

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

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 15 *Resource Name or #: (Assigned by recorder) Tveitnes Family Residence

P1. Other Identifier: _____

*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 Location: Not for Publication Unrestricted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 _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 970 Poplar St City Santa Clara Zip 95050

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 593872 mE/ 4133310 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 269-48-005; south side of Poplar Street 137.60 feet from the intersection of Washington and Poplar streets

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

The subject property is a 6,600-square-foot lot zoned R-1-6L (Single Family). It is on the south side of Poplar Street, a residential street that runs two blocks between Park Avenue to the northeast and Washington Street to the southwest. Similar single-family residences dating from the early post-war period line this side of Poplar Street. Commercial buildings occupy the two lots between Washington Street and the western property line. The adjacent commercial property at 976/980 Poplar Street was built very close to the property line, leaving a concrete driveway just shy of ten feet wide. The two properties share a driveway apron. An additional vehicle can be parked on a concrete pad at the front entry. Rose bushes under the front picture window are the only plants in the landscaping. The rest of the landscaping is artificial turf and concrete hardscaping. A wooden perimeter fence encloses the backyard, which contains a one-car garage and a prefabricated metal shed. (Continued on page 3, DPR523L)

*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 elevation, 11/20/2024, no accession #

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

1946 / 78 years (notice of completion)

*P7. Owner and Address:

Antonio F. and Aimee C. Bunting

740 Leghorn Lane

Petaluma, CA 94952

*P8. Recorded by:

(Name, affiliation, and address)

Bonnie Montgomery, 421 N 5th St, San Jose, CA 95112

*P9. Date Recorded: 12/9/2024

*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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Tveitnes Family Residence *NRHP Status Code 6Z

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B1. Historic Name: Tveitnes Family Residence

B2. Common Name: none

B3. Original Use: single-family residence B4. Present Use: single-family residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)

June 3, 1946, contract completed on construction (Notice of Completion, SCC OR Book 1363, Page 266, June 7, 1946). Permit history: 1989, City of Santa Clara BLD1989-083401, "Enclose Entry Porch." January 13, 2005, BLD2005-05093, reroof. June 1, 2015, BLD2015-38730, CRN2015-01128, "Interior & exterior remodeling: kitchen- new plumbing and electrical drywall. Bathroom- the shower and bathtub surrounds replaced; A new tankless water heater at exterior wall-left side of house; new gas line and water line; New exterior light; stucco (approx. 12") replacement along the bottom of the right and back walls; Relocate furnace to attic, Upgrade electrical panel // ADD re-pipe sewer line (add on 7/22/15)."

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

*B8. Related Features: prefabricated metal shed and garage

B9a. Architect: unknown or none b. Builder: Pasetta Construction Company

*B10. Significance: Theme Industrialization and Suburbanization Area City of Santa Clara

Period of Significance 1945-1975 Property Type residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Ohlone people have lived on the land now known as the Santa Clara Valley for thousands of years. The Spanish colonization of Alta California began in 1769 with the Portolá expedition of 1769 and continued with the expedition of Juan Bautista de Anza. On January 12, 1777, the Franciscan order founded Mission Santa Clara. The Franciscans brought the native Ohlone people into the Mission to Christianize them and use their labor to operate the Mission. In 1821, Mexico gained its independence from Spain. In 1836, civil commissioners took control of Mission Santa Clara from the Franciscan order. Mexican governors granted large portions of the mission lands to private individuals until Mexico ceded California to the United States with the Treaty of Guadalupe Hidalgo on February 2, 1848. California was admitted to the Union as a state in 1850. In 1851, the Jesuits established Santa Clara College on the old mission site.

(Continued on page 4)

B11. Additional Resource Attributes: (List attributes and codes) none

*B12. References:

(See page 9, DPR523L)

B13. Remarks: historic evaluation for PLN24-00600

*B14. Evaluator: Bonnie Montgomery

*Date of Evaluation: December 9, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Tveitnes Family Residence

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(Continued from page 1, DPR523a, P3a)

The house is a one-story rectangular wood-frame structure built in the Minimal Traditional style and clad in stucco. The house appears to be on a concrete foundation with vents on three sides, but no external access to the crawl space is visible. A side-gable roof of composition shingles covers the structure. Metal gutters attached to shallow eaves on the front and rear elevations drain rainwater through metal downspouts. A brick chimney pierces the roof near its peak on the front elevation. All windows are replacement white vinyl sliders.

