundant of the latter part of Landmark Criterion 4. It is meant to cover collective entities such as Greenfield Village and historic districts like New Bedford, Massachusetts, which qualify for their collective association with a nationally significant event, movement, or broad pattern of national development.

CRITERION 6

The National Register counterpart of this is Criterion D. Criterion 6 was developed specifically to recognize archeological sites. All such sites must address this Criterion. The following are the qualifications that distinguish this Criterion from its National Register counterpart: the information yielded or likely to be yielded must be of *major* scientific importance by revealing new cultures, or by shedding light upon periods of occupation *over large areas* of the United States. Such sites should be expected to yield data affecting *theories, concepts, and ideas* to a *major degree*.

The data recovered or expected to be recovered must make a major contribution to the existing corpus of information. Potentially recoverable data must be likely to revolutionize or substantially modify a major theme in history or prehistory, resolve a substantial historical or anthropological debate, or close a serious gap in a major theme of U. S. history or prehistory.

EXCLUSIONS AND EXCEPTIONS TO THE EXCLUSIONS

This section of the National Historic Landmarks Criteria has its counterpart in the National Register's "Criteria Considerations." The most abundant difference between them is the addition of the qualifiers "national," "exceptional," or "extraordinary" before the word significance. Other than this, the following are the most notable distinctions:

EXCLUSION 2

Buildings moved from their original location, qualify only if one of two conditions are met: 1) the building is nationally significant for

architecture, or 2) the persons or events with which they are associated are of *transcendent* national significance and the association is consequential.

Transcendent significance means an order of importance higher than that which would ordinarily qualify a person or event to be nationally significant. A consequential association is a relationship to a building that had an evident impact on events, rather than a connection that was incidental and passing.

EXCLUSION 3

This pertains to the site of a structure no longer standing. There is no counterpart to this exclusion in the National Register Criteria. In order for such a property to qualify for Landmark designation it must meet the second condition cited for Exclusion 2.

EXCLUSION 4

This exclusion relates to Criteria Consideration C of the National Register Criteria. The only difference is that a burial place qualifies for Landmark designation only if, in addition to other factors, the person buried is of *transcendent* national importance.

When evaluating properties at the national level for designation as a National Historic Landmark, please refer to the National Historic Landmarks outline, *History and Prehistory in the National Park System and the National Historic Landmarks Program, 1987*. (For more information about the National Historic Landmarks program, please write to Department of the Interior, National Park Service, National Historic Landmarks, 1849 C Street, NW, NC400, Washington, DC 20240.)

X. GLOSSARY

Associative Qualities - An aspect of a property's history that links it with historic events, activities, or persons.

Code of Federal Regulations - Commonly referred to as "CFR." The part containing the National Register Criteria is usually referred to as 36 CFR 60, and is available from the National Park Service.

CLG - Certified Local Government.

Culture - A group of people linked together by shared values, beliefs, and historical associations, together with the group's social institutions and physical objects necessary to the operation of the institution.

Cultural Resource - See Historic Resource.

Evaluation - Process by which the significance and integrity of a historic property are judged and eligibility for National Register listing is determined.

Historic Context - An organizing structure for interpreting history that groups information about historic properties that share a common theme, common geographical area, and a common time period. The development of historic contexts is a foundation for decisions about the planning, identification, evaluation, registration, and treatment of historic properties, based upon comparative historic significance.

Historic Integrity - The unimpaired ability of a property to convey its historical significance.

Historic Property - See Historic Resource.

Historic Resource - Building, site, district, object, or structure evaluated as historically significant.

Identification - Process through which information is gathered about historic properties.

Listing - The formal entry of a property in the National Register of Historic Places. See also, Registration.

Nomination - Official recommendation for listing a property in the National Register of Historic Places.

Property Type - A grouping of properties defined by common physical and associative attributes.

Registration - Process by which a historic property is documented and nominated or determined eligible for listing in the National Register.

Research Design - A statement of proposed identification, documentation, investigation, or other treatment of a historic property that identifies the project's goals, methods and techniques, expected results, and the relationship of the expected results to other proposed activities or treatments.

XI. LIST OF NATIONAL REGISTER BULLETINS

The Basics

How to Apply National Register Criteria for Evaluation *

Guidelines for Completing National Register of Historic Places Form

Part A: How to Complete the National Register Form *

Part B: How to Complete the National Register Multiple Property Documentation Form *

Researching a Historic Property *

Property Types

Guidelines for Evaluating and Documenting Historic **Aids to Navigation** *

Guidelines for Identifying, Evaluating and Registering **America's Historic Battlefields**

Guidelines for Evaluating and Registering Historical **Archeological Sites**

Guidelines for Evaluating and Documenting Historic **Aviation Properties**

Guidelines for Evaluating and Registering **Cemeteries and Burial Places**

How to Evaluate and Nominate **Designed Historic Landscapes** *

Guidelines for Identifying, Evaluating and Registering Historic **Mining Sites**

How to Apply National Register Criteria to **Post Offices** *

Guidelines for Evaluating and Documenting **Properties Associated with Significant Persons**

Guidelines for Evaluating and Documenting **Properties That Have Achieved Significance Within the Last Fifty Years** *

Guidelines for Evaluating and Documenting **Rural Historic Landscapes** *

Guidelines for Evaluating and Documenting **Traditional Cultural Properties** *

Nominating Historic **Vessels and Shipwrecks** to the National Register of Historic Places

Technical Assistance

Defining Boundaries for National Register Properties*

Guidelines for Local Surveys: A Basis for Preservation Planning *

How to Improve the Quality of Photographs for National Register Nominations

National Register Casebook: Examples of Documentation *

Using the UTM Grid System to Record Historic Sites

To order these publications, write to: National Register of Historic Places, National Park Service, 1849 C St., NC 400, NW, Washington, D.C. 20240, or e-mail at: nr_reference@nps.gov. Publications marked with an asterisk (*) are also available in electronic form at www.cr.nps.gov/nr.