The visitor enters the property from a concrete driveway that extends onto a concrete pad the width of the front entry steps. Two wide concrete steps lead to a landing in front of a double-door entry (Figure 1). A pair of metal security screen doors open to reveal a pair of wooden doors painted blue (Figure 2). Black metal porch lights flank the front entry. A water table runs the length of the front elevation underneath a tri-partite picture window. Decorative metal shutters flank the window. Concrete curbing defines a small area under the picture window planted in rose bushes. A concrete sidewalk runs along this curbing and connects to another sidewalk along the eastern property line. A low wooden fence painted white divides the front yard from the neighboring house at 950 Poplar Street.

The east elevation (Figure 3) shows the gas meter under a sliding vinyl window. A wooden fence attached on one side to the perimeter fence and to the house on the other side prevents access to the backyard.

The west elevation (Figure 4) has one sliding vinyl window. An attic vent at the peak of the gable is matched by an identical vent on the east elevation.

At the end of the narrow driveway is a wooden gate on wheels that swings into the backyard. The gate is attached to the adjacent commercial building on one end and to a metal door frame at the other end. A locking metal security screen door is set into the door frame, which is attached to the southwest corner of the rear elevation (Figure 5).

The rear elevation (Figure 6) features three sliding vinyl windows, the electric meter, and a heat pump condenser. The metal gutter along the roofline drains into a central metal downspout that appears to be connected to a French drain. An exterior door in one of the bedrooms provides access to the backyard. Concrete curbing defines an planting area next to the house. A large concrete pad extends the length of the rear elevation and functions as a patio.

The east elevation (Figure 7), as viewed from the backyard, shows a piece of the original concrete walkway that leads to two concrete steps to the kitchen door. A tankless water heater and two vinyl sliding kitchen windows complete the east elevation.

The backyard (Figure 8) is landscaped in artificial turf that appears to be inadequately secured to the ground. A badly deteriorated concrete driveway leads to the garage, a wood-frame, front-facing gable, stucco-clad structure. A metal panel garage door is set asymmetrically to one side of the front elevation. The east side elevation (Figure 9) shows a wooden entry door and a single window. The rear elevation (Figure 10) is simply clad in stucco. The west side elevation is not visible, as it sits on the property line and is hidden by the perimeter fence. A prefabricated metal shed sits behind the garage on a brown tarp (Figure 11).

The house displays many character-defining features of the Minimal Traditional style as defined by McAlester (2015). It is an example of McAlester's side-gabled roof (or Cape Cod) subtype: it is a small, one-story structure; its roof eaves have little or no overhang; it has minimal architectural detail. Typical windows are double-hung multi-pane windows, but this house has replacement vinyl slider windows.

(End of DPR523b, P3a)

(Continued on next page)

CONTINUATION SHEET

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(Continued from page 2, DPR523b, B12)

The Town of Santa Clara was incorporated on July 5, 1852. It received its charter from the State in 1862. In July 1866, J. J. Bowen made the first official survey of Santa Clara, establishing the municipal limits as well as base and range lines for legally recording property transfers. The Town of Santa Clara recorded the map in August 1866 and began the long task of officially granting property to owners who had purchased town lots under a previous numbering scheme established in the 1850s.

J. J. Bowen surveyed 52 sub-lots on the outskirts of Santa Clara that did not conform to the uniform base and range numbering systems of blocks in what is now called the Old Quad. The Plat of Santa Clara, compiled with names of property owners, dates from the first half of the 1870s (Garcia, 1997). On that map, the subject property is within the boundaries of Sub-Lot 50, 134.87 acres that belonged to the estate of John Grandin Bray, who died in Santa Clara on February 3, 1871. Born in Otsego, New York, in 1812, John G. Bray arrived in California in 1850 and settled soon afterwards in Santa Clara. Bray's heirs subdivided Sub-Lot 50 in 1886 (SCC Recorded Maps Book B, Page 34; Figure 12). Mary Bray Widney, daughter of John G. Bray and wife of Dr. Joseph Pomeroy Widney, received Lots 1, 4, and 7 from her father's estate (SCC Deeds Book 85, Page 49) in a deed recorded on April 12, 1886. The subject property is in Lot 4.

Civil Engineer C. E. Moore mapped the Town of Santa Clara in 1893 with property owners labeled for most lots. Figure 13 shows "Mrs. B[ray] Widney" as the owner of Lots 4 and 7 of the Bray Estate along Poplar Street. She had sold Lot 1 some time before 1893. Dr. and Mrs. Joseph P. Widney lived in Los Angeles. Dr. Widney founded the University of Southern California's medical school and served as its first dean for eleven years before becoming USC's second president in 1892 (Guang, 2024). Mrs. Widney died on March 10, 1903, and Lots 4 and 7 passed into the hands of Joseph P. Widney on October 21, 1904 (SCC Deeds Book 283, Page 319).

On October 25, 1918, Joseph P. Widney transferred Lots 4 and 7 to his brother John Widney (SCC Deeds Book 478, Page 310). On April 11, 1925, John Widney transferred all his real estate in Santa Clara County to his two daughters, Mary W. Hayward and Arabella M. Machefert (SCC Official Records [hereafter OR] Book 151, Page 375). The first aerial photograph of the area, taken on March 13, 1931 (Figure 13), shows that Lots 4 and 7 were a single cultivated field. An aerial photograph taken on July 31, 1939 (Flight C-5750, Flight 285-15), shows no change in the use of Lots 4 and 7. On the 1915 Sanborn map and the 1932 update (San Jose, Volume 2, Pages 226, 227), the area to the south of Poplar Street is labeled "Vacant Field." On November 16, 1940, Mary W. Hayward and Arabella M. Machefert sold Lots 4 and 7 to Peter J. Pasetta and his wife Alice P. Pasetta (SCC OR Book 101, Page 391).

Peter J. Pasetta was the son of Mateo John and Anna (Buhalov) Pasetta. Mateo was born in 1865 in what is now Croatia. Mateo immigrated as a young man to California. He and his wife settled in the Santa Clara Valley in 1896, where their nine children were born between 1896 and 1914.* Peter J. Pasetta married Alice Perovich on Christmas Eve 1930. A graduate of Santa Clara University, Peter was at the time of his marriage a statistician for the California Hawaiian Sugar Company.

Mateo J. Pasetta owned a fruit-drying yard, packing plant, and brandy distillery on Lots 10, 11, and 12 of the Bray Estate (see Figure 12). The distillery, located on Park Avenue just south of Poplar Street, was shown on the 1915 Sanborn map (San Jose, Volume 2, Pages 224 and 228). During the building boom of the 1920s, Pasetta had some of his 17-acre drying yard surveyed and recorded as housing subdivisions: Alameda Residence Park on August 5, 1924 (SCC Recorded Maps Book S, Page 27), and the El Camino Park tract on May 18, 1925 (SCC Recorded Maps Book S, Page 48). Figure 15 shows an aerial photograph of Lots 10, 11, and 12 on March 13, 1931. Houses lined both sides of Chapman Court in Alameda Residence Park. Just to the north in the El Camino Park tract, Hilmar Street, Camino Drive, and Mission Street had been laid out, but only Hilmar Street was paved. *(Continued on next page)*

* The Pasetta family lived at 196 West St. James Street in San Jose. The house was moved to History Park in the 1980s. Until it was damaged by fire in 2023, the Pasetta House was the home of the Leonard and David McKay art gallery.

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Property Name: Tveitnes Family Residence

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After Mateo J. Pasetta died on June 14, 1934, Peter J. Pasetta managed the real-estate holdings of his father's estate. Early the next year, Peter J. Pasetta announced in the San Jose *Mercury Herald* that development of El Camino Park, which had been "halted by the depression" would resume soon. Groundbreaking on the first house came on June 15, 1935, with the Mayor of Santa Clara officiating. The *Mercury Herald* reported the next day that this house was "the first of four for which loans have already been approved by the San Jose branch of the Bank of America." The National Housing Act of 1934 established the Federal Housing Administration. These new FHA-insured mortgages provided for lower down payments and longer loan terms than were available to home buyers before the Great Depression. Previous mortgage terms led to countless foreclosures in the early years of the economic crisis. The federal government, as part of the New Deal, counted on these more favorable mortgages to stimulate the economy through new home building.

By the spring of 1937, Peter J. Pasetta was using the name "Pasetta Construction Company" to offer lots in El Camino Park, along with "plans and estimates" for home construction. All homes were "built in accordance [with] FHA specifications" according to San Jose *Mercury Herald* ads such as the one that appeared on March 21, 1937 (Figure 16).⁷ With the success of El Camino Park, Pasetta purchased Lots 5 and 8 of the Bray Estate (see Figure 12) in July 1938. He announced that he would soon lay out lots and start construction on the University Square subdivision. The first unit, part of Lot 8, was surveyed on June 22, 1939 (SCC Recorded Maps Book 4, Pages 16–17). The second and third units, Lot 5 and part of Lot 8, were surveyed on March 4, 1940 (SCC Recorded Maps Book 5, Page 9–10). Pasetta's purchase of Lots 4 and 7 on November 16, 1940, was intended for units 4–6 of University Square. Unit No. 6 was surveyed in February 1941 (SCC Recorded Maps Book 5, Page 41), thirteen lots on the south side of Poplar Street (Figure 17). Most of the lots in the tract were still vacant at the end of 1941, when residential building restrictions during World War II went into effect. During World War II, the Pasetta Construction Company turned to industrial construction and permitted residential construction for war workers.

In April 1945, the Pasetta Construction Company obtained permits to build 18 new three-bedroom homes in Santa Clara for essential workers under the Federal Housing Agency's H-1 program. Eleven of those houses were to be built "on Poplar St. east of Bascome Ave., in the University Square district." Figure 18 shows those eleven houses on the 1950 Sanborn map, identified through notices of completion recorded on June 7, 1946 (SCC OR Book 1363, Pages 263–267). The houses were identical in size and construction. All had front entry porches under the eaves of either side-gabled or hipped roofs. They featured a combination of brick veneer and stucco cladding. All had single-car garages in the backyard. Five of the houses were built on lots in University Square Unit No. 6; the other six were built on land that had not yet been recorded on a subdivision map. The legal description for the subject property, for example, describes it as a 50-by-130-foot lot beginning 137.60 feet from the intersection of Poplar and Washington Streets.

Federal housing policy gave preference to veterans in buying houses built with these emergency funds immediately after World War II. On June 17, 1946, P. J. and Alice P. Pasetta sold the subject property to U.S. Army Major John C. Breedlove and his wife Kathryn (SCC OR Book 1360, Page 162). At the time, Major and Mrs. Breedlove were the parents of three small children. Kathryn's parents, Alexander and Emily Charlton, also lived at 970 Poplar. After Mrs. Charlton's death on February 7, 1948, Kathryn Breedlove, her children, and her father joined Major Breedlove in Korea. The Breedloves sold the subject property to Arthur R. and Vivian W. Tveitnes on April 29, 1949 (SCC OR Book 1779, Page 425).

(Continued on next page)

* The house pictured in the advertisement is 550 Hilmar St, one of four adjacent houses (530, 540, 550, and 560 Hilmar) built by Pasetta Construction that are on the City's Historic Preservation and Resource Inventory.

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Arthur Ragnavald Tveitnes was born on August 12, 1907, in Sioux City, Iowa. He married Vivian Nell Williams on June 24, 1939, in Lake View, Iowa. The couple were living in San Francisco in the 1940 census. In the 1950 census, Arthur and Vivian Tveitnes were living at 970 Poplar Street with their daughter Jeanine, age 5, and their son, Thomas, age 3. The youngest son, William Arthur Tveitnes, was born on May 12, 1950. Arthur was a clerk and Vivian was a registered nurse at the county hospital. Arthur died on July 21, 1966, at the age of 58. At the time of his death he was a clerk for Owens-Corning Fiberglass Corp. On May 23, 1967, Vivian W. Tveitnes became the sole heir of her husband's estate, and the house went into her name (SCC OR Book 7731, Page 700). Early in September 1969, Jeanine Tveitnes was widowed, so Vivian went to live with her daughter in Campbell. The youngest son, William "Bill" Tveitnes, married Henrietta Kelley on September 27, 1969. The newlyweds made 970 Poplar Street their home. Bill and Henrietta raised their only child, Tomarie, at 970 Poplar Street.

Only two building permits date from the Tveitnes family's years living at 970 Poplar Street. In 1989, the entry porch was enclosed (BLD1989-973491). The 1950 Sanborn (Figure 18) shows a porch on the eastern corner of the house. The original house was likely identical to 850 Poplar Street (Figure 19), with the side-gabled roof, and brick veneer that reaches to the bottom of the wide picture window. The brick veneer at 970 Poplar was likely covered with stucco when the porch was enclosed. The other building permit was issued on January 13, 2005, for reroofing (BLD2005-05093).

On March 5, 2007, William A. and Henrietta I. Tveitnes placed the subject property into the Tveitnes Family Trust (SCC OR Doc. No. 19327482). William Tveitnes died on August 6, 2014, at the age of 64. His obituary said, "He worked his adult life in the automotive industry but his true passion was the 17 years he served as a volunteer for the Santa Clara Police Department."

On January 29, 2015, Henrietta L. Tveitnes sold the subject property to Desi Moreno, Jr. (SCC Doc No. 22839378). Moreno appears to be a real-estate investor based in Reno, Nevada. Moreno substantially updated the house, both interior and exterior. See B6 for permitted changes listed in BLD2015-38730, June 1, 2015. Figure 20 shows the subject property in October 2014, as it looked right before the Tveitnes family sold it to Moreno. Besides the changes permitted, Moreno appears to have (1) replaced the original shutters with metal replacements, (2) replaced the windows, (3) painted the house, (4) demolished the picket fence surrounding the front yard, (5) removed the shrubs in the parking strip, (6) filled in the parking strip with concrete, (7) replaced the front lawn with artificial turf, (8) poured a new concrete driveway, and (9) built fences to restrict access to the backyard.

Moreno appears to have rented the house to students. It is currently common for Santa Clara University students to name their house and place a sign in front to aid other students to find the house for parties. A Google Street View photo from May 2019 shows a sign reading "D Block" attached to one of the metal-bar shutters. Perhaps the shutters reminded the students of prison bars, and the sign is supposed to suggest "Cell Block D." Most of the houses in this block of Poplar Street have such signs. Moreno placed the house in the name of his trust on January 22, 2019 (SCC Doc No. 24101378), and sold the house to the current owners, Antonio F. Bunting and Aimee C. Bunting on July 10, 2024 (SCC Doc. No. 25662003). The house is currently vacant.

SIGNIFICANCE

To evaluate the property located at 970 Poplar Street for its historic significance and eligibility for listing in the California Register of Historical Resources, the CRHR uses generally the same guidelines as the National Register of Historic Places (developed by the National Park Service); as such, selected language from those guidelines will be quoted below to help clarify the evaluation discussion. To be potentially eligible for individual listing on the CRHR, a structure must usually be more than 50 years old, must have historic significance, and must also retain its physical integrity. Built in 1946, this residence meets the age requirement.

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According to the Secretary of Interior's Standards for the Treatment of Historic Properties, development of historic contexts is the foundation for decisions about identification, evaluation, registration, and treatment of historic properties. Chapter 3 of the City of Santa Clara's General Plan ("Treasuring Our Past, Present, and Future") is the closest approximation of an historic context statement now written about the City. In place of a City Historic Context, this report will use the Santa Clara County Historic Context Statement for determining period and theme. The house at 970 Poplar Street falls under its Architecture/Shelter theme in the Period of Industrialization and Suburbanization (1945-1975) of residential architecture.

Criterion A/1: Properties can be eligible for the National Register (Criterion A) or California Register (Criterion 1) if they are associated with events that have made a significant contribution to the broad patterns of national or state history. No individually significant events took place at this property, and it does not make a significant contribution to the residential development of the nation or state. It does not appear individually eligible for the National Register or California Register under Criterion A/1.

Criterion B/2: Properties may be eligible for the National Register (Criterion B) or the California Register (Criterion 2) if they are associated with the lives of persons significant in our past. The house was occupied by the Breedlove family between 1946 and 1949 and by the Tveitnes family between 1949 and 2014. Neither family was significant to the history of the nation or state; therefore, the property does not appear to be eligible for the National Register or California Register under Criterion B/2.

Criterion C/3: Properties may be eligible for the National Register (Criterion C) or the California Register (Criterion 3) 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. The Tveitnes Family Residence, built by the Pasetta Construction Company in 1946, has some character-defining features of the Minimal Traditional style, but those features are not distinctive. The property would therefore not appear to qualify for the National Register or California Register under Criterion C/3.

Criterion D/4: Properties may be eligible for the National Register (Criterion D) or the California Register (Criterion 4) if they have yielded, or may be likely to yield, information important in prehistory or history. All research and physical investigation of the project's site has focused only on the ground above the structure. Nothing about the buildings, structures, or objects on the site contain information important in prehistory or history. The property would therefore not appear to qualify for National Register or California Register under Criterion D/4.

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 or older and meets certain criteria of architectural, cultural, historical, geographical or archaeological significance is potentially eligible" as a "qualified historic resource."

Criterion for Historical or Cultural Significance: To be historically or culturally significant, a property must meet at least one of the following criterion:

- The site, building or property has character, interest, integrity and reflects the heritage and cultural development of the city, region, state, or nation. *The property does not have any character, interest, or integrity that reflects the heritage and cultural development of the city, region, state, or nation.*
- The property is associated with a historical event. *No historical events have taken place at this property.*
- 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. *No members of the Breedlove or Tveitnes families contributed in a significant way to the political, social and/or cultural life of the community.*

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- The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity. *As a private residence, this property does not meet this criterion.*
- 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. *Nothing about this individual private residence is directly associated with broad patterns of local area history.*
- A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings or agricultural setting. *Nothing is notable about this property and its surrounding immediate environment.*

Criterion for Architectural Significance: To be architecturally significant, a property must meet at least one of the following criterion:

1. The property characterizes an architectural style associated with a particular era and/or ethnic group. *The Minimal Traditional style of this property is not associated with a particular era, having been common from the 1930s to the 1960s, nor with a particular ethnic group.*
2. The property is identified with a particular architect, master builder or craftsman. *No particular architect is identified with this property. Pasetta Construction Company built this house in 1946 to quickly meet the needs of essential workers and returning veterans during a housing crisis. It is not the work of a master builder.*
3. The property is architecturally unique or innovative. *This property has very little architectural ornamentation and nothing about it is architecturally unique or innovative.*
4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance. *Most of the houses on these two blocks on the south side of Poplar Street were built at the same time and show similar architectural features to this property. As this property is not architecturally significant, none of the neighboring houses have architectural significance.*
5. The property has a visual symbolic meaning or appeal for the community. *This property is very much like the neighboring houses and has no visual symbolic meaning or appeal for the community.*
6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly. *This house was constructed in 1946 of the most common building materials available. Nothing about its building materials are unique or uncommon, and its method of construction was standard for the period.*
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. *Nothing about this Minimal Traditional house is notable or special.*

Criterion for Geographic Significance: To be geographically significant, a property must meet at least one of the following criterion:

1. A neighborhood, group or unique area directly associated with broad patterns of local area history. *As this is one single-family residence, it does not meet the criterion for a neighborhood, group or unique area.*
2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings. *This building is next to a similar single-family residence built at the same time, but it is also adjacent to and across the street from commercial buildings and multi-family residences. It does not have continuity and compatibility with adjacent buildings.*
3. An intact, historical landscape or landscape features associated with an existing building. *Almost all of the house's landscape features were removed in the last ten years.*
4. A notable use of landscaping design in conjunction with an existing building. *This property has almost no landscaping, so its use of landscape design is not notable.*

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Criterion for Archaeological Significance: All research and physical investigation of the project's site has focused only on the ground above the structure. Nothing about the buildings, structures, or objects on the site contain information important in prehistory or history.

CONCLUSION

The subject property does not meet any criteria of historic significance on the federal, state, or local level.

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 - "M. J. Pasetta, Slav Leader, Dies," June 15, 1934.
 - "Development of El Camino Park Tract Underway," January 29, 1935.
 - "Building Program Launched in San Jose, Santa Clara," June 16, 1935.
 - "Ex-Social Worker Emily Charlton Dies in Santa Clara," February 9, 1948.
 - "Arthur Tveitnes," July 24, 1966.
 - "Nurse's Funeral on Monday," April 11, 1976.
 - "William Tveitnes," August 31, 2014.
- San Jose *News*.
- "25-Acre Tract Purchased on Park Avenue," August 6, 1938.
 - "Going to Korea," March 17, 1948.
- Santa Clara County Deeds, Miscellaneous Records, and Official Records. On file at the Clerk-Recorder's Office.
- Santa Clara County Recorded Maps. On file at the Clerk-Recorder's Office.
- Thompson & West. *Historical Atlas of Santa Clara County*. San Francisco: Thompson & West, 1876.
- U.S. Federal Census, 1860-1950.

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Figure 1. North (front) elevation with metal screen doors locked.



Figure 2. Front entry doors.



Figure 3. East (side) elevation, viewed from front yard.



Figure 4. West (side) elevation.

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Figure 5. Driveway gate and security door at southwest corner of the rear elevation.



Figure 6. Rear elevation.



Figure 7. East (side) elevation, viewed from backyard.



Figure 8. Backyard and front elevation of garage.

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Figure 9. Garage, east (side) elevation.



Figure 10. Garage, rear elevation.



Figure 11. Prefabricated metal shed.

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HISTORICAL MAPS AND PHOTOGRAPHS

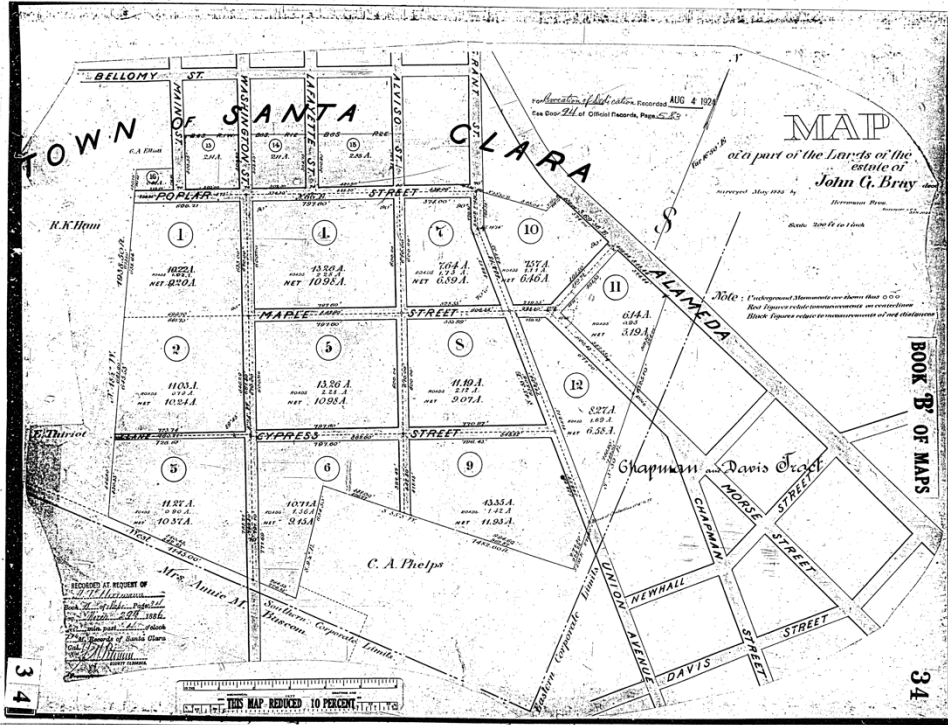


Figure 12. "Map of a part of the lands of the estate of John G. Bray," surveyed May 1885, recorded March 29, 1886. Union Avenue is now Park Avenue (Source: SCC Recorded Maps Book B, Page 34).



Figure 13. A portion of Bray's Subdivision of Sublot No. 50, showing Lots 4 and 7 (owned by Mrs. Bray Widney) highlighted in red (Source: C. E. Moore Map of the Town of Santa Clara, 1893).



Figure 14. Aerial photograph, March 13, 1931, of Lots 4 and 7 highlighted in red (Source: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/, Flight C_1456, Frame 28).

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Figure 15. Aerial photo, March 13, 1931, part of the Bray Estate: Lots 7 and 8 (west of Park Ave); 10, 11, 12 (east of Park Ave). Pasetta brandy distillery is north of El Camino Park (yellow) and Alameda Residence Park (teal). (Source: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/, Flight C_1456, Frame 28).



Figure 16. The house at 550 Hilmar Street built by the Pasetta Construction Company and advertised in the San Jose Mercury Herald, March 21, 1937.

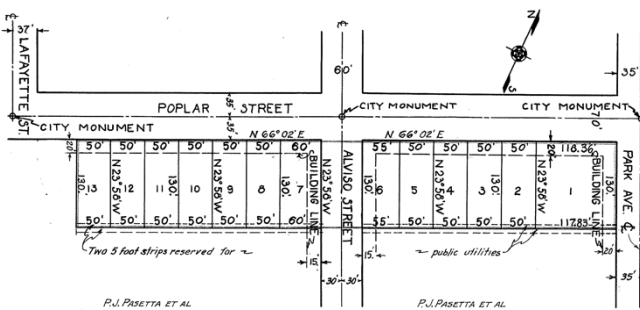


Figure 17. University Square Unit No. 6, to the east of the subject property (Source: SCC Recorded Maps Book 5, Page 41, March 20, 1941).

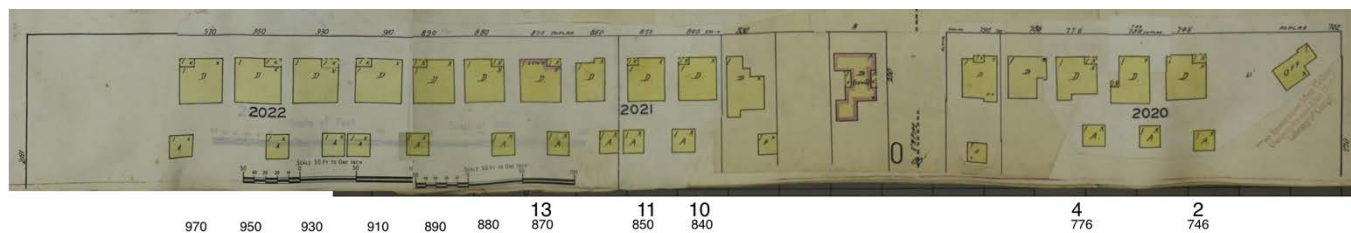


Figure 18. Poplar Street between Washington Street and Park Avenue on the 1950 Sanborn map (composite of pages 226 and 227). Street addresses and University Square Unit No. 6 lot numbers identify the eleven houses built in 1945/1946 under FHA's H-1 program.

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HISTORICAL MAPS AND PHOTOGRAPHS



Figure 19. 850 Poplar Street (photographed December 2, 2024).



Figure 20. 970 Poplar Street, front elevation, October 2014 (Source: Google Street View).



Figure 21. "D-Block" sign on metal-bar shutters, suggesting rental to Santa Clara University students, May 2019 (Source: Google Street View).